

# Property Summary



## PROPERTY DESCRIPTION

Introducing the prestigious upscale office suite at 1751 Mound St, offering an exceptional professional setting with utilities included in the rent. The property provides ample, free surface parking, ensuring convenient access for tenants and visitors. Highlighting the space is the inviting atrium, enhancing the ambiance and providing an impressive welcome to tenants and guests alike. This thoughtfully designed suite provides the ideal foundation for businesses seeking a refined and well-appointed environment, establishing a strong professional presence in the heart of Sarasota. With its inclusive amenities and distinguished features, the property at 1751 Mound St presents an exceptional opportunity for businesses looking to elevate their working environment.

## PROPERTY HIGHLIGHTS

- Upscale office suite
- Utilities included in rent
- Ample, free surface parking
- Atrium
- The landlord will be renovating all common areas and enhancing the landscaping.

## OFFERING SUMMARY

Lease Rate:	\$29.50 SF/yr (Gross)
Number of Units:	19
Available SF:	1,007 - 10,109 SF
Lot Size:	32,521 SF
Building Size:	30,707 SF

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# Lease Spaces



## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,007 - 10,109 SF	Lease Rate:	\$29.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101-105	Available	10,109 SF	Gross	\$29.50 SF/yr	Can be split up.
201	-	2,527 SF	Gross	\$25.00 SF/yr	Utilities included
101	Available	1,737 SF	Gross	\$29.50 SF/yr	-
102	Available	1,378 SF	Gross	\$29.50 SF/yr	-
103	Available	1,749 SF	Gross	\$29.50 SF/yr	-
105	Available	1,007 SF	Gross	\$29.50 SF/yr	-
106	Available	1,190 SF	Gross	\$29.50 SF/yr	-
107	Available	3,048 SF	Gross	\$29.50 SF/yr	-

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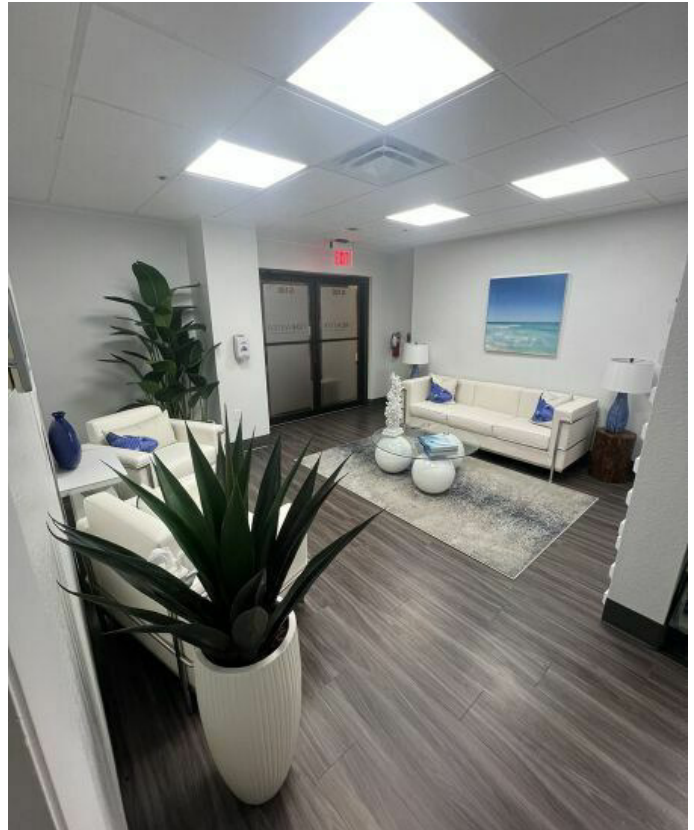
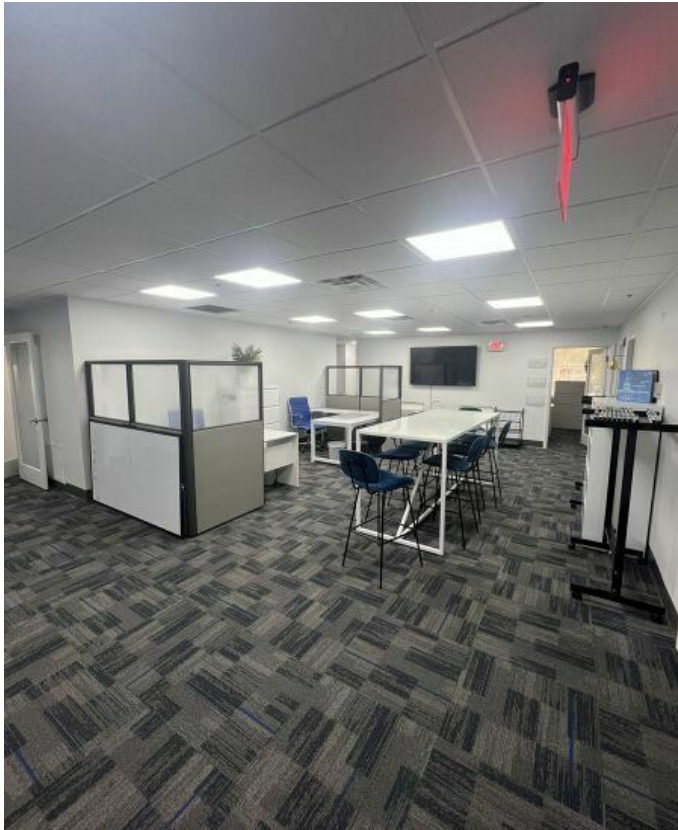
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# Additional Photos



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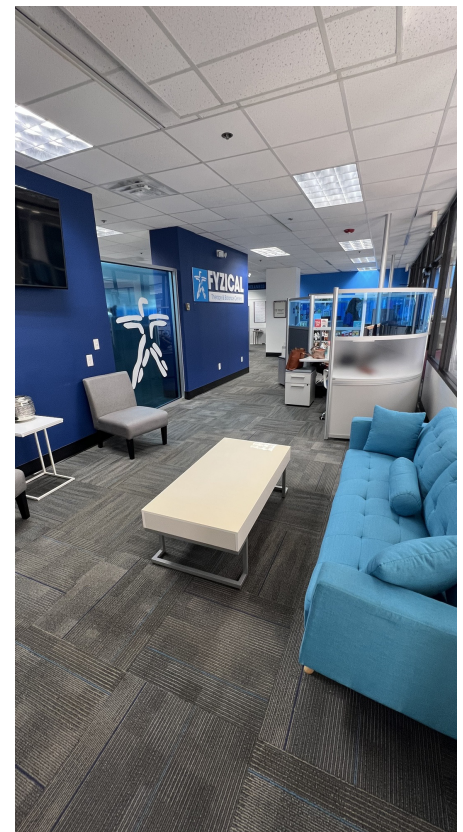
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# Additional Photos



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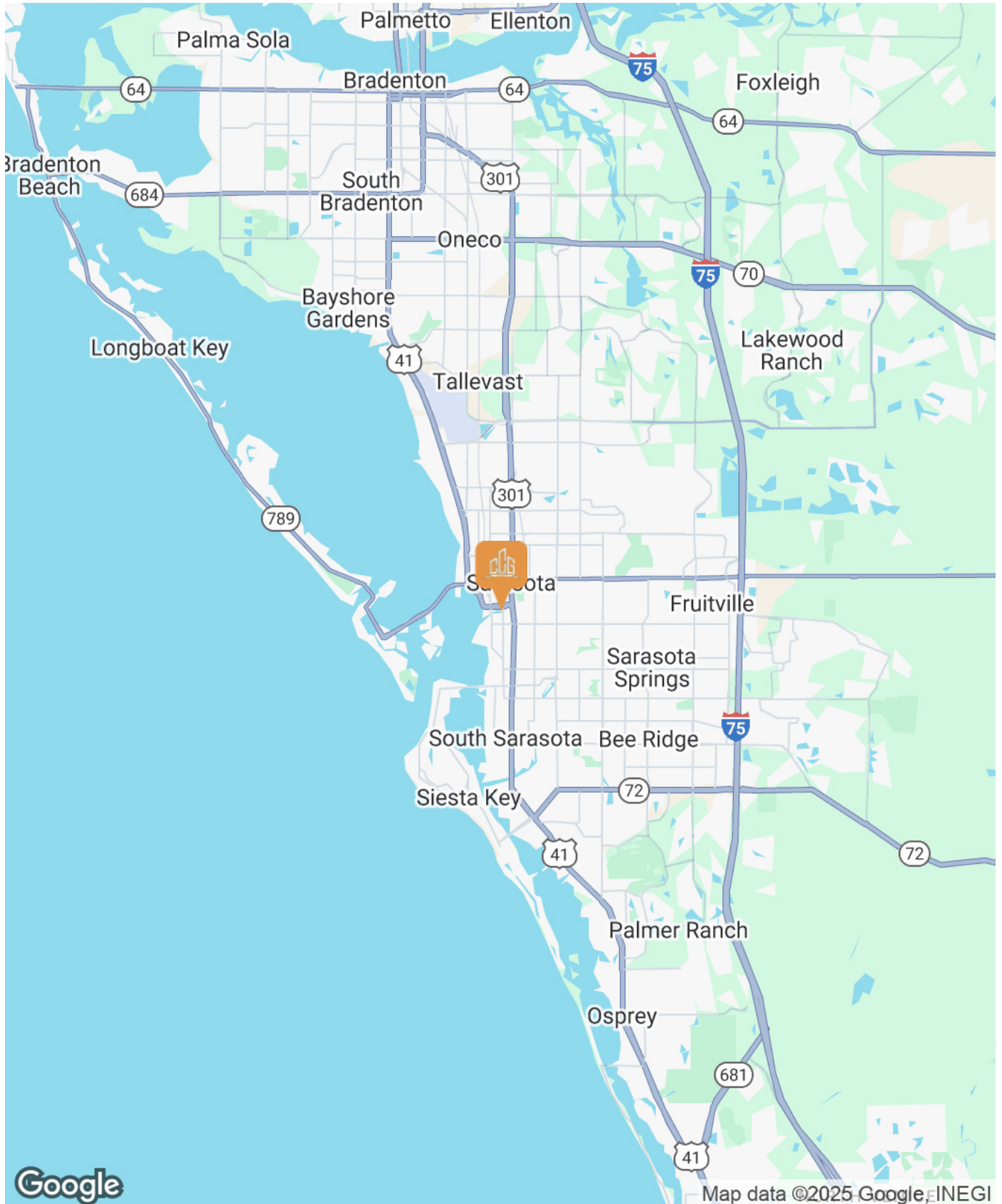
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# Location Map



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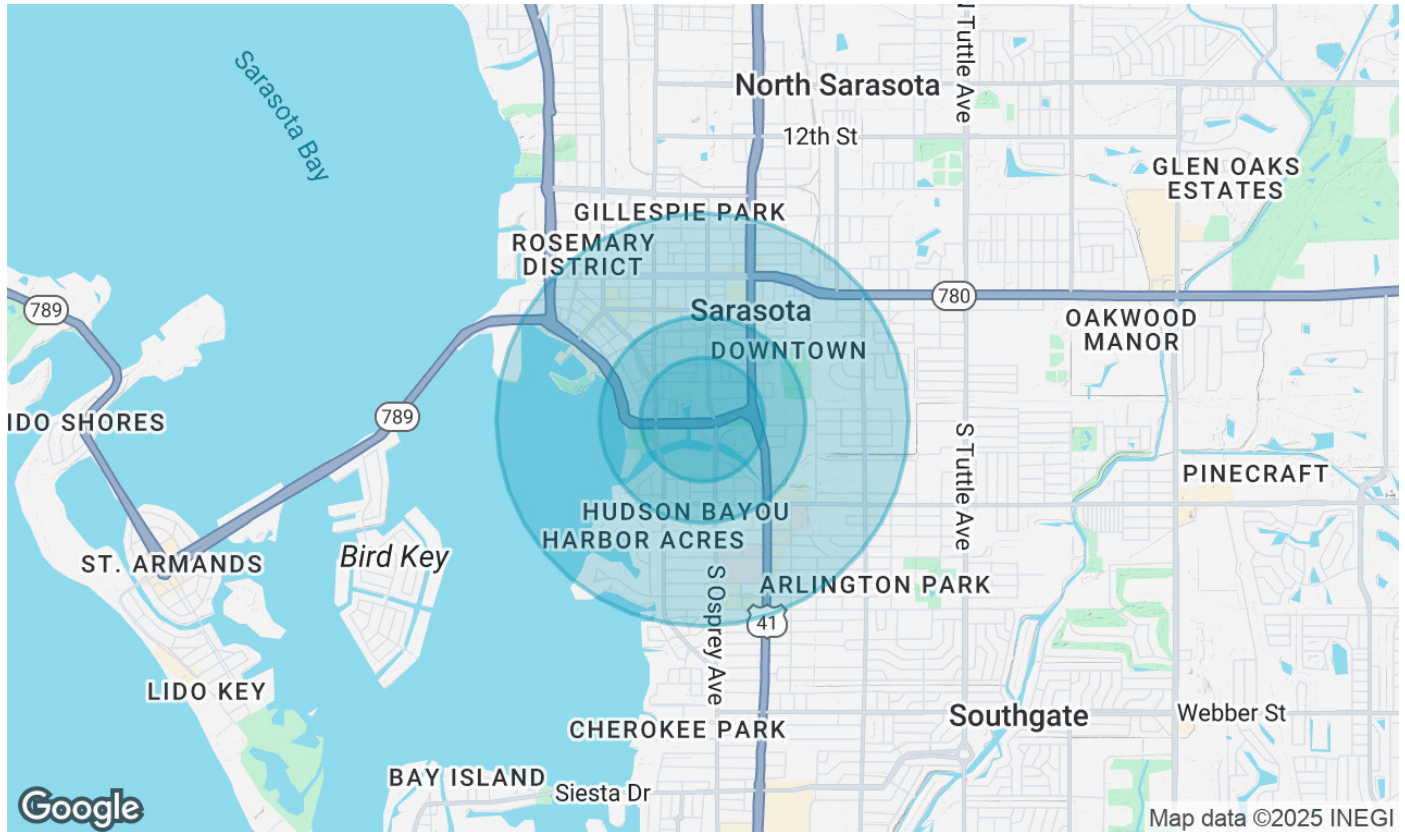
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# Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,470	3,675	12,520
Average Age	56	58	53
Average Age (Male)	55	57	52
Average Age (Female)	58	59	55

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	722	1,877	6,380
# of Persons per HH	2	2	2
Average HH Income	\$112,062	\$123,040	\$111,535
Average House Value	\$971,341	\$1,011,141	\$868,451

Demographics data derived from AlphaMap

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