



LIVE OAK CORPORATE CENTER I

2601 Cattlemen Rd, Sarasota, FL 34232



PROPERTY OVERVIEW

Class A five story professional office building with covered entrance for passenger drop off.

Beautifully renovated lobby and common areas.

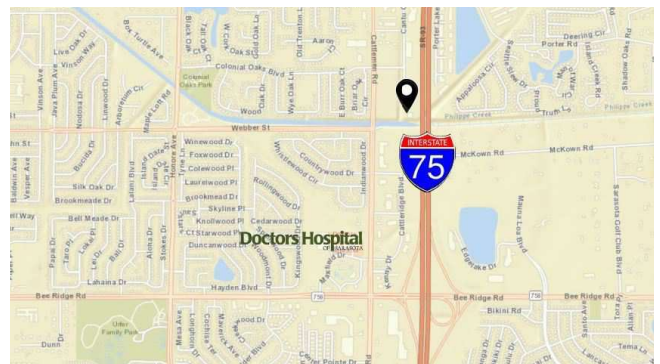
Amenities include: Common Area break room with vending machines & outside patio with picnic tables, delivery area with overhead door, beautifully landscaped campus.

Ample shaded parking area with live oak trees - 4/1,000 parking ratio.

Close proximity to myriad restaurants, banks and retail centers.

PROPERTY SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	2,499 - 5,601 SF
Year Built:	1988
Building Size:	73,210
Zoning:	ILW
2024 Operating Expenses:	\$13.54 SF/yr



Presented By:

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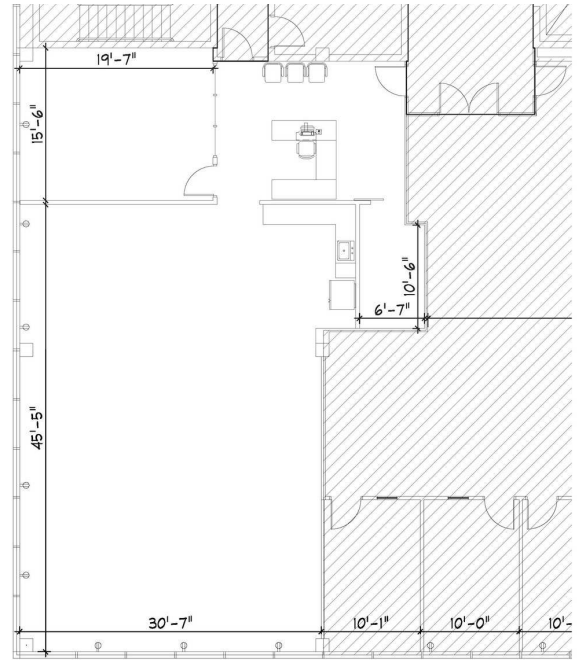
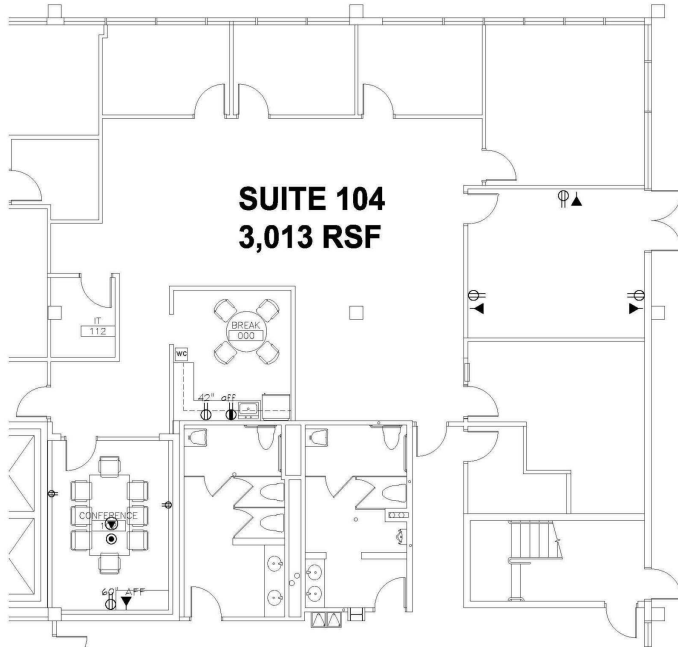


Information deemed reliable but not guaranteed. Prices subject to change without notice.

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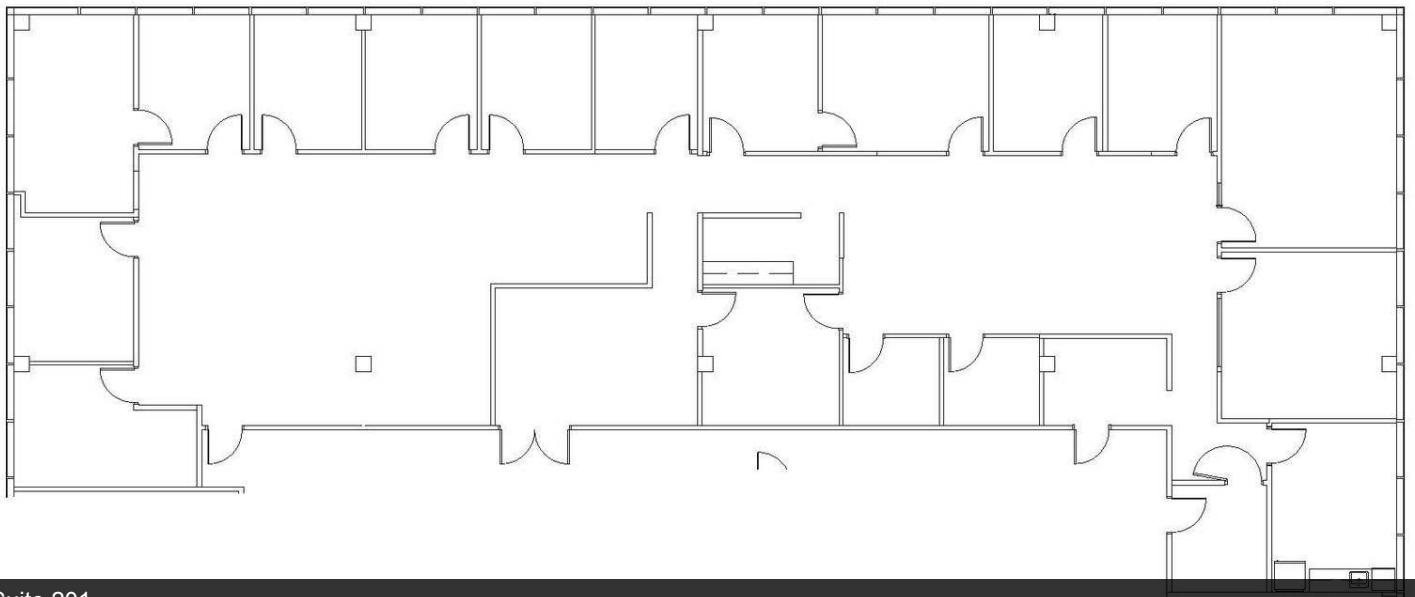
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2601 Cattlemen Rd, Sarasota, FL 34232



Suite 104

Suite 501



Suite 201

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THE PLACE FOR SPACE

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