

# LEASE

## RITZ CARLTON SARASOTA RETAIL SPACE (RARE)

1111 Ritz Carlton Dr Sarasota, FL 34236



### LEASE RATE

\$67.16 SF/yr

\$4,500.00/Monthly

**David Neff**  
(941) 448-1500

**Elliot Rose**  
(941) 812-5057



# LEASE

## RITZ CARLTON SARASOTA RETAIL SPACE (RARE)

1111 Ritz Carlton Dr Sarasota, FL 34236



### PROPERTY DESCRIPTION

Experience the epitome of modern commercial luxury at this prime Sarasota property. Boasting sleek architectural design and state-of-the-art amenities, the location offers an unmatched professional environment for discerning tenants. With expansive, light-filled workspaces, premium finishes, and customizable floor plans, the property is designed to elevate every aspect of your business operations. Enjoy an array of on-site conveniences, from ample parking and cutting-edge technology to exceptional security and management services. Whether you're seeking a prestigious corporate headquarters or premium office or retail space, this property provides a prestigious address and a business environment that exudes sophistication and success.

### OFFERING SUMMARY

|                |                       |
|----------------|-----------------------|
| Lease Rate:    | \$67.16 SF/yr (Gross) |
| Available SF:  | 804 SF                |
| Lot Size:      | 331,968 SF            |
| Building Size: | 516,332 SF            |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 971       | 2,613     | 5,793     |
| Total Population  | 1,597     | 4,044     | 9,653     |
| Average HH Income | \$153,873 | \$136,077 | \$128,326 |

David Neff  
(941) 448-1500

Elliot Rose  
(941) 812-5057



COLDWELL BANKER  
**COMMERCIAL**  
REALTY

# LEASE

## RITZ CARLTON SARASOTA RETAIL SPACE (RARE)

1111 Ritz Carlton Dr Sarasota, FL 34236



### PROPERTY DESCRIPTION

*Experience the epitome of modern commercial luxury at this prime Sarasota property. Boasting sleek architectural design and state-of-the-art amenities, the location offers an unmatched professional environment for discerning tenants. With expansive, light-filled workspaces, premium finishes, and customizable floor plans, the property is designed to elevate every aspect of your business operations. Enjoy an array of on-site conveniences, from ample parking and cutting-edge technology to exceptional security and management services. Whether you're seeking a prestigious corporate headquarters or premium office or retail space, this property provides a prestigious address and a business environment that exudes sophistication and success.*

### LOCATION DESCRIPTION

*Situated in the heart of Downtown Sarasota, the vibrant area surrounding the property provides a dynamic blend of business, culture, and recreation. Within walking distance, professionals can explore the renowned Marie Selby Botanical Gardens, take a scenic stroll through the Historic Burns Square, or enjoy upscale dining at The Ritz-Carlton. Numerous art galleries, museums, and theater venues offer cultural enrichment, while nearby Lido Key, Longboat Key and Siesta Key Beaches present an ideal retreat for relaxation and leisure. The area is a hub of activity, boasting a plethora of dining, retail, and entertainment options that cater to the diverse tastes of professionals working in the downtown market.*

### SITE DESCRIPTION

*Situated within the spectacular Ritz Carlton Sarasota, the space available is quite the rarity and will be in the direct path of all visitors who frequent the Ballrooms and philanthropic event venues held here regularly. This space will require a very special tenant who will align with the high quality brand such as the Ritz Carlton.*

### PARKING DESCRIPTION

*Mostly Valet Parking*

**David Neff**  
(941) 448-1500

**Elliot Rose**  
(941) 812-5057



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## RITZ CARLTON SARASOTA RETAIL SPACE (RARE)

1111 Ritz Carlton Dr Sarasota, FL 34236



### PROPERTY HIGHLIGHTS

- Very Rare Opportunity
- Pristine architectural design
- State-of-the-art amenities
- Expansive, light-filled workspaces
- Premium finishes and customizable floor plans
- On-site management and security services
- Ample parking and cutting-edge technology
- Prestigious corporate headquarters or premium office space



**David Neff**  
(941) 448-1500

**Elliot Rose**  
(941) 812-5057



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## RITZ CARLTON SARASOTA RETAIL SPACE (RARE)

1111 Ritz Carlton Dr Sarasota, FL 34236



LEASE RATE

\$67.16 SF/yr

David Neff  
(941) 448-1500

Elliot Rose  
(941) 812-5057

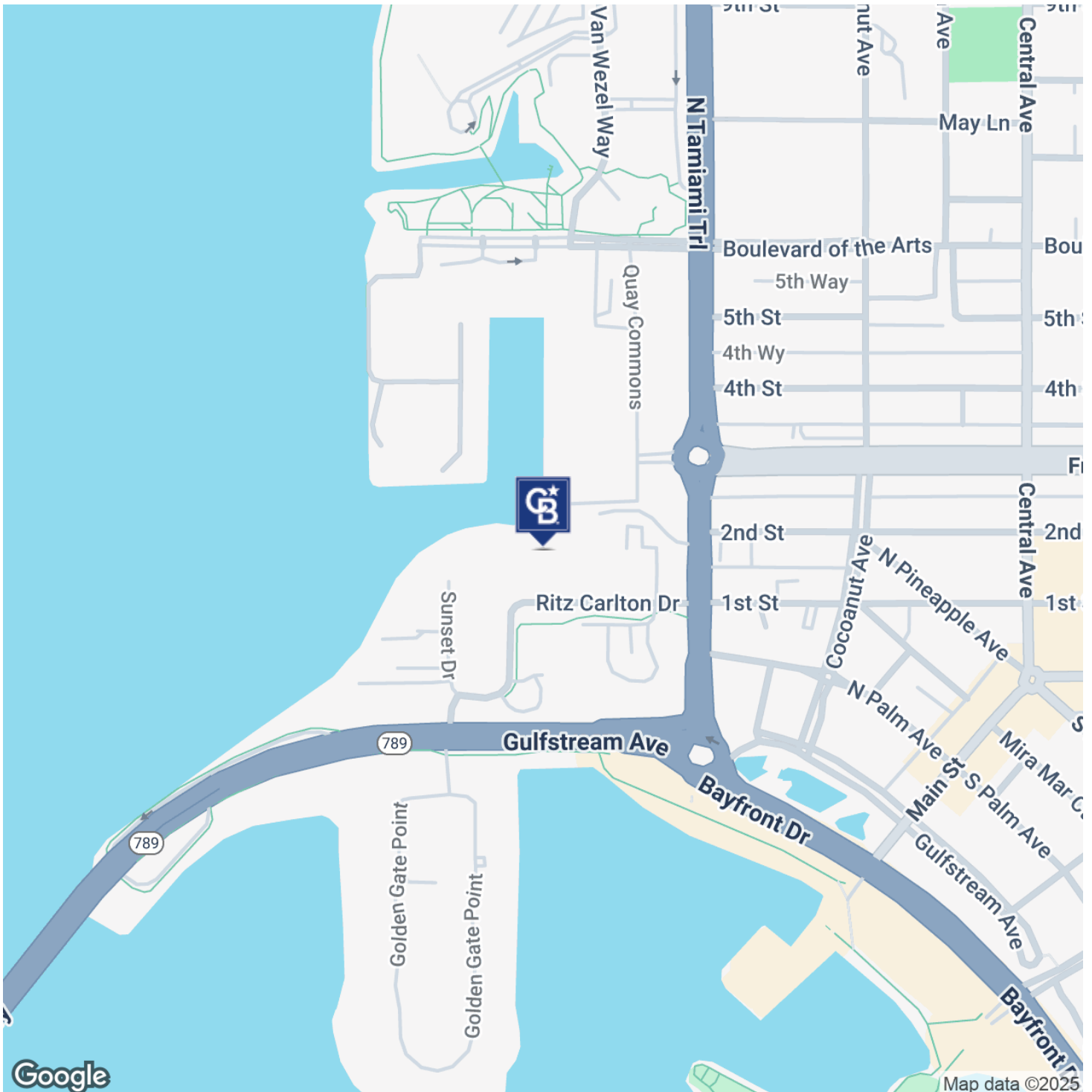


COLDWELL BANKER  
**COMMERCIAL**  
REALTY

# LEASE

## RITZ CARLTON SARASOTA RETAIL SPACE (RARE)

1111 Ritz Carlton Dr Sarasota, FL 34236



**David Neff**  
(941) 448-1500

**Elliot Rose**  
(941) 812-5057

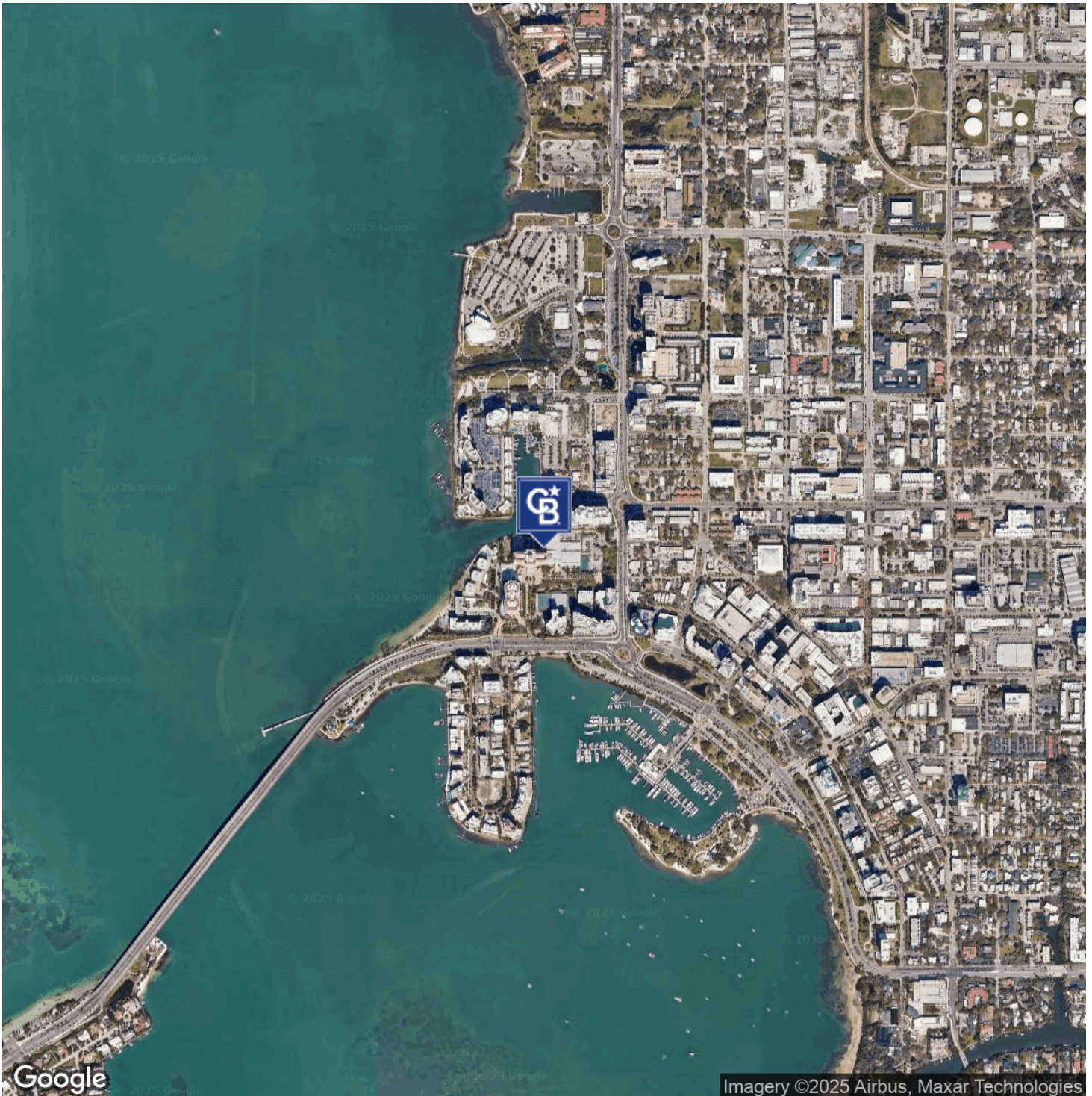


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## RITZ CARLTON SARASOTA RETAIL SPACE (RARE)

1111 Ritz Carlton Dr Sarasota, FL 34236



**David Neff**  
(941) 448-1500

**Elliot Rose**  
(941) 812-5057

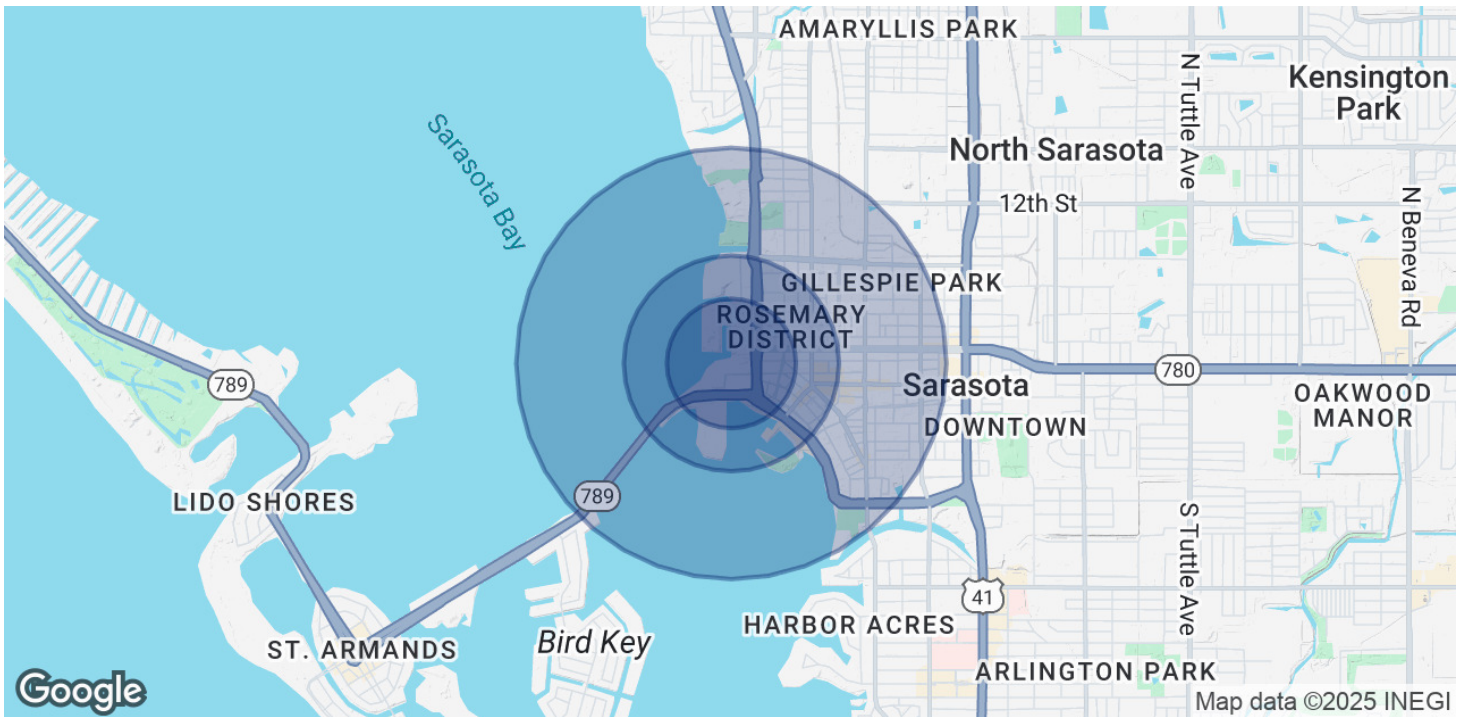


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## RITZ CARLTON SARASOTA RETAIL SPACE (RARE)

1111 Ritz Carlton Dr Sarasota, FL 34236



### POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 1,597     | 4,044     | 9,653  |
| Average Age          | 69        | 66        | 61     |
| Average Age (Male)   | 70        | 66        | 60     |
| Average Age (Female) | 69        | 66        | 62     |

### HOUSEHOLDS & INCOME

|                     | 0.3 MILES   | 0.5 MILES   | 1 MILE    |
|---------------------|-------------|-------------|-----------|
| Total Households    | 971         | 2,613       | 5,793     |
| # of Persons per HH | 1.6         | 1.5         | 1.7       |
| Average HH Income   | \$153,873   | \$136,077   | \$128,326 |
| Average House Value | \$1,252,698 | \$1,035,581 | \$947,433 |

Demographics data derived from AlphaMap

David Neff  
(941) 448-1500

Elliot Rose  
(941) 812-5057



COLDWELL BANKER  
**COMMERCIAL**  
REALTY

# LEASE

## RITZ CARLTON SARASOTA RETAIL SPACE (RARE)

1111 Ritz Carlton Dr Sarasota, FL 34236



### DAVID NEFF

Broker Associate

david.neff@cbscr.com

Direct: (941) 448-1500 | Cell: (941) 448-1500

FL #BK3224740

### PROFESSIONAL BACKGROUND

David has practiced Real Estate in the Sarasota and Manatee area for 15 years. He is very fluent in the Market regarding many aspects of Commercial Real Estate to include Multi-Family, Medical, Office Buildings, Industrial, Land/Development and Retail. Prior to Real Estate, David was a small business owner in Florida performing in the construction industry. Honorably Discharged from the US ARMY after serving 8 years. Proud Father of two children who also live in Sarasota.

Specializing in:

Specializations:

Land (Commercial- Residential-Mixed-use)

Investment Properties

Industrial

Office

Retail

Multi-family

Hospitality

### MEMBERSHIPS

Realtor Association of Sarasota/Manatee (RASM)

#### Coldwell Banker Commercial Realty

100 N Tamiami Trl  
Sarasota, FL 34236  
941.366.8070

David Neff  
(941) 448-1500

Elliot Rose  
(941) 812-5057



COLDWELL BANKER  
**COMMERCIAL**  
REALTY

# LEASE

## RITZ CARLTON SARASOTA RETAIL SPACE (RARE)

1111 Ritz Carlton Dr Sarasota, FL 34236



### ELLIOT ROSE

Commercial Broker Associate

Elliot.Rose@cbcncrt.com

Direct: (941) 812-5057

FL #BK3192558

### PROFESSIONAL BACKGROUND

Over 40 years of Commercial Real Estate Brokerage experience. Licensed since 1971. New York State and Florida

-Has held senior management positions at:

-The Prudential Real Estate Affiliates (Founding team executive)

-Coldwell Banker NRT Florida operations

-Sunbelt Title Florida operations (Title Resource Group)

Specializations:

Land (Commercial/Residential/Mixed-use)

Investment Properties

Industrial

Office

Retail

Multi-family

Hospitality

### EDUCATION

B.A. University at Buffalo

### MEMBERSHIPS

REALTOR Association of Sarasota Manatee

#### Coldwell Banker Commercial Realty

100 N Tamiami Trl  
Sarasota, FL 34236  
941.366.8070

David Neff  
(941) 448-1500

Elliot Rose  
(941) 812-5057



COLDWELL BANKER  
**COMMERCIAL**  
REALTY