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SCAN ME

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KANE PLAZA
1 S SCHOOL AVE | SARASOTA, FL

PREMIER CLASS A OFFICE SUITES

www.robbscommercial.com

EXECUTIVE SUMMARY



1,600 – 10,000 SF



CLASS A OFFICE



AVAILABLE FOR LEASE

Premier office suites available at the prestigious Kane Plaza Office Tower. Located in Downtown Sarasota at the roundabout at Main St. and S. School Ave, Kane Plaza offers spectacular city views right down Main St. Lush, meticulously maintained tropical landscaping greets you as you enter the 10-story Class A building. The lobby has been beautifully updated with a tasteful modern design. An abundance of natural light coming through the numerous windows brightens up the common areas and private office suites throughout.

Ideally located with easy ingress/egress and quick access to the Downtown core as well as I-75. The adjacent 4 story parking garage and 3 surface lots provide ample parking for employees and clients. Excellent visibility with monument signage on Main St and additional signage fronting the heavily traveled Fruitville Rd. This is a great opportunity for physicians, attorneys, and other professionals looking for prime office space.



PROPERTY OVERVIEW



77,527
HOUSEHOLDS
(5 MILE)



3.8 MILLION +
SQUARE FEET OF
DOWNTOWN OFFICE SPACE



WALKABLE
TO COURTHOUSE &
RESTAURANTS



DRIVE
EASY ACCESS TO LIGHTED
INTERSECTION



IDEAL SPACE
MEDICAL OFFICE, LEGAL
PROFESSIONAL, CPA



UP TO
10,000 SF



444 SPACES
DESIGNATED
PARKING GARAGES



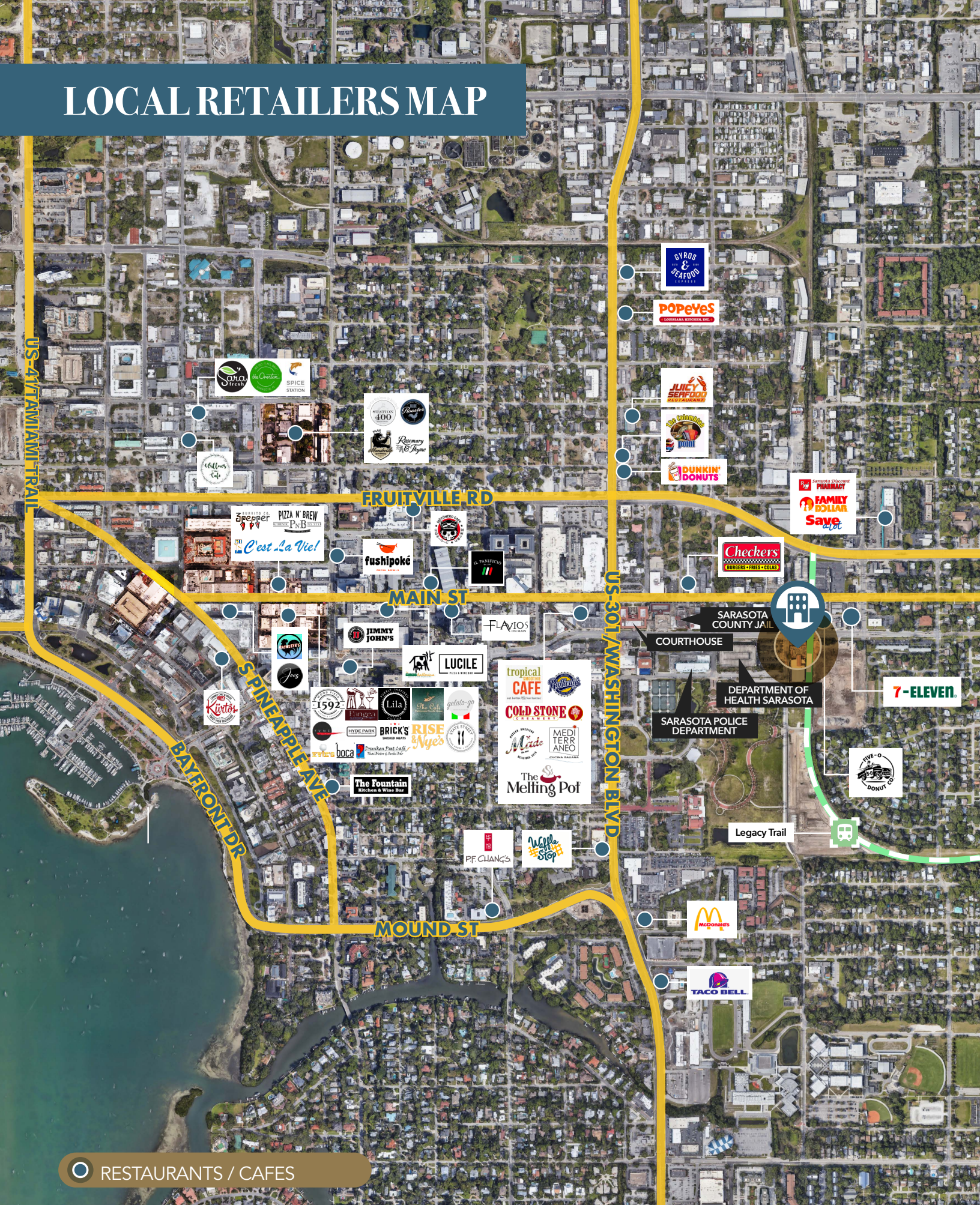
SURFACE
PARKING
AVAILABLE



95,827 SF
OFFICE SPACE

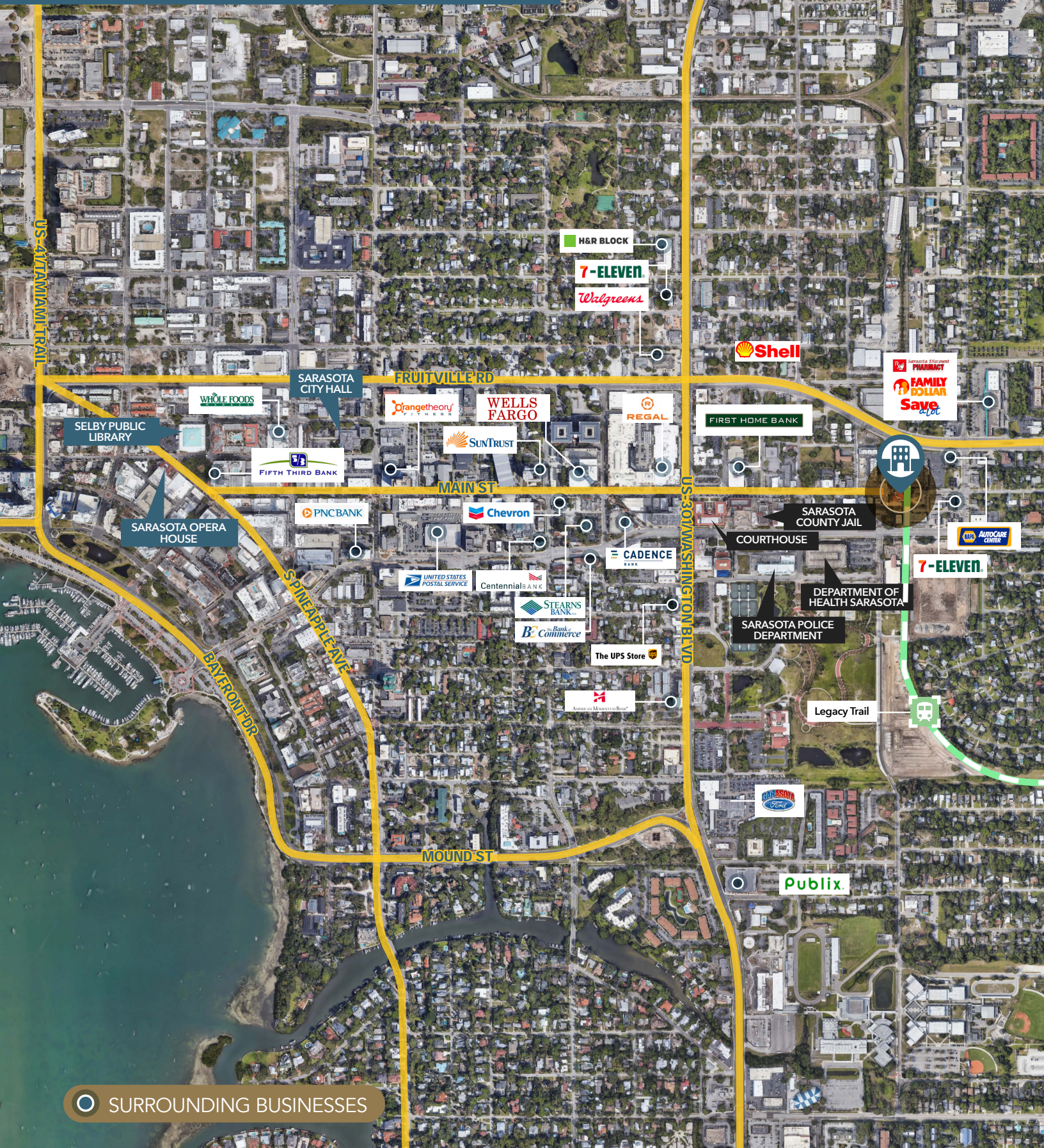


LOCAL RETAILERS MAP



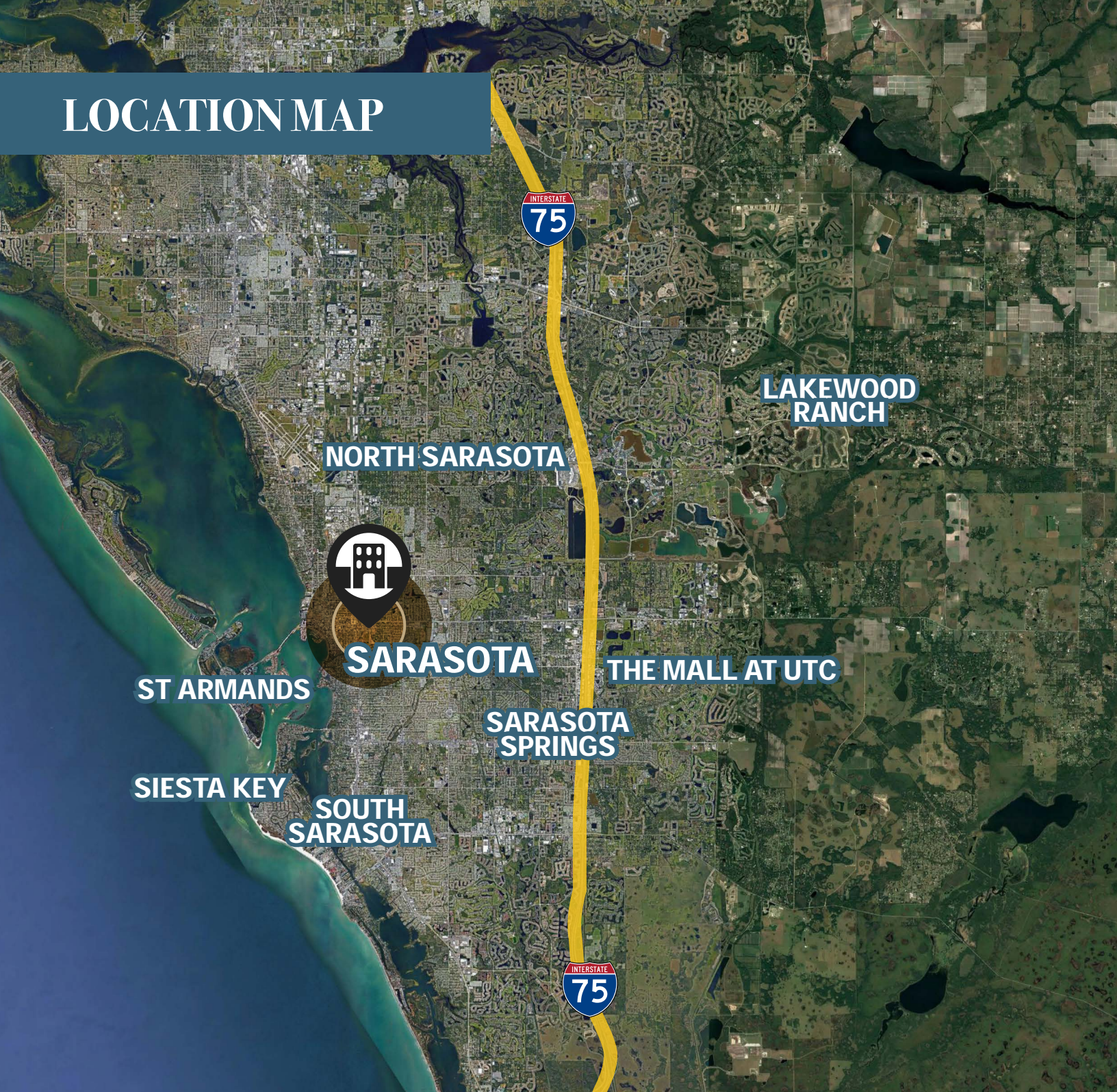
○ RESTAURANTS / CAFES

LOCAL BUSINESS MAP



○ SURROUNDING BUSINESSES

LOCATION MAP



DRIVETIMES TO ATRIA

- I-75 – 13 MIN
- Sarasota/Bradenton International Airport – 13 MIN
- Siesta Key – 24 MIN
- St Armands Circle – 17 MIN
- The Mall at UTC – 17 MIN
- Lakewood Ranch – 22 MIN

DEMOGRAPHICS

2022 SUMMARY 1 MILE 3 MILES 5 MILES

Population 14,192 80,793 169,291

Households 6,761 36,858 77,527

Families 2,734 18,349 40,997

Avg HH Size 1.94 2.11 2.12

Median Age 42.9 49.2 51.5

Median HH Income \$54,665 \$60,440 \$69,319

Avg HH Income \$84,645 \$90,301 \$99,843

BUSINESS



13,071
TOTAL BUSINESSES



109,000
TOTAL EMPLOYEES

INCOME



\$69,319
MEDIAN
HH INCOME



\$45,852
PER CAPITA
INCOME



\$196,328
MEDIAN
NET WORTH

EMPLOYMENT

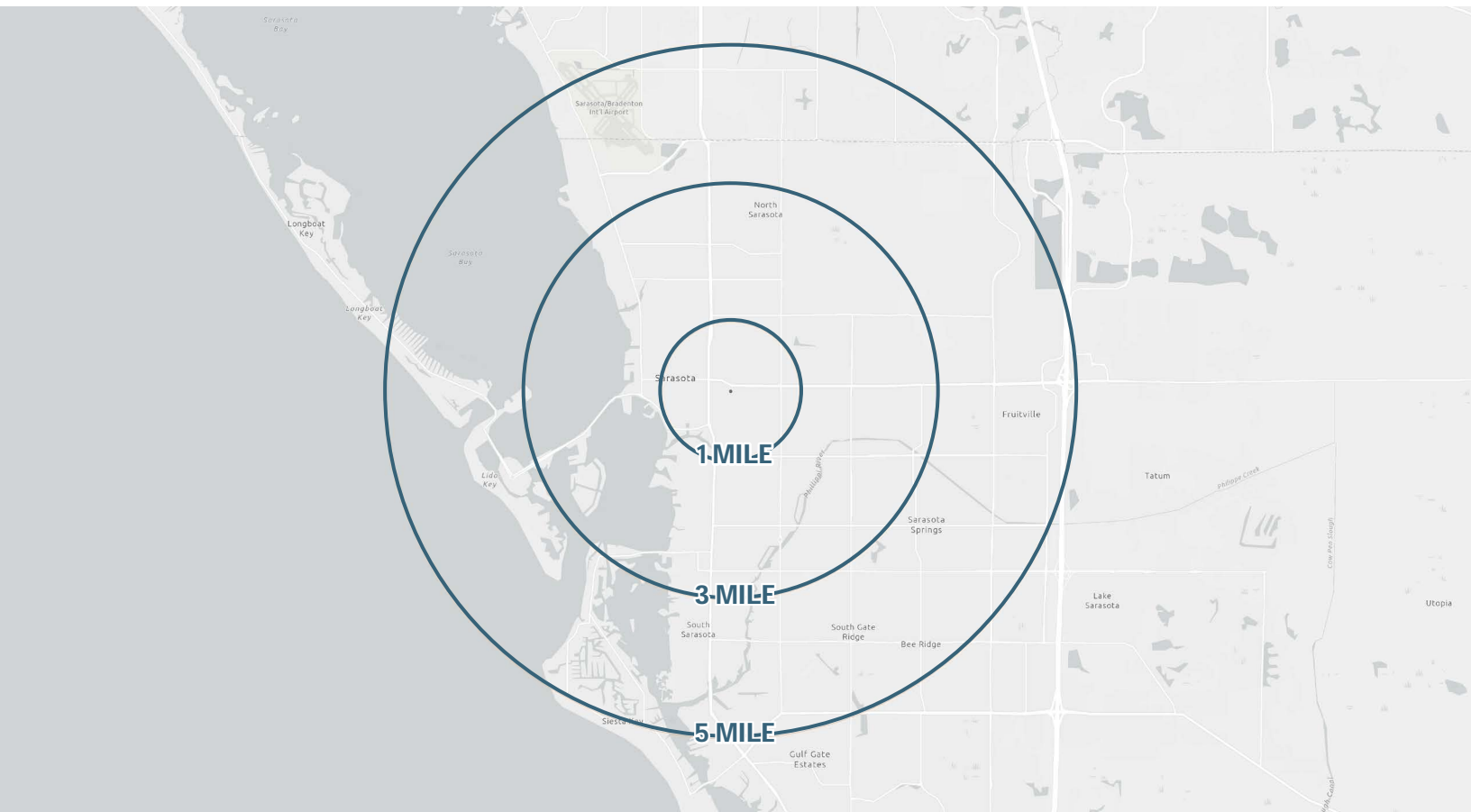
WHITE COLLAR 64%

BLUE COLLAR 20%

SERVICES 16%

3.3%

UNEMPLOYMENT
RATE



PHOTOS



LOCATION OVERVIEW

SARASOTA, FL

Located along Florida's Suncoast, Sarasota is situated adjacent to the sparkling blue waters of the Atlantic Ocean on Lido Key. Positioned one hour south of Tampa/St. Petersburg, the region has evolved from a winter escape for "snow birds" from the North to a flourishing tourist destination complemented by a thriving business environment. The region's superb quality of life has led CNN/Money Magazine to choose Sarasota as America's Best Small City and one of the nation's top eight Best Places to Retire. Additionally, Sarasota's Siesta Key recently earned the accolade of "#1 Best Beach in the U.S." and "#5 Best Beach in the World" by TripAdvisor.

The city of Sarasota exudes an air of relaxed sophistication with a storied history rich with culture, arts, and entertainment. The Ringlings and other wealthy families fostered development in the urban center that has blossomed into a diverse cultural offering that includes the 66-acre Ringling Museum of Art, Marie Selby Botanical Gardens, Sarasota Opera House, FSU Center for the Performing Arts, Mote Marine Aquarium, Sarasota Orchestra, and Van Wezel Performing Arts Hall. Retail pursuits are supported by the newly constructed University Town Center which features over 100 stores anchored by Saks Fifth Avenue, Dillard's, and Macy's, as well as the chic high-street retail found in St. Armand's Key. Residents can find a host of local recreational attractions, whether they wish to explore the nature trails and beautiful lagoons, indulge in deep sea fishing excursions, play on one of Sarasota's 60 golf courses, or soak up the Florida sun on the Gulf of Mexico's unparalleled sandy beaches.

The area benefits from a centralized, strategic location within Florida between two of the state's largest business centers, Miami and Tampa. The region's burgeoning tourism and healthcare industries are fueled by a rising tech manufacturing and entrepreneurship scene. Major employers in Sarasota include the Sarasota Memorial Health Care System, PGT Industries, L-3 Aviation Recorders, Zenith Insurance, and Boar's Head Provisions. Interstate 75 provides ease of access from Sarasota to the major Florida employment centers of Tampa and Miami, as well as to the Midwestern United States. Located just 15 minutes to the north, Sarasota-Bradenton International Airport handles nearly 1.26 million passengers annually and serves as a connecting hub for US Airways, American Airways, Delta, JetBlue, United, and Air Canada. In addition, Tampa International Airport, the 31st busiest in the nation, lies about one hour to the north.



ECONOMY

Tourism contributes significantly to the economy of Sarasota. Companies based in Sarasota include the Boar's Head Provision Company. Major employers include Sarasota Memorial Hospital, Doctors Hospital of Sarasota, APAC Customer Services, The Zenith. Diversified industrial company Roper Technologies is based in Sarasota.



WEATHER

Sarasota has a humid subtropical climate, with hot, humid summers, and warm, drier winters. There are distinct rainy and dry seasons, with the rainy season lasting from June to September, and the dry season from October to May. The most recent recorded freeze in Sarasota took place on January 18, 2018, when the temperature dropped to 30 °F at the Sarasota-Bradenton International Airport.



EDUCATION

Ringling College of Art & Design is a private college located in Sarasota, Florida. It is a small institution with an enrollment of 1,605 undergraduate students. Admissions is somewhat competitive as the Ringling Art & Design acceptance rate is 64%. Popular majors include Animation, Video Graphics and Special Effects, Illustration, and Cinematography and Video Production.

SARASOTA, FL

TOP RANKING RETIREMENT DESTINATION

“Sarasota has a great downtown with many interesting neighborhoods. An impressive array of cultural facilities is available in Sarasota. Barrier islands like Siesta offer great beaches and developments where retirees can put their feet up.” – The Herald Tribune

“Warm temperatures year-round, award-winning beaches and a thriving arts and cultural scene have made Sarasota a go-to place for retirees and families. This southwest Florida region, which is about an hour from Tampa and two hours from Orlando, continues to attract new residents with great restaurants and plenty of shopping options” – U.S. News

QUICK FLORIDA FACTS

#4 Workforce Training in the U.S.

5th Best Tax Climate for Business in the U.S.

#2 Best State for Business

0% Personal Income Tax



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