



FOR LEASE

For Lease | Office

Well Priced Office Options In The Heart Of Downtown Sarasota

1777 Main St, Sarasota, FL 34236

Michael Saunders & Company
TCN
WORLDWIDE
REAL ESTATE SERVICES
Licensed Real Estate Broker

100 S Washington Blvd | Sarasota, FL |
941.957.3730 | MSCcommercial.com

PRESENTED BY:

SUSAN H. GOLDSTEIN LLC, CCIM, MBA
Senior Commercial Advisor
941.957.3730
susangoldstein@michaelsaunders.com

TRUIST BANK BUILDING OFFICE BUILDING

1777 MAIN ST, SARASOTA, FL



OFFERING SUMMARY

Available SF: 4,463 - 37,660 SF

Lease Rate: \$23.50 SF/yr (MG)

Lot Size: 2.38 Acres

Year Built: 1975

Building Size: 104,968

Zoning: DTC

Market: Sarasota

Submarket: Downtown Sarasota

PROPERTY OVERVIEW

This Class A Office building captures the vibrance of Downtown Sarasota at a great rate. Located preeminently at the corner of Osprey Avenue and Main Street, this 10 story building features beautiful views and provides large windows that capture natural light.

PROPERTY HIGHLIGHTS

- Abundant surface parking by Downtown Sarasota Standards.
- Walking distance to great restaurants and amenities
- Join Truist in this iconic building.



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LEASE RATE: \$23.50 PSF

TOTAL SPACE: 4,463 - 37,660 SF

LEASE TYPE: Modified Gross

LEASE TERM: 60 months

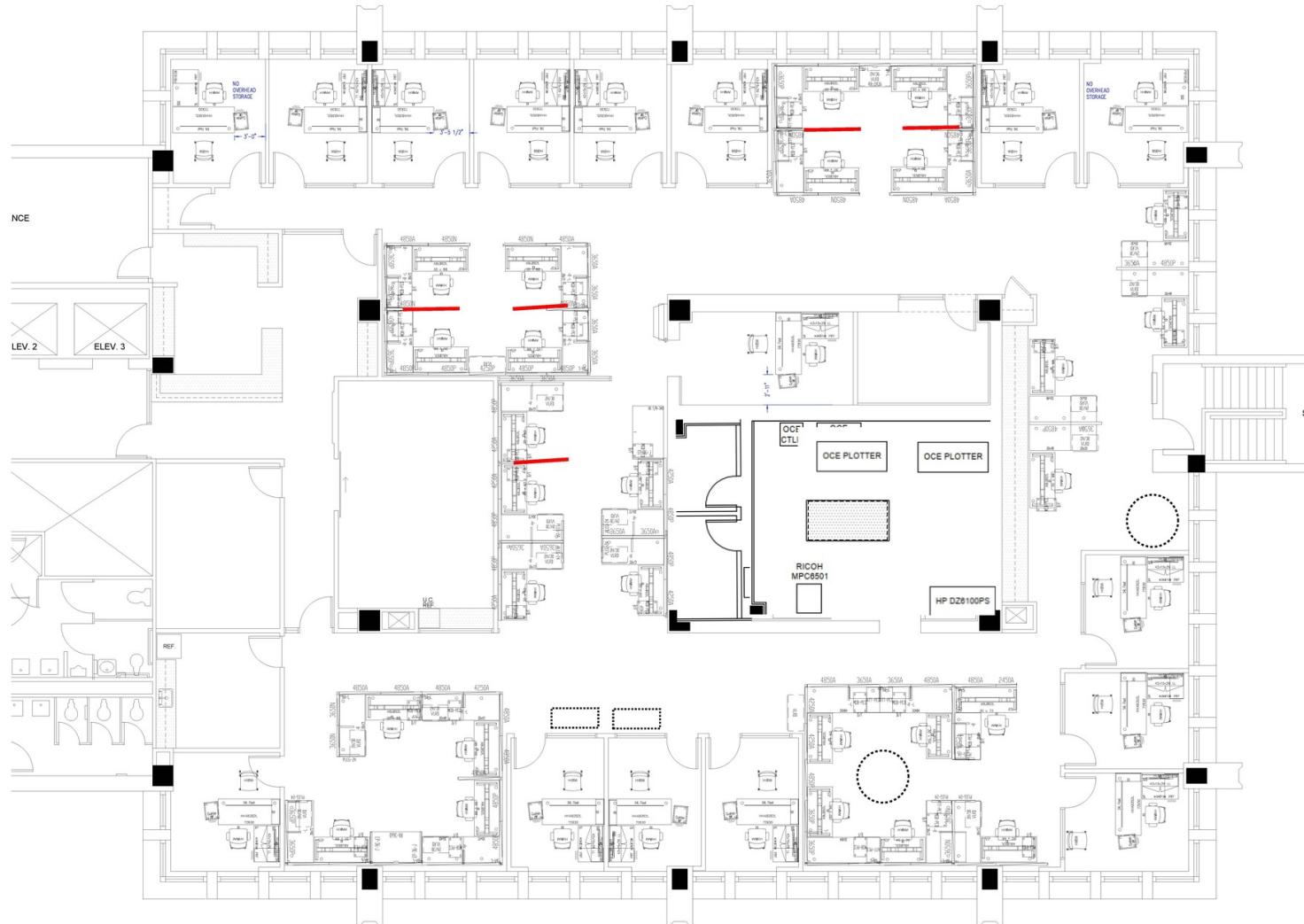
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 200	Office Building	\$23.50 SF/yr	Modified Gross	9,423 - 37,660 SF	60 months	Available 8/1/2023
Suite 302	Office Building	\$23.50 SF/yr	Modified Gross	4,463 SF	36 Months	
Suite 800	Office Building	\$23.50 SF/yr	Modified Gross	9,426 - 37,660 SF	60 months	Available 8/1/2023



Commercial

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Staples

RALEIGH, NC

Kimley-Horn

Sarasota Retrofit- 2nd Floor
Preliminary Drawing

GENERAL NOTES

1. Directives

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applied or a forfeit of deposit in certain circumstances. Your signature approves design and specifications.

Date & Issue Description

Designer
WENDY PARROW
Server
AMY DASIER
Print Manager
WENDY SAMS
Initial Date
11/10/05
FOO
BI 116948

Scale
1/4"=1'-0"

Michael Saunders & Company



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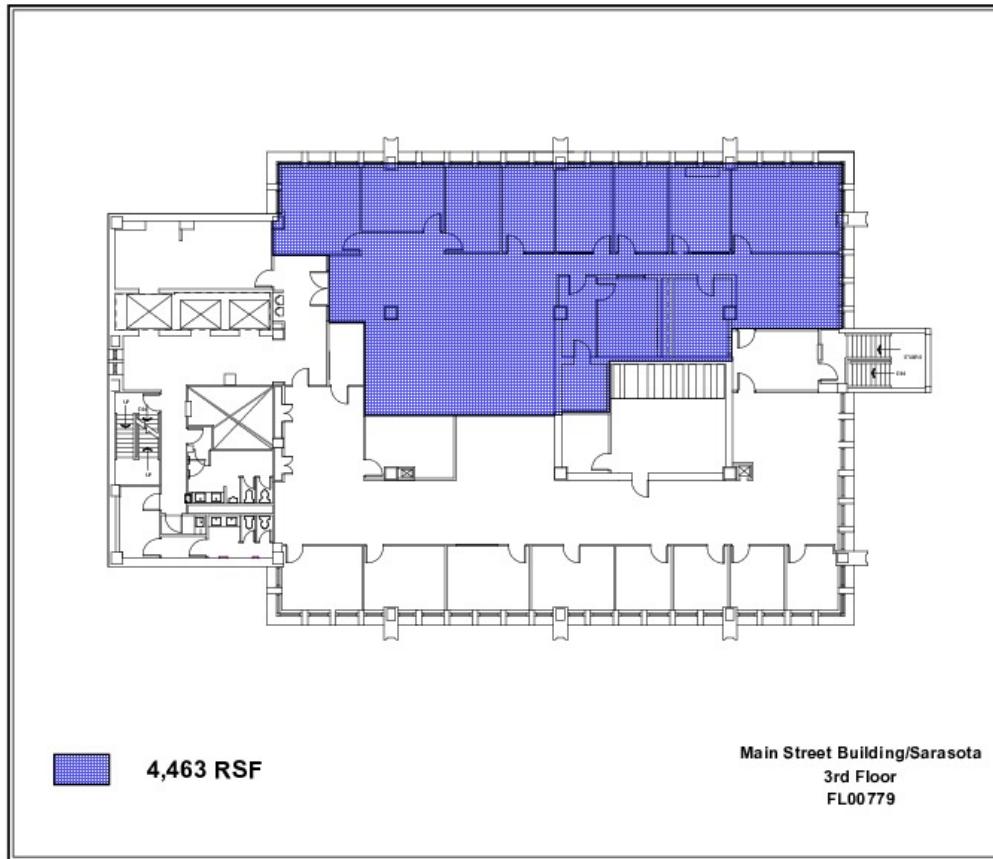
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**TRUIST BANK BUILDING
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1 FLOOR PLAN NAME
Floor Plan Information

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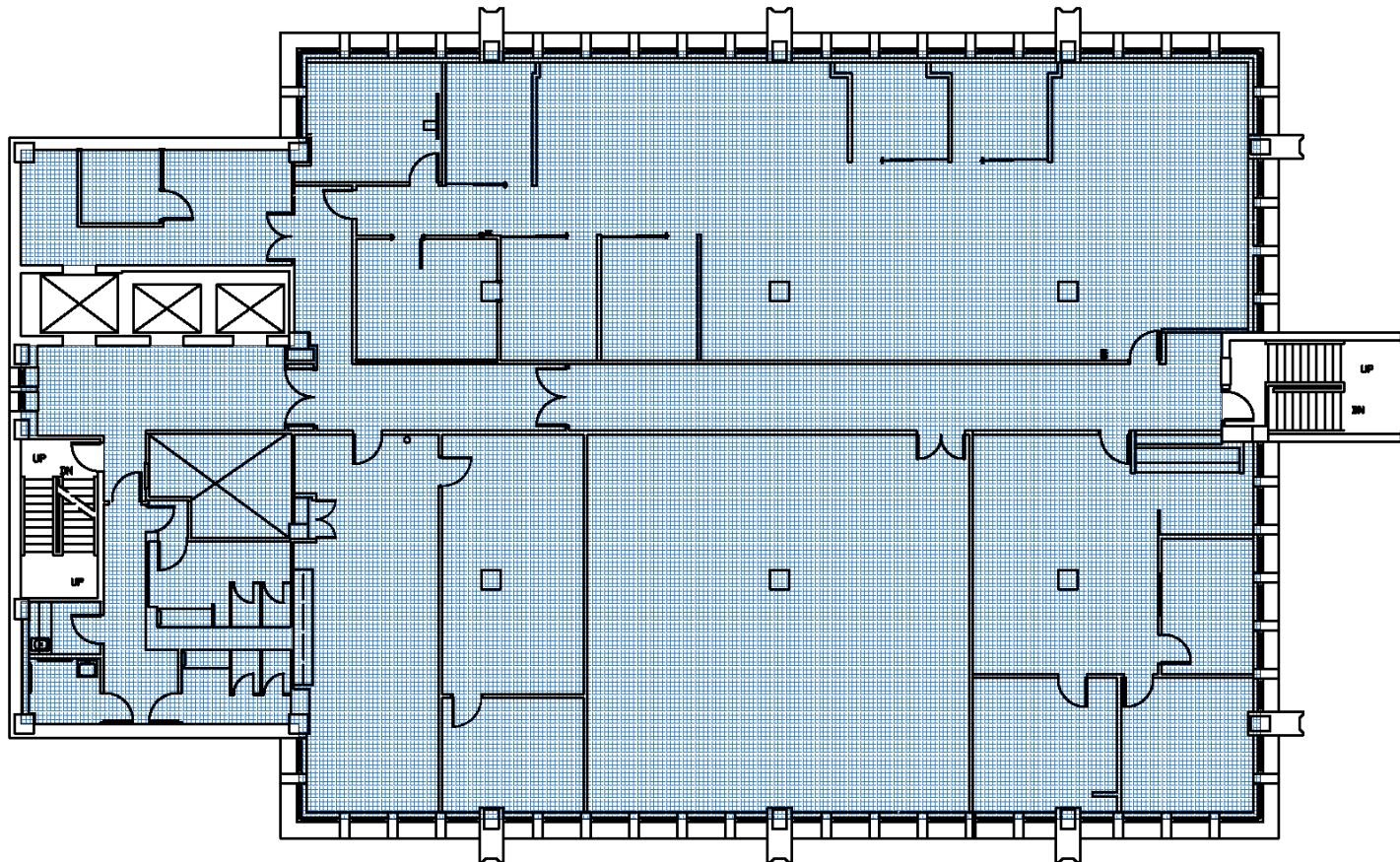
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8th Floor 9423 RSF

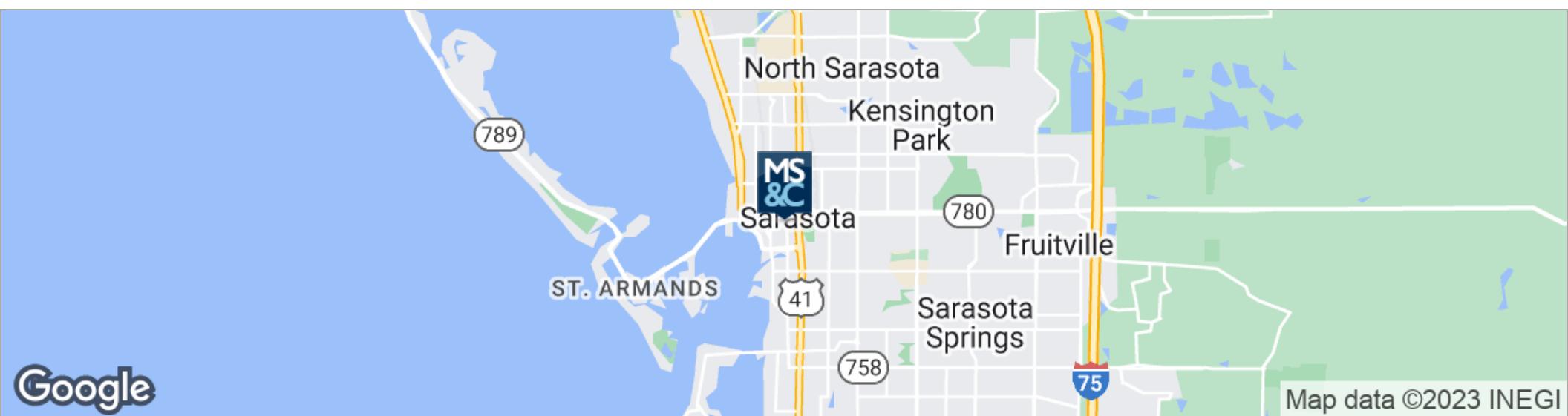
Main Street Building / Sarasota

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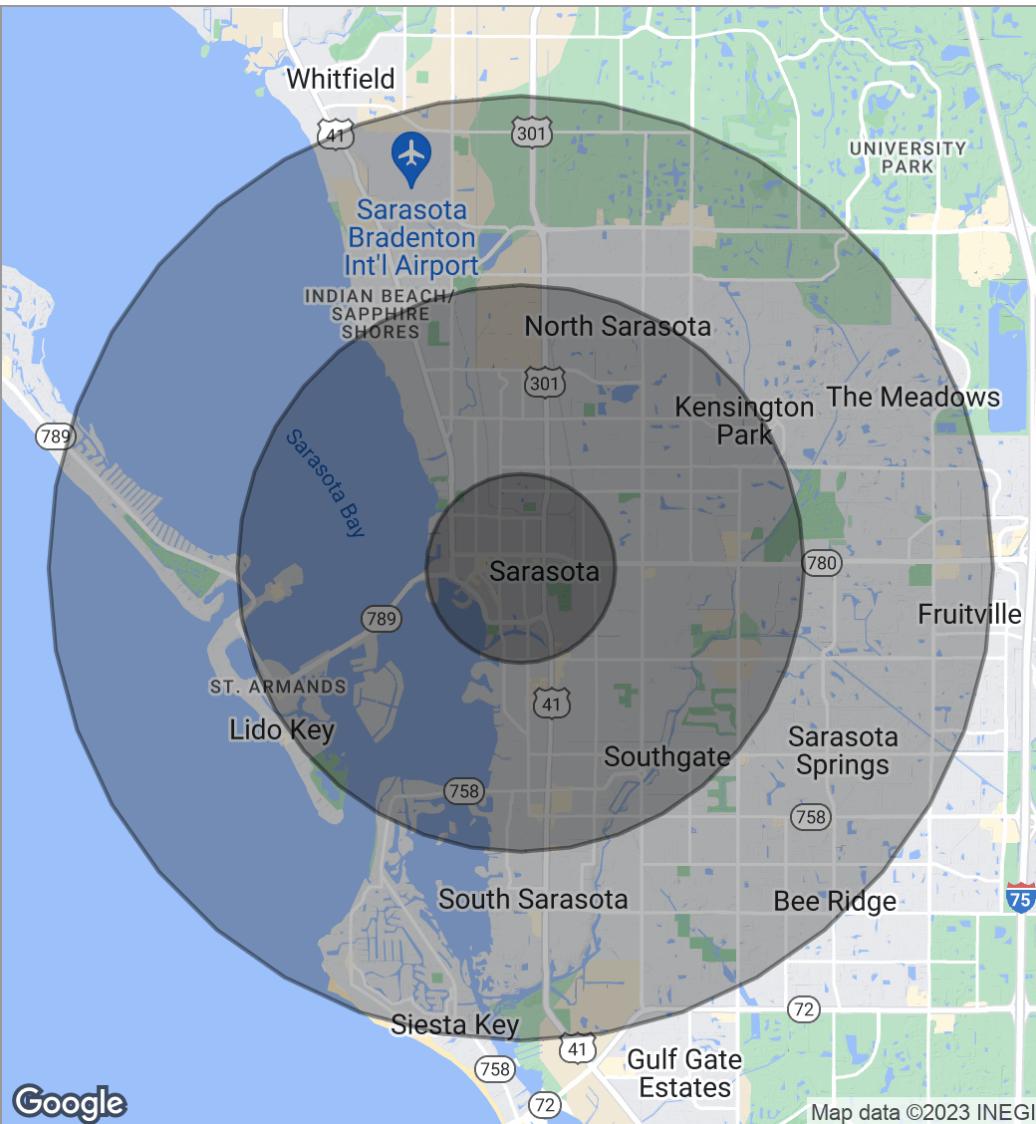
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OFFICE BUILDING

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	1 MILE	3 MILES	5 MILES
Total population	11,328	70,148	149,938
Median age	41.3	43.9	46.0
Median age (male)	38.7	42.0	44.4
Median age (Female)	44.0	46.2	47.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,012	30,185	65,637
# of persons per HH	2.3	2.3	2.3
Average HH income	\$68,256	\$64,127	\$68,634
Average house value	\$357,092	\$362,032	\$297,729

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation
Columbia University Business School MBA
Duke University BA

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member
Columbia University Alumni Club Past President
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/Realtor Committee Chair
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee