

1701 BIOTECH WAY  
1701 Biotech Way, Sarasota, FL 34243

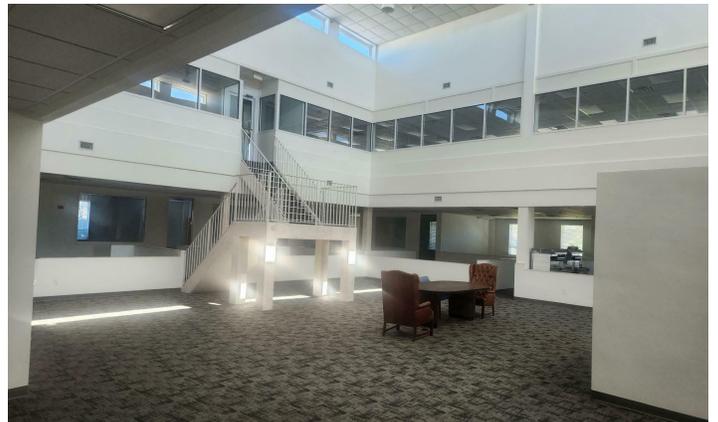


## PROPERTY OVERVIEW

1701 Biotech Way represents a unique opportunity for owner/user flexibility as an industrial space, an innovative tech hub, a showroom, luxury auto storage, traditional offices geared toward creative collaboration or an opulent hideaway. Located just off 15th Street East in an established business park near the Sarasota-Bradenton International Airport, this fully air-conditioned building is a blank slate awaiting a new chapter in its story.

## PROPERTY SUMMARY

Sale Price:	\$3,750,000
Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	19,500 SF
Zoning:	LM
Price / SF:	\$192.31



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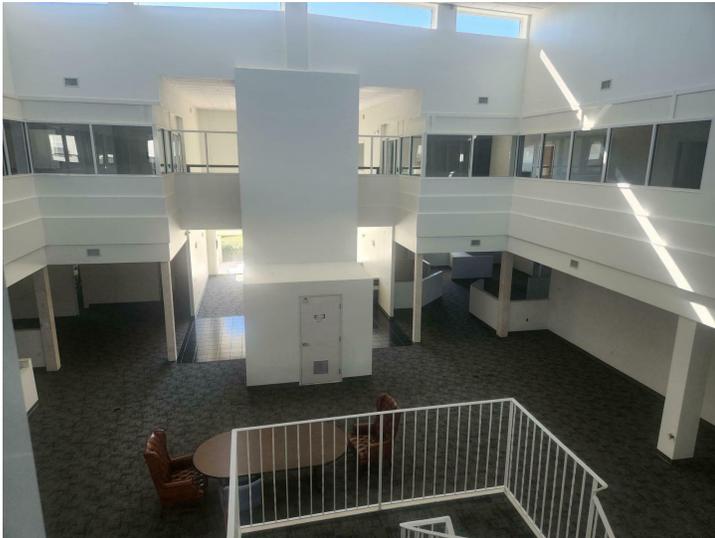
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# 1701 BIOTECH WAY

ADDITIONAL PHOTOS

## 1701 Biotech Way

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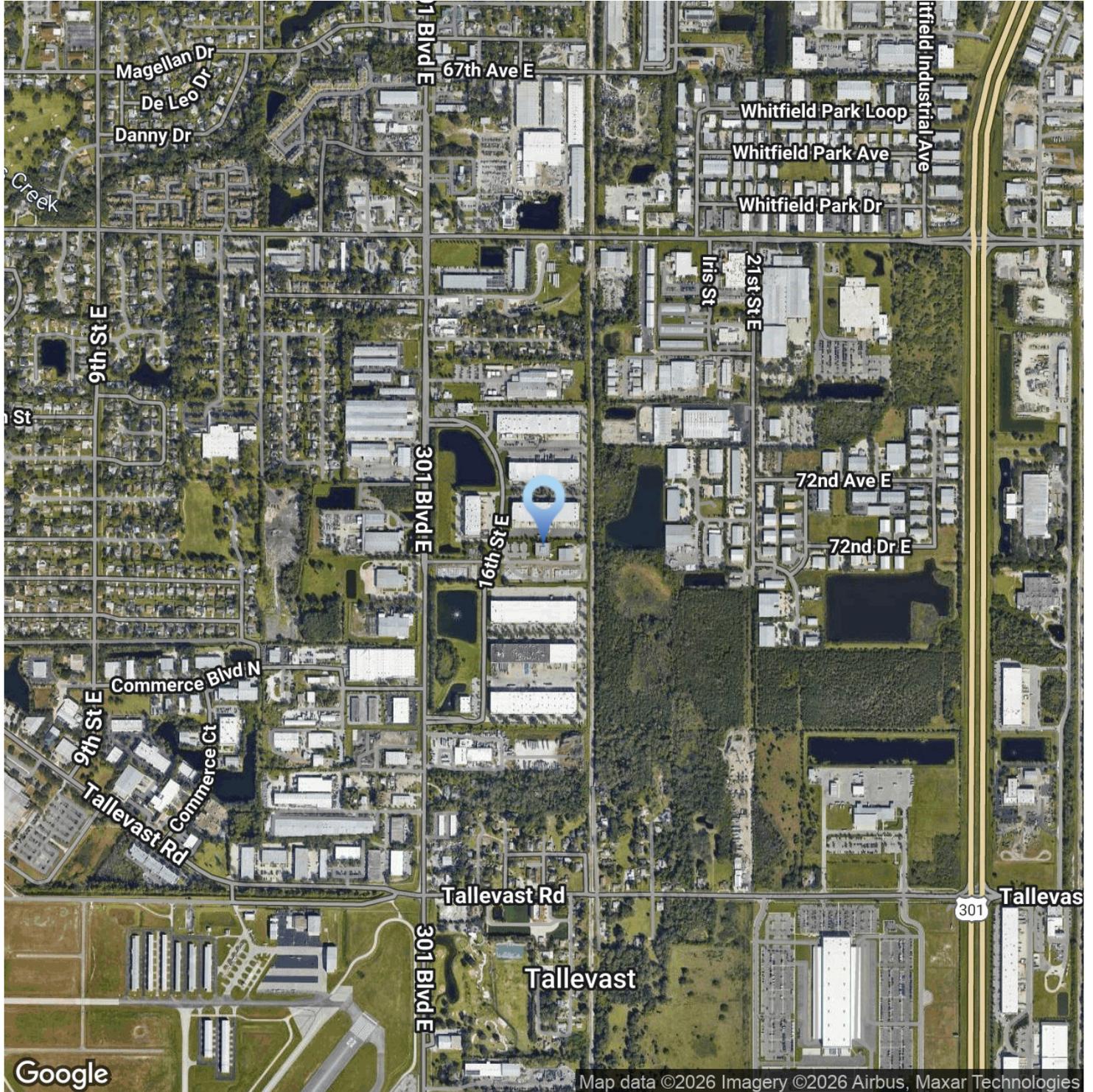
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# 1701 BIOTECH WAY

AERIAL MAP

## 1701 Biotech Way

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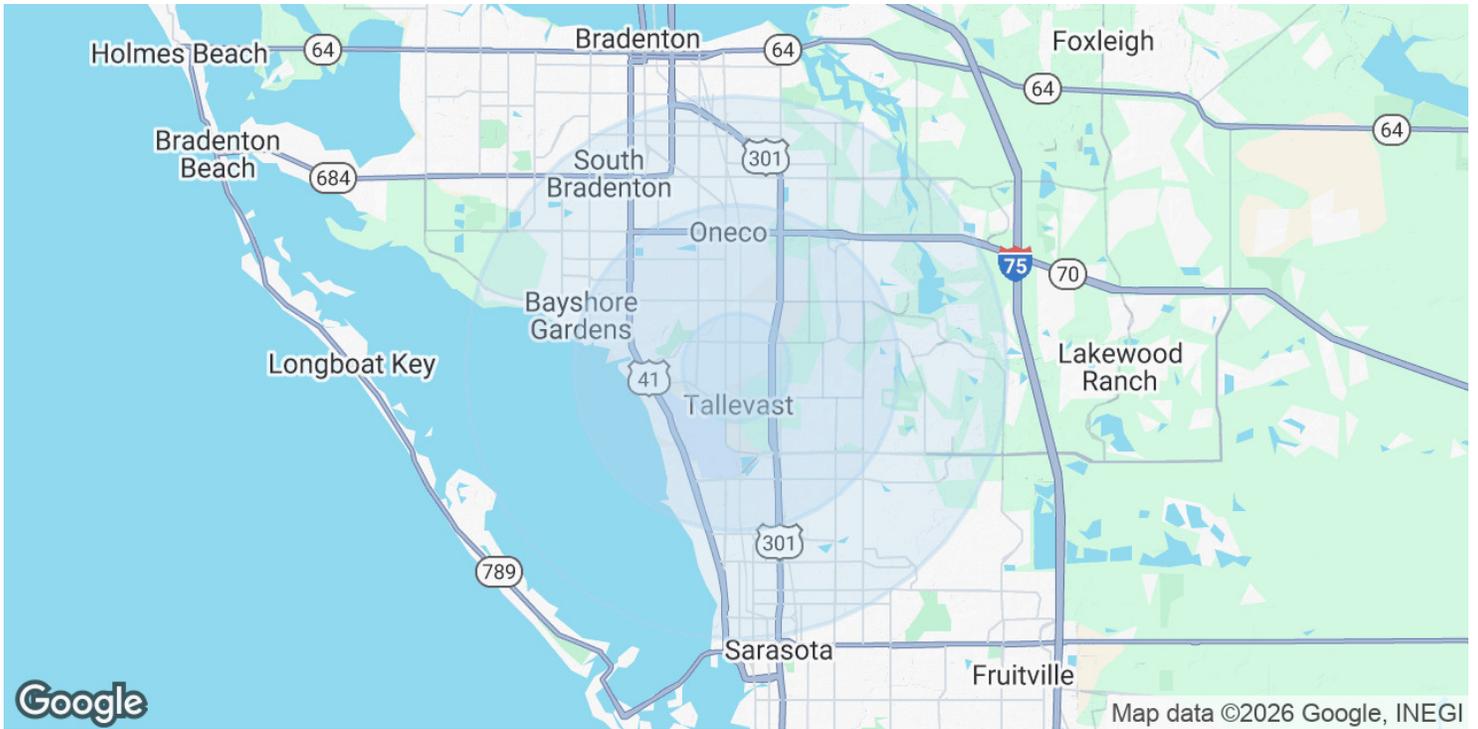


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,432	67,524	182,741
Average Age	44	46	47
Average Age (Male)	44	46	46
Average Age (Female)	44	47	48

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,462	28,717	79,623
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$72,885	\$81,857	\$81,782
Average House Value	\$308,551	\$305,858	\$329,625

Demographics data derived from AlphaMap



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