

Property Summary



PROPERTY DESCRIPTION

Introducing 1990 Main St, a prime leasing opportunity in downtown Sarasota, FL. This mixed-use building offers a professionally designed space with diverse potential tenants in mind. Tenants will enjoy the convenience of garage parking included at a 3:1000 ratio and the flexibility of sub-dividable space to suit specific needs. The top floor exterior offers unique naming rights, creating a distinctive opportunity for branding. Additionally, tenants can take advantage of a tenant improvement allowance. With a 4% co-broker - Tenant Representation Fee, this property presents an exceptional opportunity for businesses seeking a central downtown location in Sarasota.

PROPERTY HIGHLIGHTS

- Central downtown location in Sarasota, FL
- Mixed use building with diverse potential tenants
- Tenant improvement allowance available
- Unique naming rights on top floor exterior
- Professionally designed and built space
- Garage parking included at 3:1000 ratio
- Sub dividable space to meet specific needs
- 4% co-broker - Tenant Representation Fee

OFFERING SUMMARY

Lease Rate:	\$33.00 SF/yr (Full Service lease / \$35USF TI Allowance)
Number of Units:	5
Available SF:	1,385 - 17,401 SF
Lot Size:	48,012 SF
Building Size:	294,405 SF

Diane Lawson

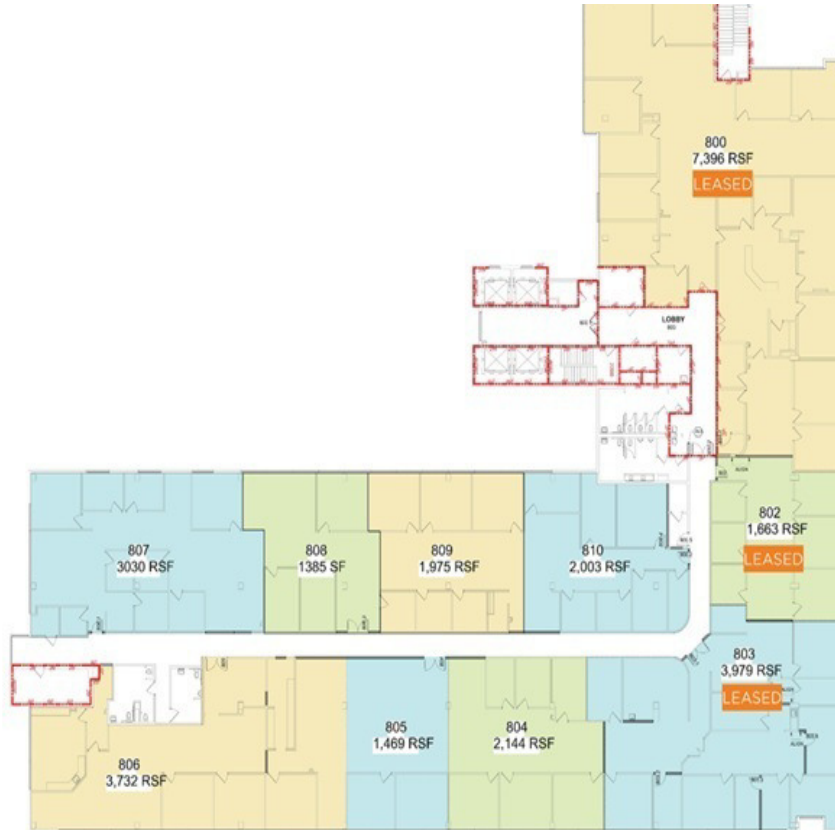
941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Lease Spaces



LEASE INFORMATION

Lease Type:	Full Service lease / \$35USF TI Allowance	Lease Term:	Negotiable
Total Space:	1,385 - 17,401 SF	Lease Rate:	\$33.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8th	Available	17,401 SF	Full Service lease / \$35USF TI Allowance	\$33.00 SF/yr	Full Service lease / \$35USF TI Allowance
804	Available	2,144 SF	Full Service lease / \$35USF TI Allowance	\$33.00 SF/yr	Full Service lease / \$35USF TI Allowance
805	Available	1,469 SF	Full Service lease / \$35USF TI Allowance	\$33.00 SF/yr	Full Service lease / \$35USF TI Allowance
806	Available	3,732 SF	Full Service lease / \$35USF TI Allowance	\$33.00 SF/yr	Full Service lease / \$35USF TI Allowance
807	Available	3,030 SF	Full Service lease / \$35USF TI Allowance	\$33.00 SF/yr	Full Service lease / \$35USF TI Allowance
808	Available	1,385 SF	Full Service lease / \$35USF TI Allowance	\$33.00 SF/yr	Full Service lease / \$35USF TI Allowance
809	Available	1,975 SF	Full Service lease / \$35USF TI Allowance	\$33.00 SF/yr	Full Service lease / \$35USF TI Allowance

Diane Lawson

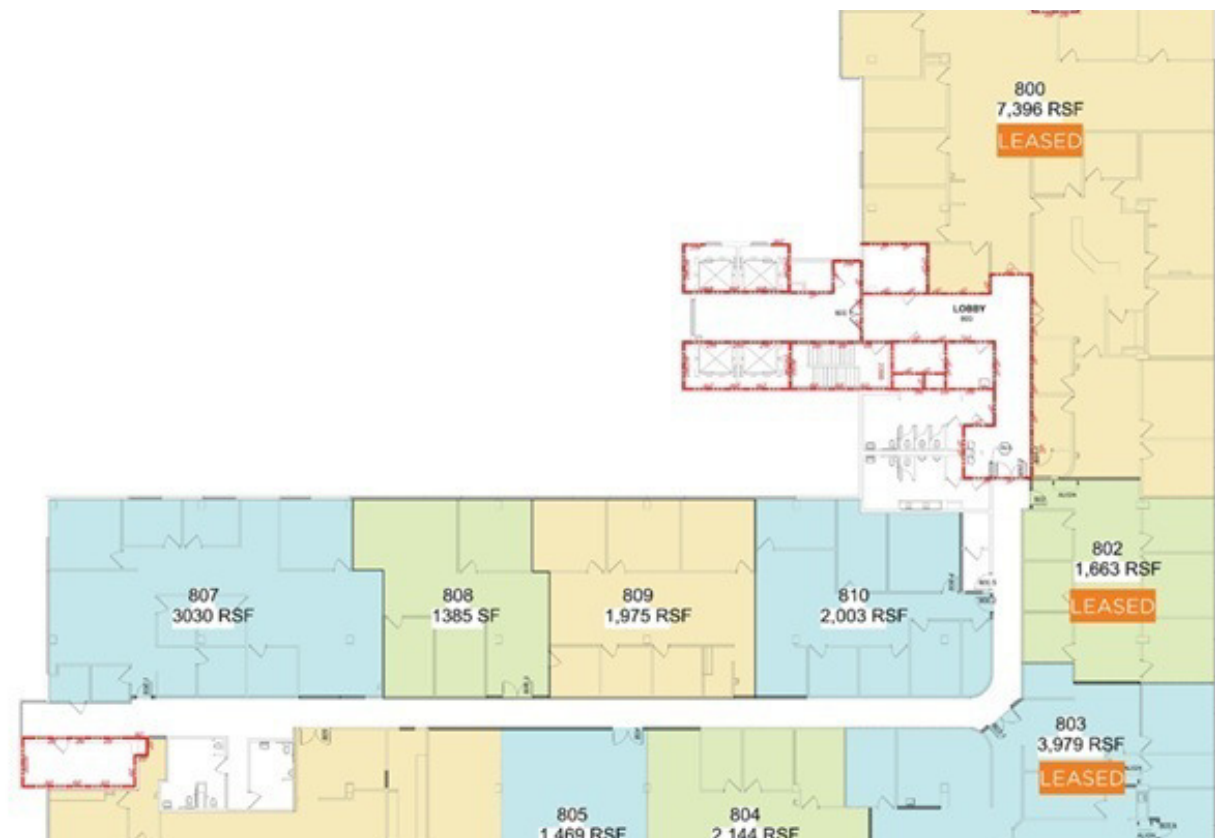
941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Lease Spaces



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
810	Available	2,003 SF	Full Service lease / \$35USF TI Allowance	\$33.00 SF/yr	Full Service lease / \$35USF TI Allowance

Diane Lawson
941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards
847.800.2282
ryan.edwards@corecommercial.us

Additional Photos



Diane Lawson

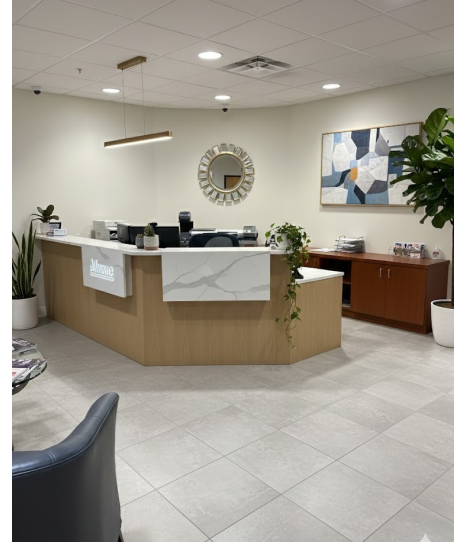
941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Additional Photos



Diane Lawson

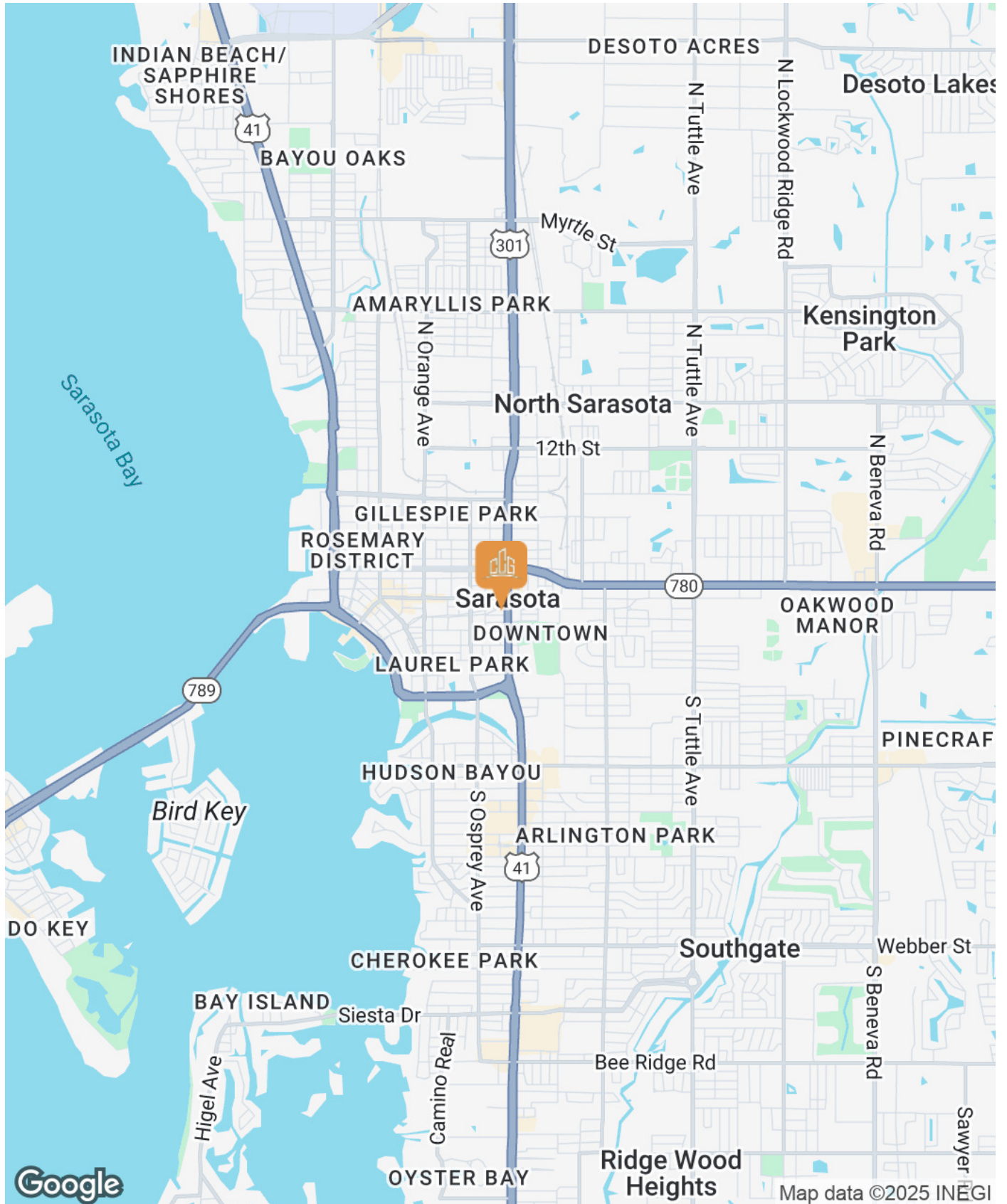
941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Location Map



Diane Lawson

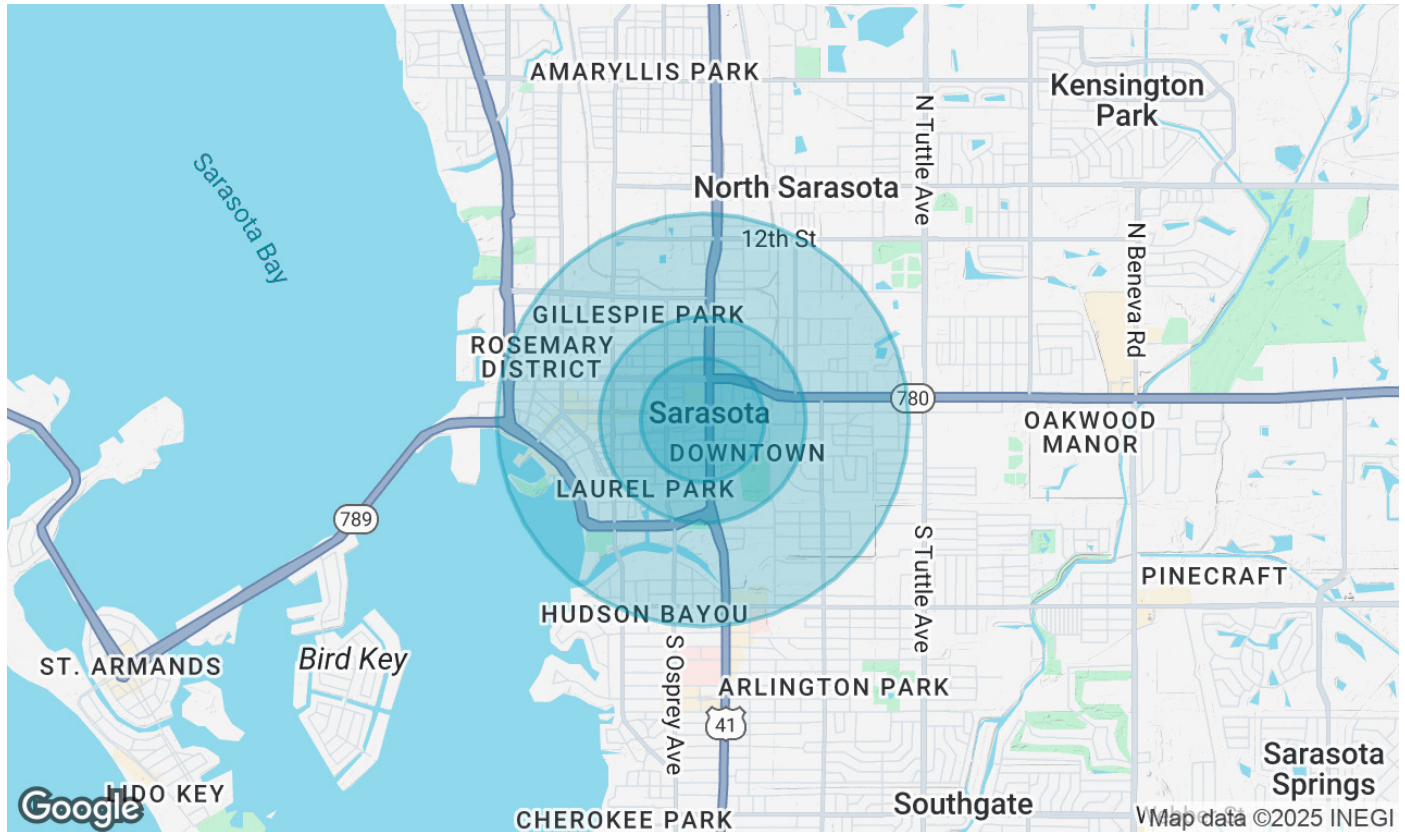
941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,747	3,601	15,053
Average Age	49	47	51
Average Age (Male)	47	45	50
Average Age (Female)	53	49	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	720	1,521	7,670
# of Persons per HH	2.4	2.4	2
Average HH Income	\$92,691	\$90,726	\$102,850
Average House Value	\$973,752	\$866,042	\$740,606

Demographics data derived from AlphaMap

Diane Lawson

941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Disclaimer

DISCLAIMER AND LIMITATION OF RELIANCE

The information contained herein has been provided by the Broker for the sole purpose of assisting the recipient in evaluating a potential real estate transaction. All information has been obtained from sources deemed reliable; however, no representation or warranty, express or implied, is made as to the accuracy, completeness, or reliability of such information. All information is subject to change without notice.

Neither the Broker nor the property owner makes any representation or warranty as to the condition of the property, its suitability for any particular use, or the accuracy of any financial projections, estimates, or assumptions. Any projections or estimates are for illustrative purposes only and should not be relied upon as predictions of future performance.

Photographs, renderings, maps, and other visual materials may have been digitally enhanced, altered, or staged and may not accurately depict current conditions.

This material is not an offer to sell or a solicitation of an offer to buy any property. Any transaction shall be subject to the execution and delivery of a mutually acceptable, fully executed purchase and sale agreement. The property owner reserves the right, at its sole discretion, to accept or reject any offer, terminate negotiations, or withdraw the property from the market at any time and without notice.

The Broker does not provide legal, tax, accounting, or financial advice. Recipients are strongly encouraged to conduct their own independent investigation and due diligence and to consult with their own legal counsel, accountant, and other professional advisors before making any financial or real estate decisions.

By receipt of this information, the recipient acknowledges and agrees that they are relying solely on their own investigation and professional advisors and not on any statements or representations made by the Broker, except as may be expressly set forth in a fully executed written agreement.

Diane Lawson

941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Bios



DIANE LAWSON

diane.lawson@corecommercial.us

Direct: 941.780.6136

PROFESSIONAL BACKGROUND

Diane Lawson has been in the commercial real estate industry for 35 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in the office market providing consult to both property buyers and sellers with their acquisition and disposition requirements. Diane takes a forensic approach to her analysis all the while keeping a keen eye on the big picture. Her ability to challenge and be challenged, her attention to detail while welcoming creativity, to listen and to be heard are just a few qualities that brings successful results to her clients. Diane holds a broker's license and is one of only 6% of commercial brokers nationwide to have earned and be honored as a Certified Commercial Investment Member (CCIM) designee.

Diane lives in Bradenton and enjoys spending time with family, traveling and enjoying the gulf waters and beaches.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM) designee

Diane Lawson

941.780.6136

diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282

ryan.edwards@corecommercial.us





RYAN EDWARDS

847.800.2282
ryan.edwards@corecommercial.us

PROFESSIONAL BACKGROUND

Ryan Edwards is an Advisor with Core Commercial Group in Sarasota, FL, specializing in the sales and leasing of retail, office, medical, and industrial properties across Southwest Florida. Over the past four years, Ryan has successfully represented a diverse range of landlords, tenants, buyers, and sellers—consistently helping clients maximize value through strategic marketing, data-driven insights, and hands-on deal execution. Known for his persistence, integrity, and results-driven mindset, Ryan takes pride in getting deals across the finish line and building long-term relationships rooted in trust and performance.

Before launching his career in commercial real estate, Ryan spent eight years in 3rd party logistics and technology sectors, where he honed a consultative approach to business and developed a sharp understanding of operational efficiency and client service.

Originally from Northfield, Illinois, Ryan earned his bachelor's degree in Political Science from the University of Dayton. He now resides in Sarasota's Arlington Park neighborhood and enjoys golf, fishing, and exploring Florida's Gulf Coast.

Diane Lawson

941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us