

IAN BLACK
REALESTATE

THE PLACE FOR SPACE

240 S. Pineapple
DOWNTOWN SARASOTA

JAG GREWAL, CCIM, SIOR
HEIDI HABER

240 S. Pineapple

PROPERTY SUMMARY

Join us at 240 S. Pineapple Avenue, an 11-story, Class-A office tower in the heart of Sarasota's business district. This property boasts a \$4-million upgrade with contemporary designs, elegant finishes, state-of-the-art security, as well as green practices.

Located at the epicenter of the retail corridor in downtown Sarasota, this asset is adjacent to the Aloft hotel, and steps from numerous upscale restaurants, bars, shops, and Whole Foods. It is across the street from the newest condo complex, "The Mark" with over 25,000 SF of retail and office space. The building has a walkability score of 96 with plenty of parking.

\$34/PSF/Full Service



CONNECTIVITY AND WALKABILITY
TO DOWNTOWN SARASOTA



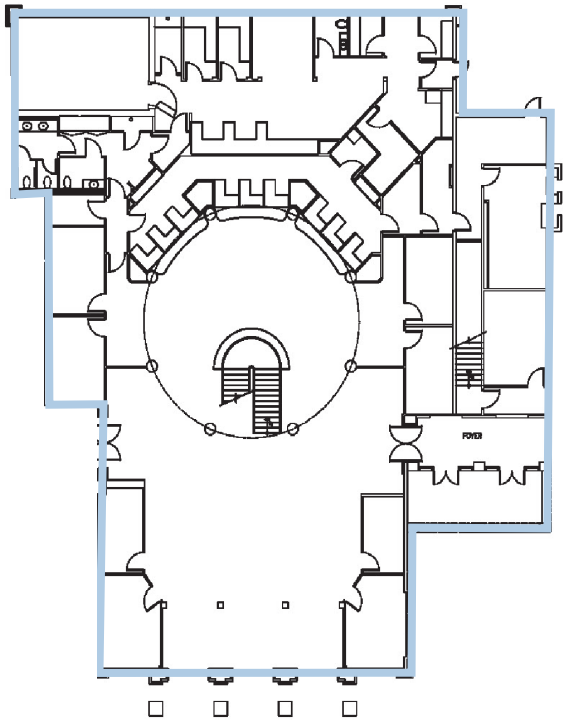
ONSITE COVERED GARAGE
2.95/1,000 SPACES



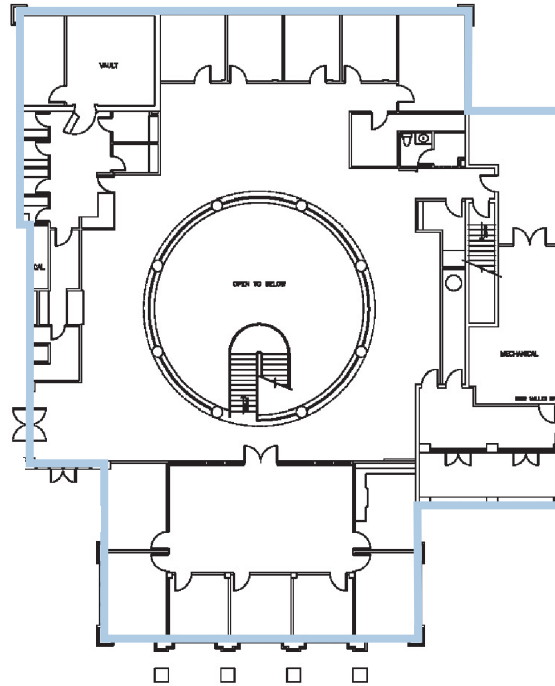
EXCELLENT SIGNAGE
VISIBILITY ON PINEAPPLE AVE

FIRST AND SECOND FLOOR ANNEX

Prime Retail / Office Use
Opportunity



1st Floor Annex
Suite 100 - 10,161 RSF

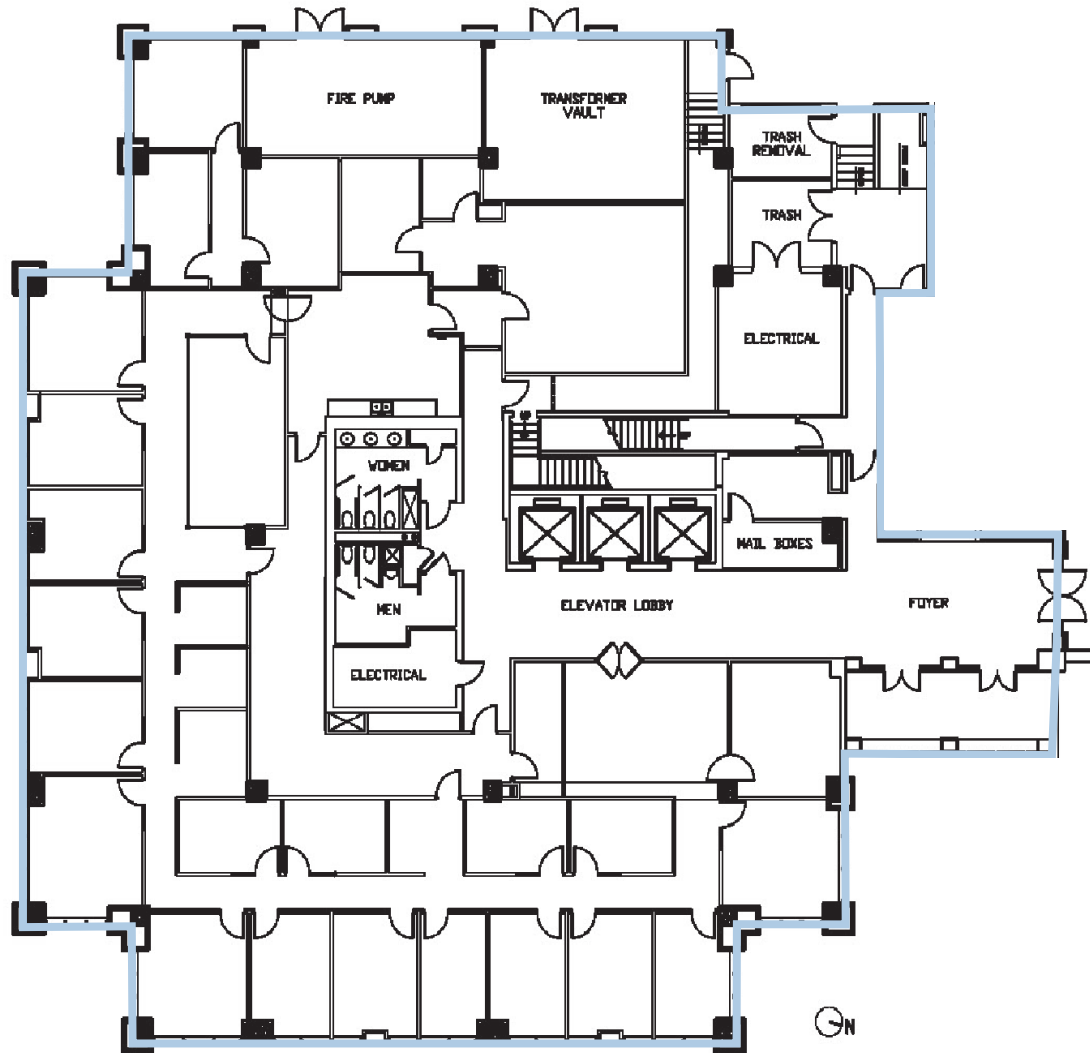


2nd Floor Annex
Suite 100 - 9,274 RSF



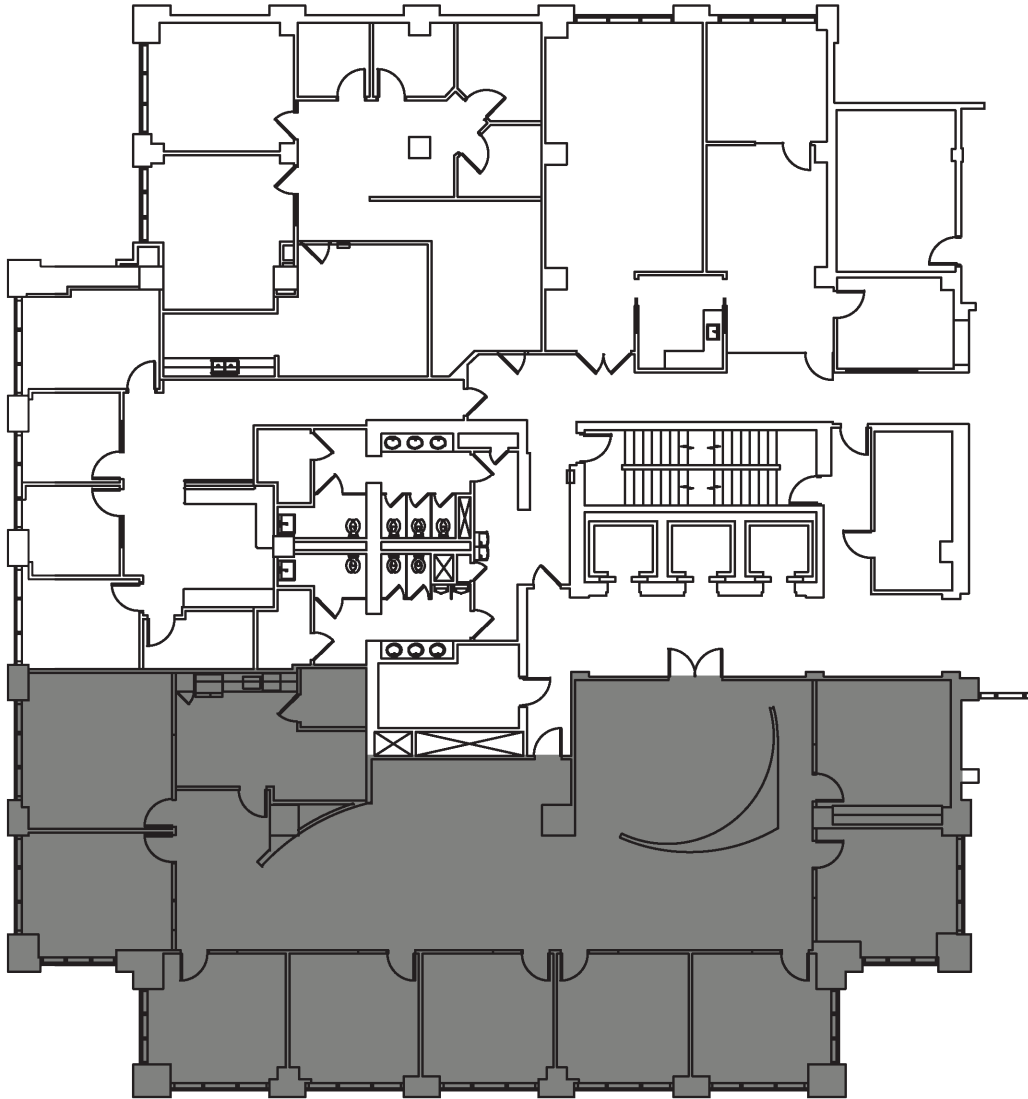
FIRST FLOOR

Suite 101 - 7,215 RSF
Suite 102 - 1,537 RSF



SECOND FLOOR

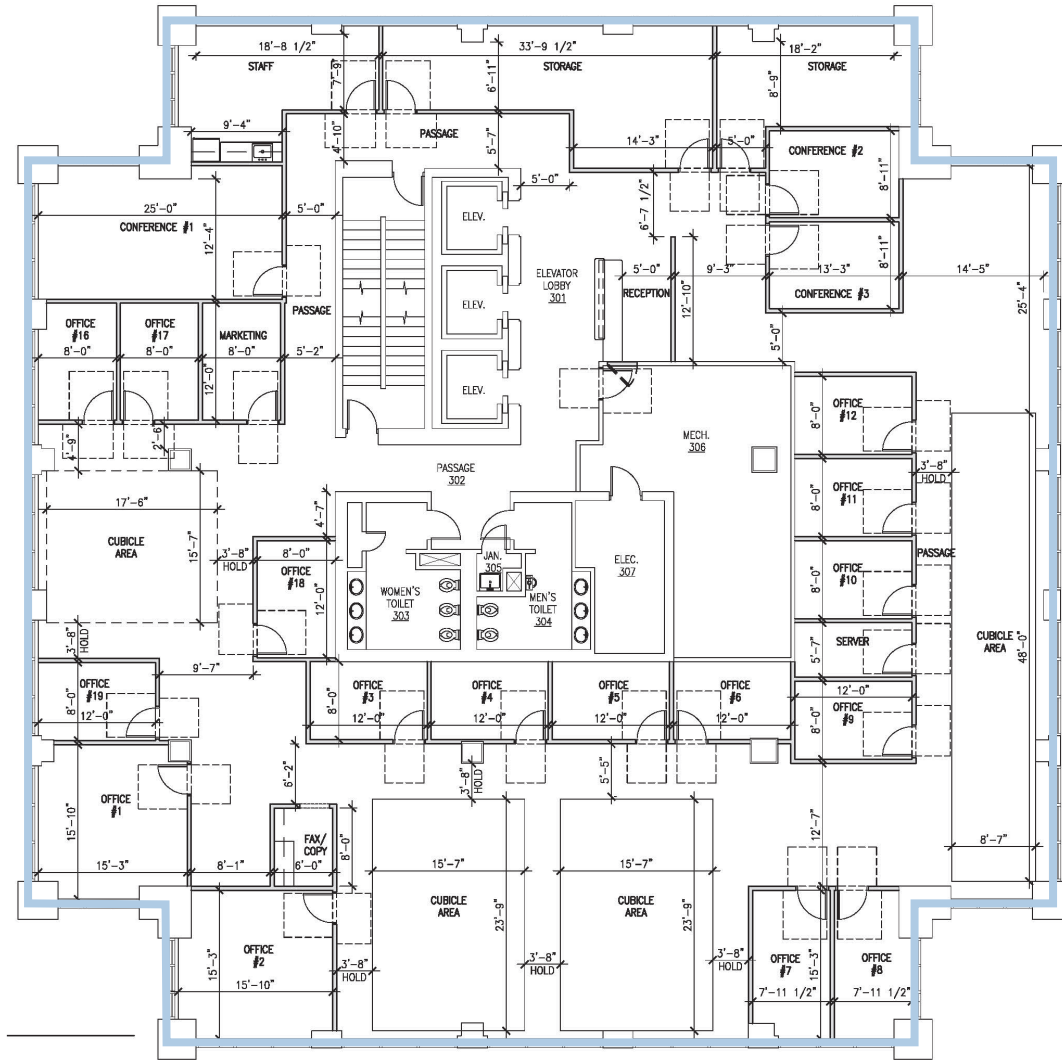
Suite 200 - 4,997 RSF



THIRD FLOOR

Suite 300 - 9,744 RSF

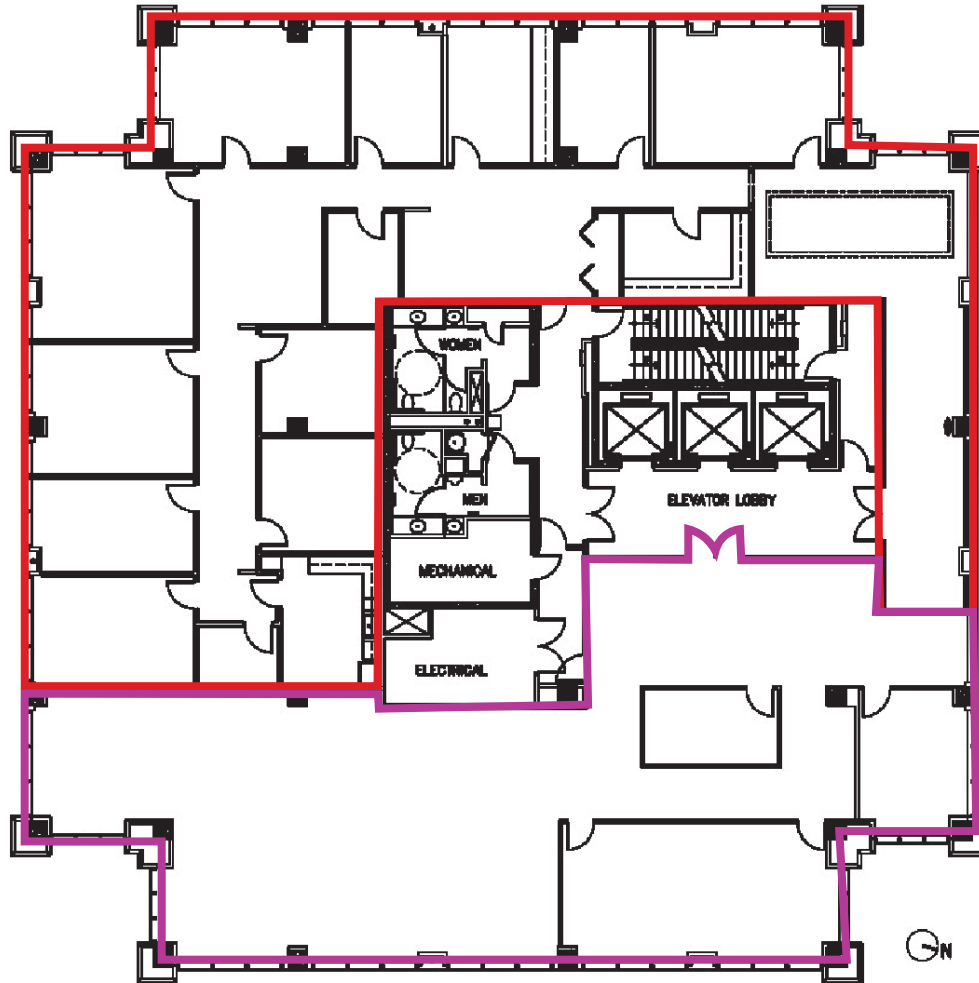
FULL FLOOR AVAILABILITY



FOURTH FLOOR

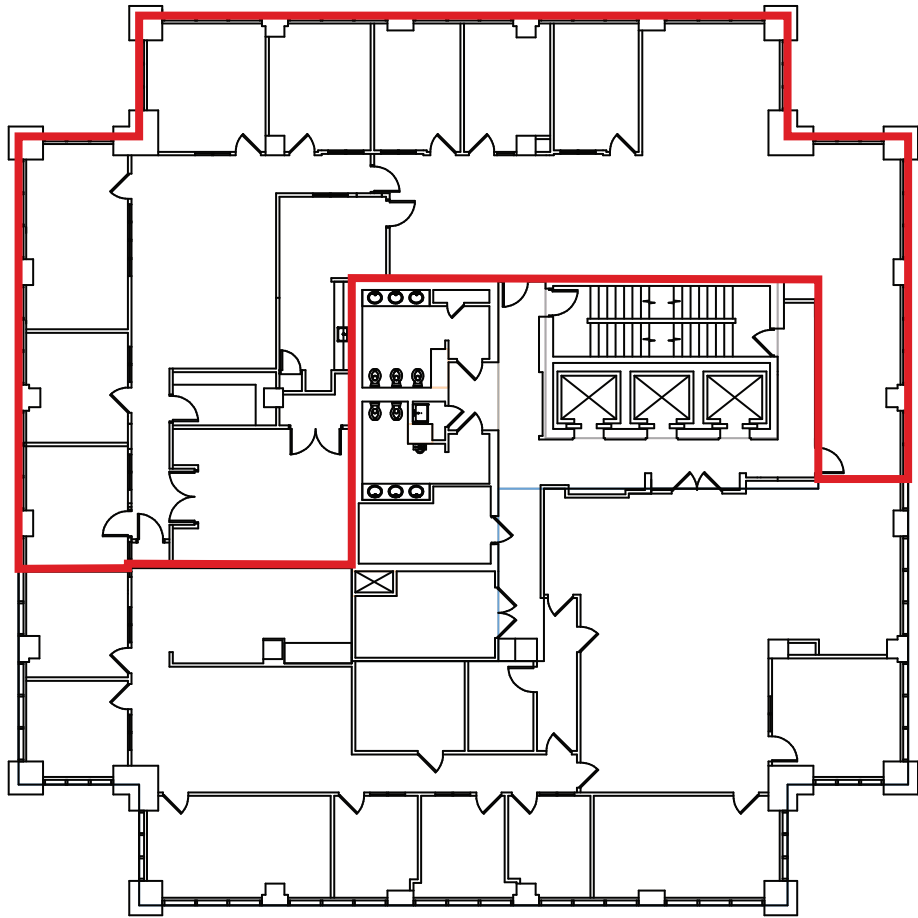
Suite 400 - 5,836 RSF

Suite 401 - 4,268 RSF



FIFTH FLOOR

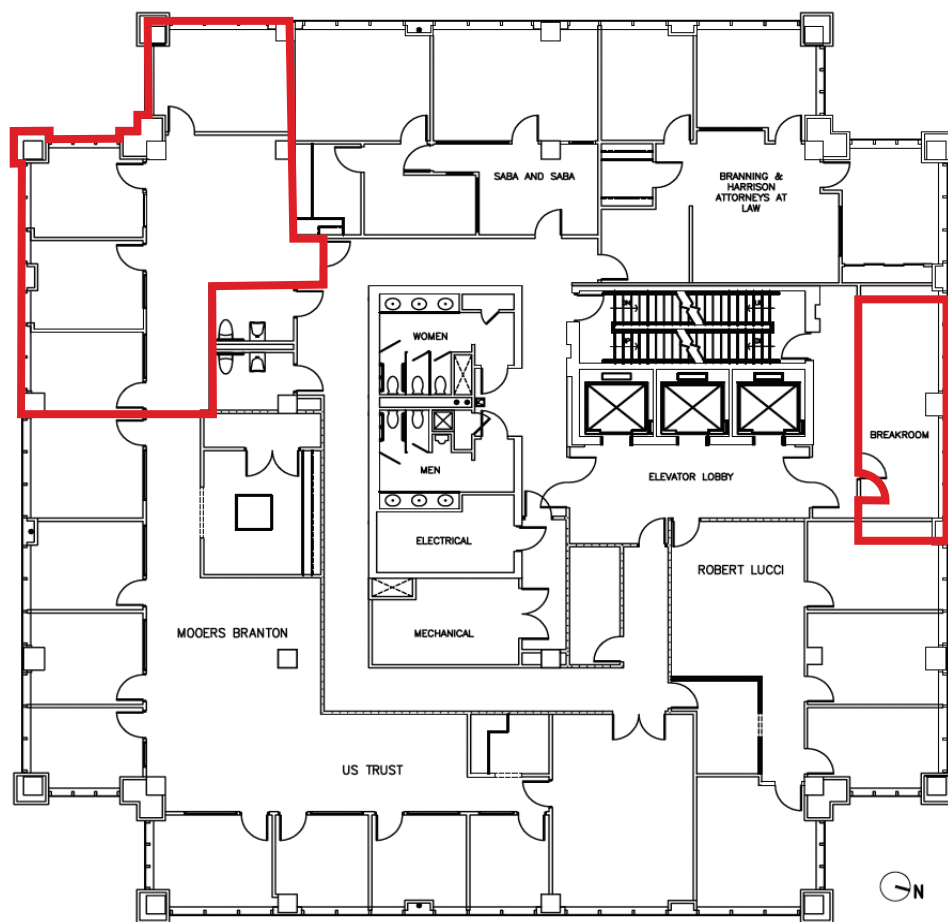
Suite 510 - 5,330 RSF



SEVENTH FLOOR

Suite 703 - 1,471 RSF

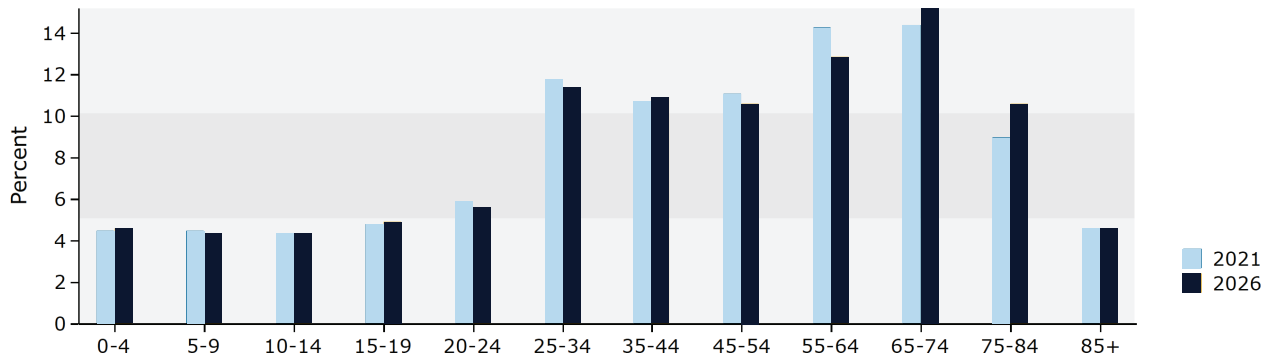
Suite 705 - 345 RSF



DEMOGRAPHICS

3 MILES: POPULATION BY AGE

Population by Age



3 MILE: POPULATION GROWTH

63,541

CENSUS 2010

72,576

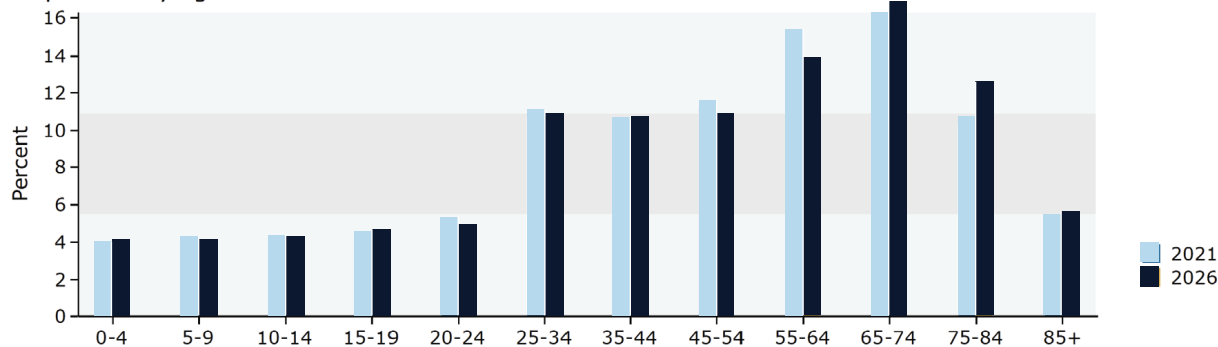
ESRI 2020

76,837

ESRI 2026

5 MILES: POPULATION BY AGE

Population by Age



3 MILE: POPULATION GROWTH

135,202

CENSUS 2010

152,130

ESRI 2020

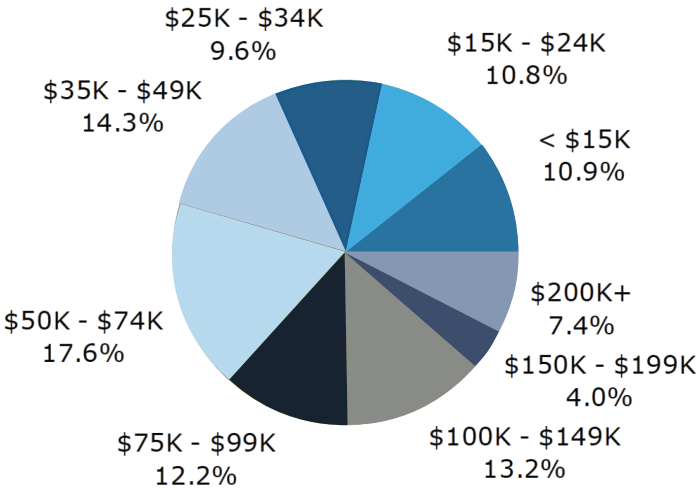
160,245

ESRI 2025

DEMOGRAPHICS

3 MILE: ANNUAL HOUSEHOLD INCOME

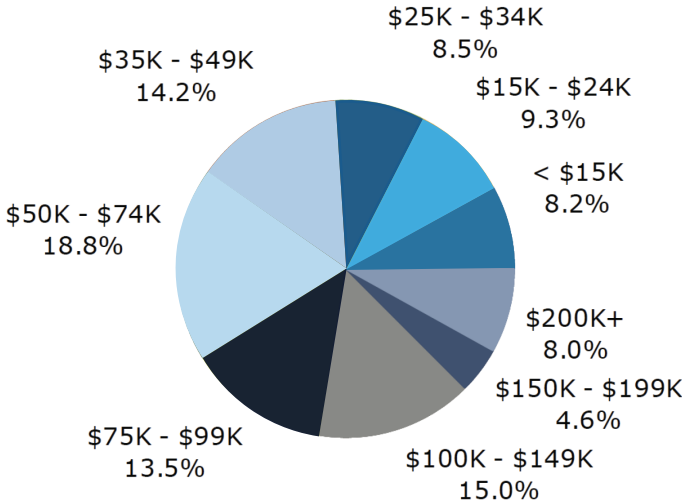
2021 Household Income



2020 AVERAGE HOUSEHOLD INCOME: \$81,488

5 MILE: ANNUAL HOUSEHOLD INCOME

2021 Household Income



2020 AVERAGE HOUSEHOLD INCOME: \$86,025

DOWNTOWN SARASOTA

Downtown Sarasota

The city of Sarasota is a scene of eateries, theaters, shopping boutiques and artist enclaves. Running through the heart of downtown is Main Street, and branching off this main drag are colorfully named streets such as Pineapple, Orange, Lemon and Palm. More shops and colorful bungalows turned into bakeries, galleries, salons and yoga studios surround central downtown and are divided into five districts: Burns Court, Towles Court, Rosemary District, Historic Palm Avenue and Gillespie Park. Even more is waiting to be discovered at Bayfront Park, Southside Village and other nearby locales. Sarasota, Florida was recently mentioned by Times Magazine as one of the worlds best places to live.



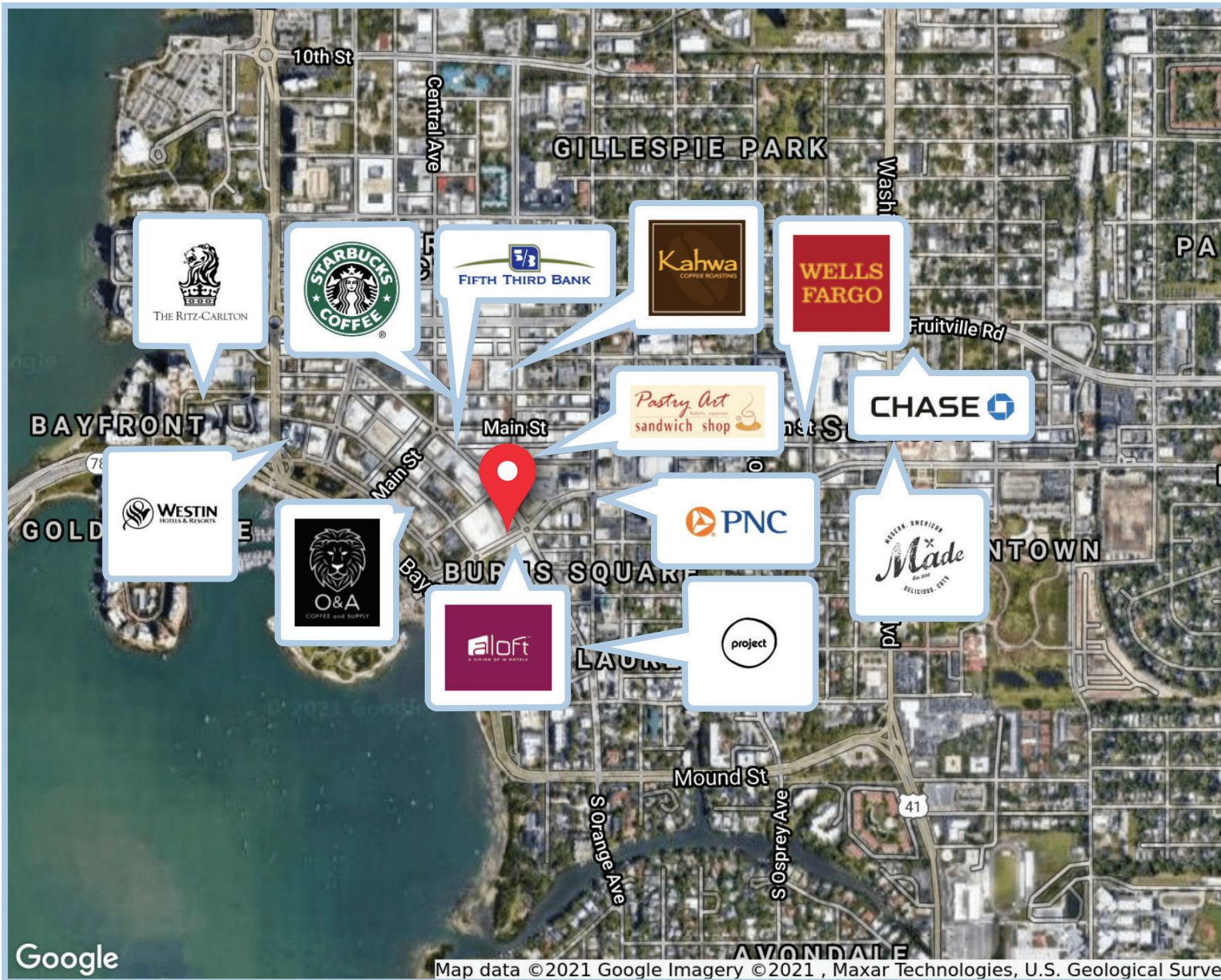
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Information deemed reliable but not guaranteed. Prices subject to change without notice.

RETAIL MAP



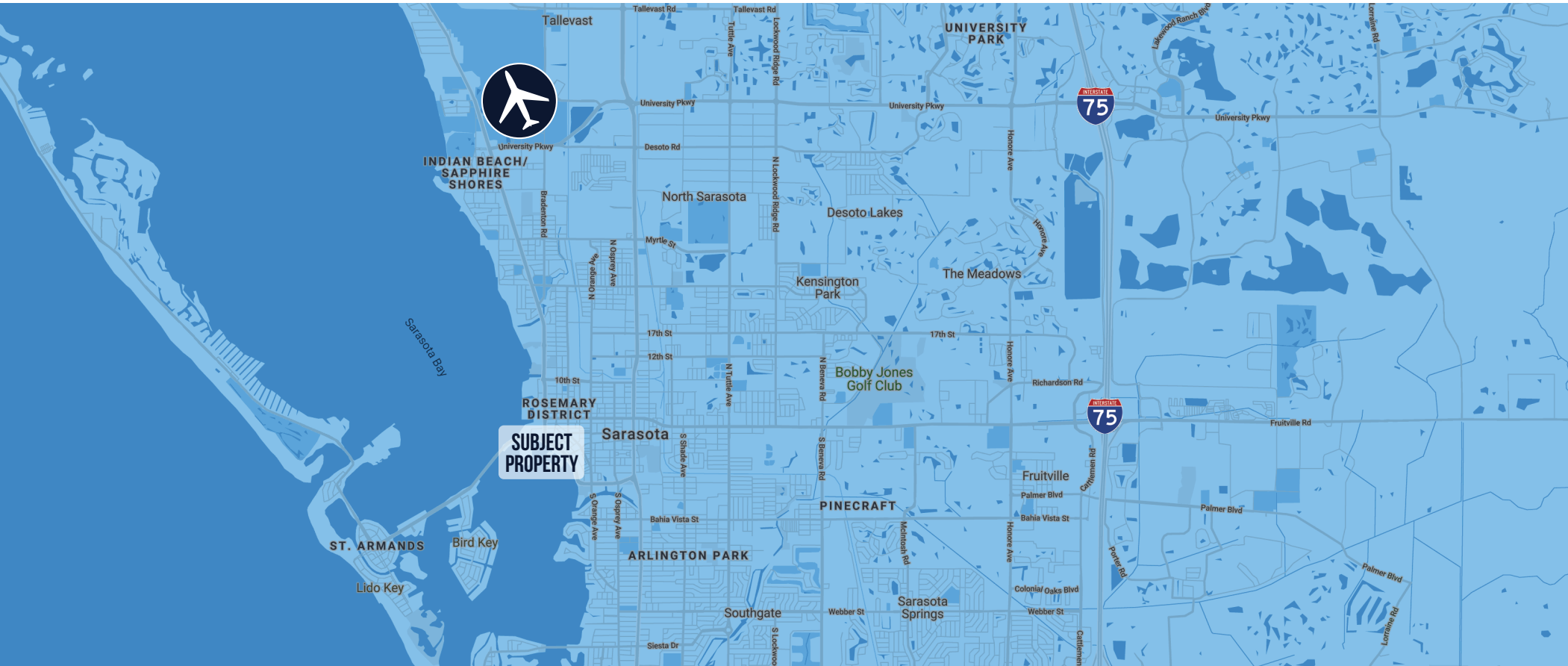
AMENITIES NEARBY:

- STARBUCKS
- KAHWA
- PASTRY ART
- PROJECT COFFEE
- O&A
- WHOLE FOODS
- ALOFT
- THE RITZ-CARLTON
- THE WESTIN
- FIFTH THIRD BANK
- WELLS FARGO
- MADE
- BOCA
- HYDE PARK STEAKHOUSE

Google

Map data ©2021 Google Imagery ©2021, Maxar Technologies, U.S. Geological Survey

AREA DETAILS



KEY TRAVEL TIMES:

WALKING DISTANCE TO DOWNTOWN AMENITIES

10 MIN. FROM SRQ/BRADENTON AIRPORT

10 MIN. FROM SARASOTA MEMORIAL HOSPITAL

AMENITIES NEARBY:

STARBUCKS

WHOLE FOODS

WALGREENS

RESTAURANTS

BOUTIQUE SHOPPING

ST. ARMAND'S CIRCLE

THE WESTIN SARASOTA

ALOFT SARASOTA

96%

WALK SCORE

56%

BIKE SCORE

47%

TRANSIT SCORE