



LEASE

The Westin - Class A Office

100 MARINA VIEW DRIVE UNIT 101

Sarasota, FL 34236

PRESENTED BY:

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FL #BK581055

RYAN EDWARDS

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-------------------------|--------------------|
| LEASE RATE: | \$42.00 SF/yr (MG) |
| NUMBER OF UNITS: | 1 |
| AVAILABLE SF: | 2,550 SF |
| BUILDING SIZE: | 334,722 SF |

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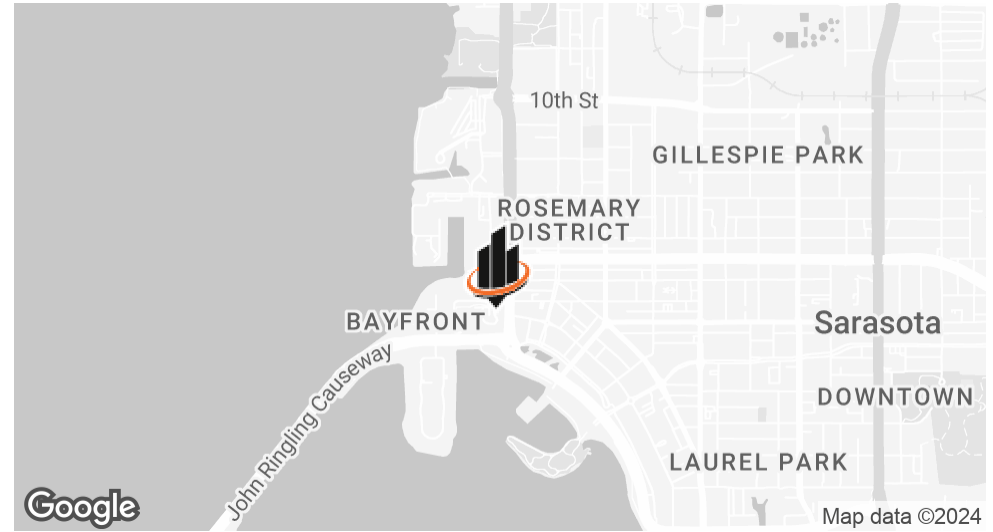
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PROPERTY DESCRIPTION

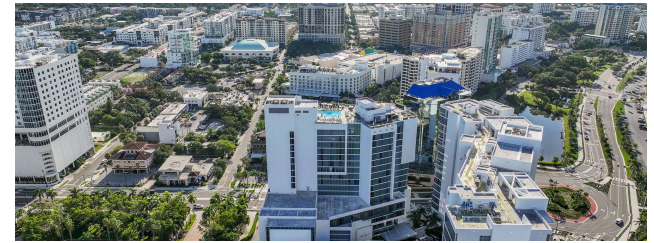
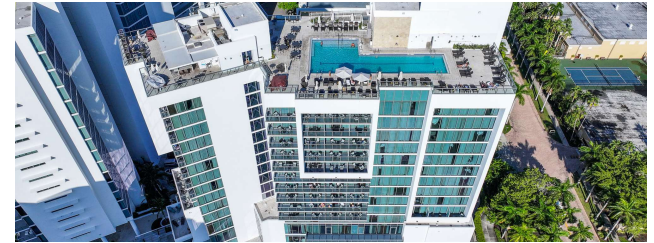
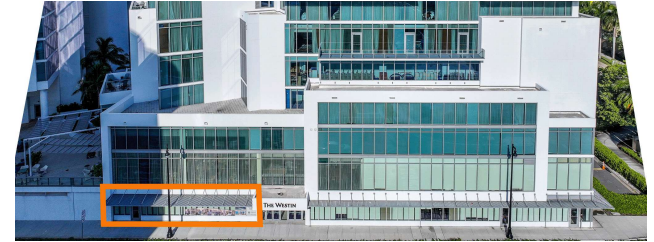
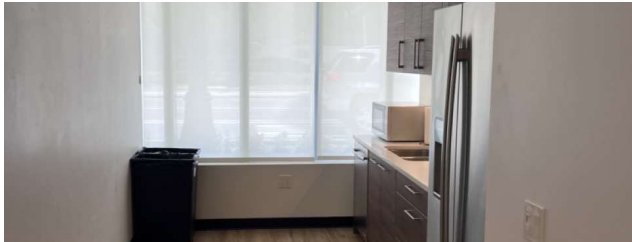
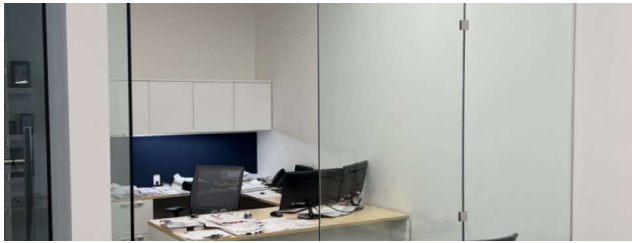
Discover 2,550SF of premium Class A office space located on the ground floor of the prestigious Westin Hotel in downtown Sarasota, FL. This high-end office suite offers an exceptional opportunity for businesses seeking luxury, convenience, and top-tier amenities.

The office has a spacious reception area, open bullpen for collaborative work, 4 private offices, conference room, & kitchenette.

PROPERTY HIGHLIGHTS

- Class A office space
- 7 Employee parking spots on the ground floor
- Valet parking service for your clients
- Rooftop Bar & Restaurant access

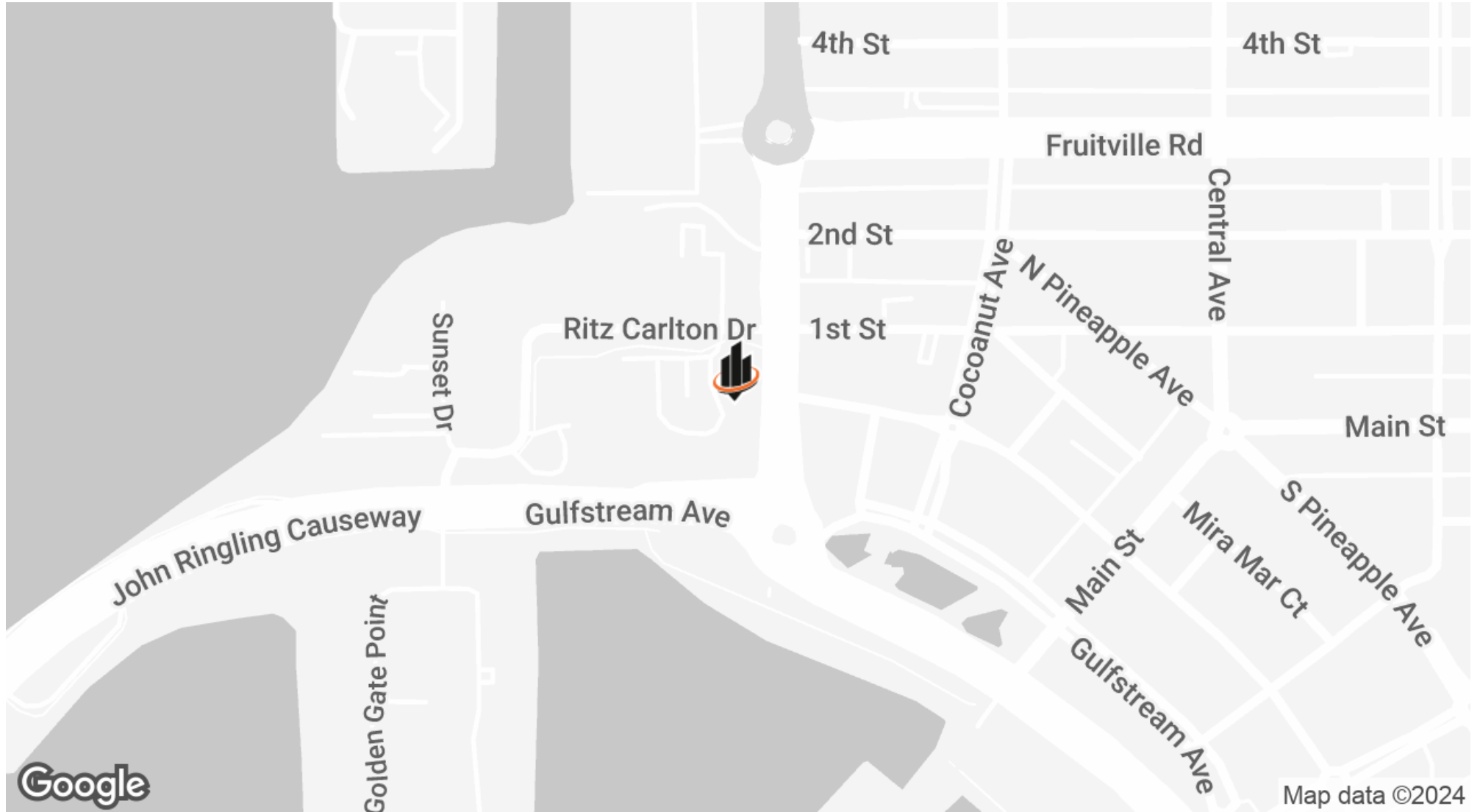
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

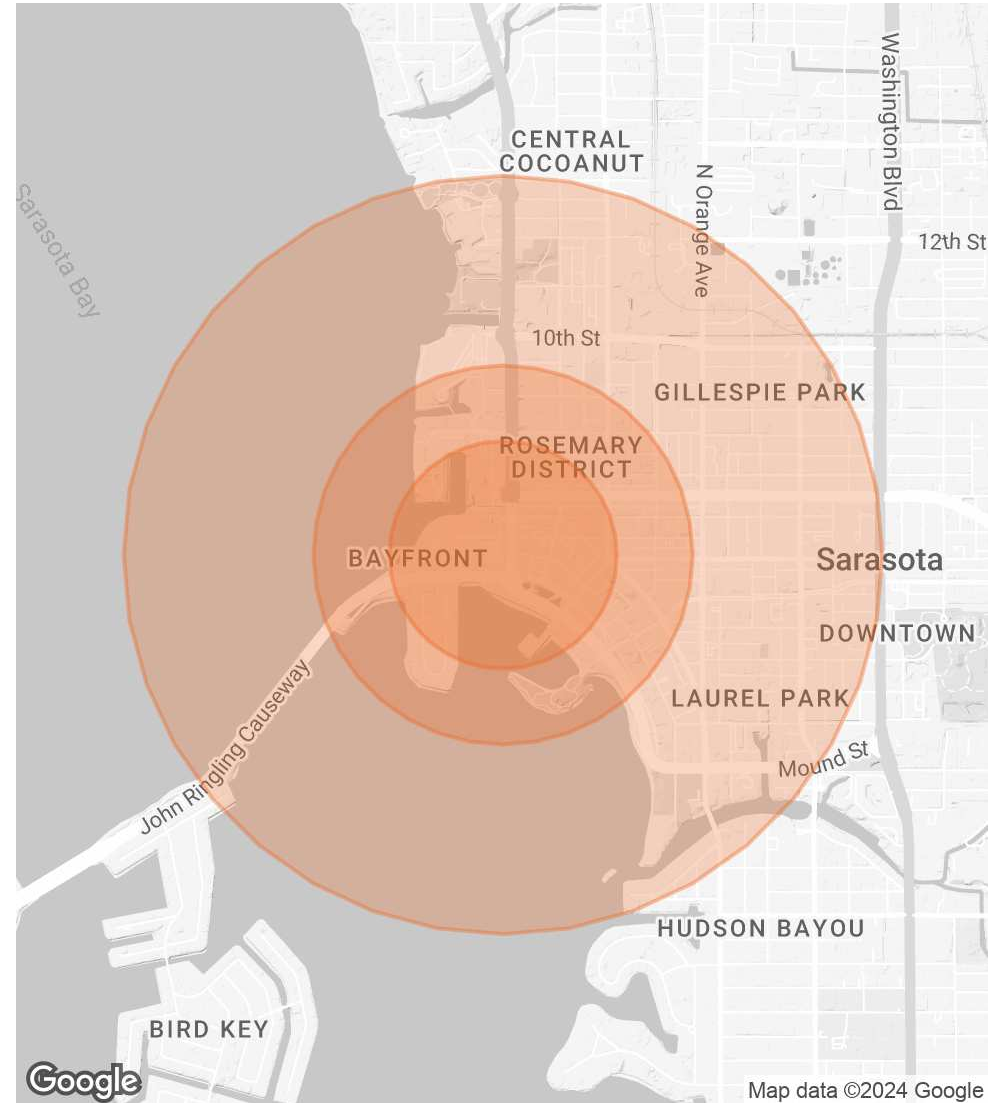
| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| TOTAL POPULATION | 1,990 | 4,987 | 10,827 |
| AVERAGE AGE | 69 | 66 | 60 |
| AVERAGE AGE (MALE) | 69 | 66 | 58 |
| AVERAGE AGE (FEMALE) | 68 | 66 | 61 |

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-------------|-------------|-----------|
| TOTAL HOUSEHOLDS | 1,221 | 3,223 | 6,286 |
| # OF PERSONS PER HH | 1.6 | 1.5 | 1.7 |
| AVERAGE HH INCOME | \$152,936 | \$141,122 | \$124,383 |
| AVERAGE HOUSE VALUE | \$1,210,003 | \$1,033,507 | \$953,046 |

Demographics data derived from AlphaMap



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