

FOR LEASE

LUXURY OFFICE AND
WAREHOUSE FOR LEASE
DOWNTOWN SARASOTA

1074 N Orange Ave, Sarasota, FL 34236



IAN BLACK
REALESTATE
THE PLACE FOR SPACE

LUXURY OFFICE AND WAREHOUSE FOR LEASE - DOWNTOWN SARASOTA

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PROPERTY DESCRIPTION

Total Rentable Square Footage: 30,331 SF

Office Space: 11,737 SF (1st Floor: 6,864 SF; 2nd Floor: 4,873 SF)

Warehouse Space: 18,594 SF (4,479 SF air-conditioned clean area)

Open Workspaces & Private Offices: Configurable for various business needs

Conference & Meeting Rooms: Various space for collaboration and presentations

Break Areas & Restrooms: Conveniently located on both floors

Elevator Access & Reception Area: Professional and accessible layout

This high-quality, modern facility provides an excellent leasing opportunity for businesses looking to establish or expand their presence in Sarasota.

Situated in Sarasota's vibrant Rosemary District off of Orange Avenue. Quick access to US-41, I-75, and Sarasota-Bradenton International Airport.

OFFERING SUMMARY

Lease Rate:	\$15.95 SF/yr (NNN)
Available SF (Full Building):	30,331 SF
Year Renovated:	2017
Lot Size:	53,917 SF
Zoning:	IGD (Industrial General District) - flexible

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,876	32,228	69,036
Total Population	15,947	71,550	148,680
Average HH Income	\$97,686	\$92,630	\$102,953



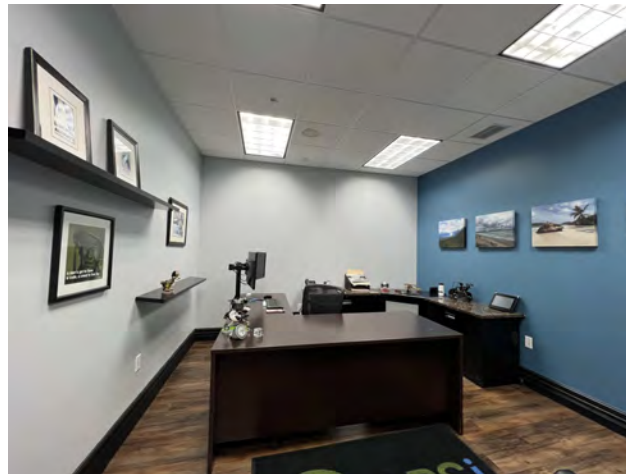
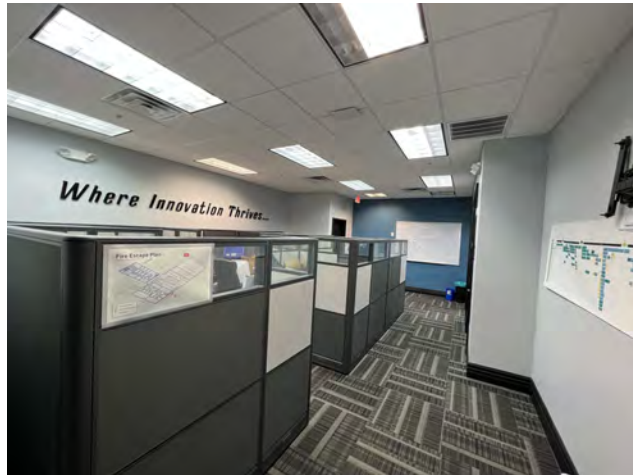
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Information deemed reliable but not guaranteed. Prices subject to change without notice.



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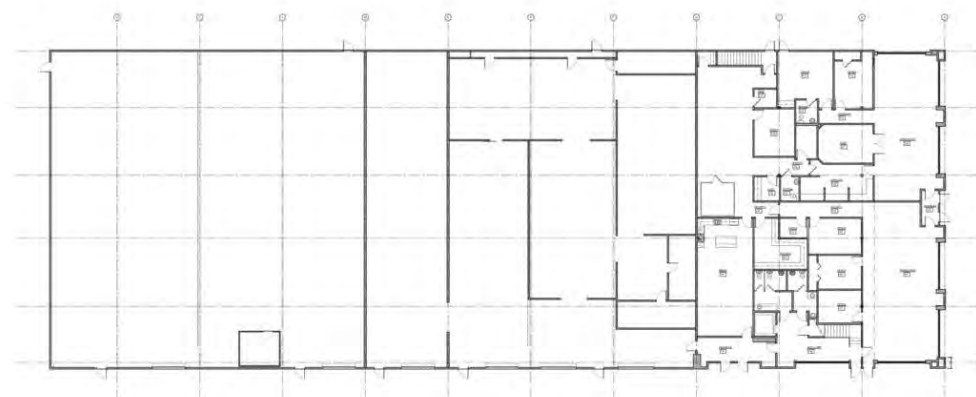


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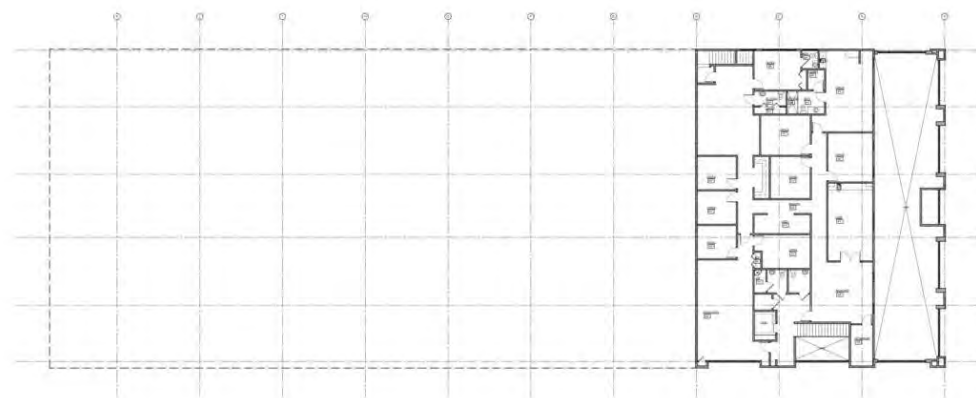
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GROUND FLOOR PLAN
SCALE 1/100=1:02



SECOND FLOOR PLAN
SCALE 1/16"=1'-0"

Area	WILLINGNESS TO PAY	
	2008-2009	2009-2010
Overall mean	2.1200	2.1200
12-14 years old	2.0775	2.0775
15-17 years old	2.0775	2.0775
18-20 years old	2.0775	2.0775
21-23 years old	2.0775	2.0775
24-26 years old	2.0775	2.0775

NOTE: willing to pay, based on 1000 baht.

[illegible]

WHEREAS EVERY ATTEMPT HAS BEEN MADE TO INCLUDE ALL DETAILS AND PERTINENT INFORMATION ON THE DRAWINGS, CONTRACTORS ARE RESPONSIBLE TO VERIFY ALL DIMENSIONS, DETAILS AND INFORMATION PROVIDED ON THE DRAWINGS. CONTRACTORS SHALL NOTIFY ARCHITECT, INC. IN WRITING, FOR ANY OMISSION OR DISCREPANCY ON THE DRAWINGS.



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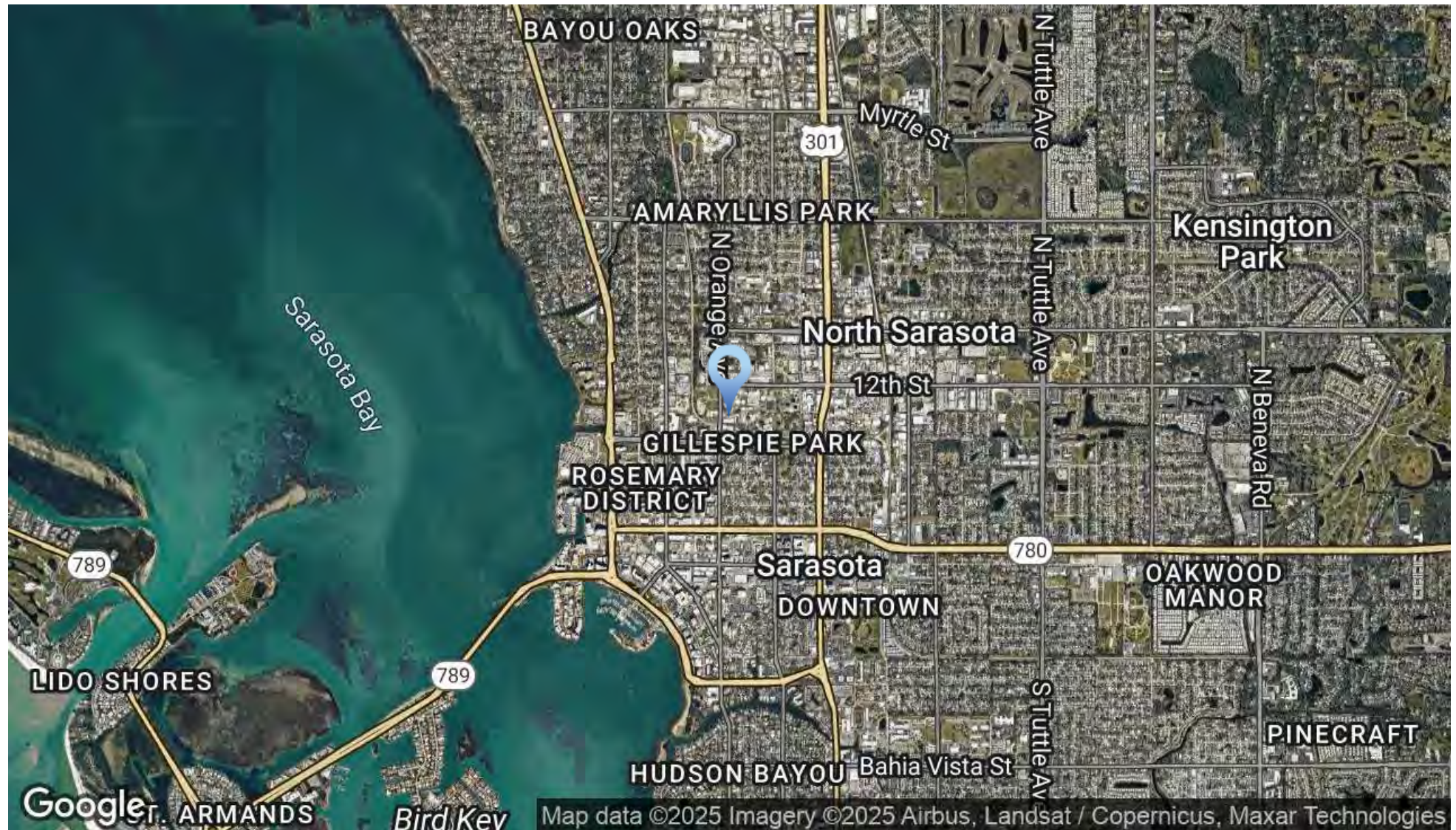
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