

# Pen West

2805 FRUITVILLE ROAD SARASOTA, FL 34237



## PROPERTY DESCRIPTION

Build to suit office space for lease at Pen West Office Park, which is a premier office complex in desirable Sarasota. The office park is centrally located on the Gateway to Downtown Sarasota (Fruitville Rd.) between I-75 and US 301.

2805 Fruitville Rd. is a free standing 45,645 SF building that can be divided into suites starting at 1,400 SF. Unit size and layout are custom to each Tenant's desired floor plan. This building features a beautiful courtyard, common corridors, an elevator and multiple stairwells to the 2nd floor and offers an abundance of natural light coming through numerous windows along the common space and each suite that brightens up the entire building. The courtyard was remodeled by world famous Lucas Lagoons which was featured on multiple TV stations.

Each suite can be customized floor plans from layout to size, to meet the needs of Tenants.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (NNN)
Number of Units:	15
Available SF:	1,400 - 10,110 SF
Lot Size:	343,833 SF
Building Size:	45,645 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,098	46,570	92,208
Total Population	14,749	90,581	173,574
Average HH Income	\$57,176	\$68,776	\$74,157



### TROY ROBBINS

Broker-Associate  
941.356.1613  
Troy@RobbinsCommercial.com



### KEVIN ROBBINS

Sales Associate  
941.724.2321  
Kevin@RobbinsCommercial.com



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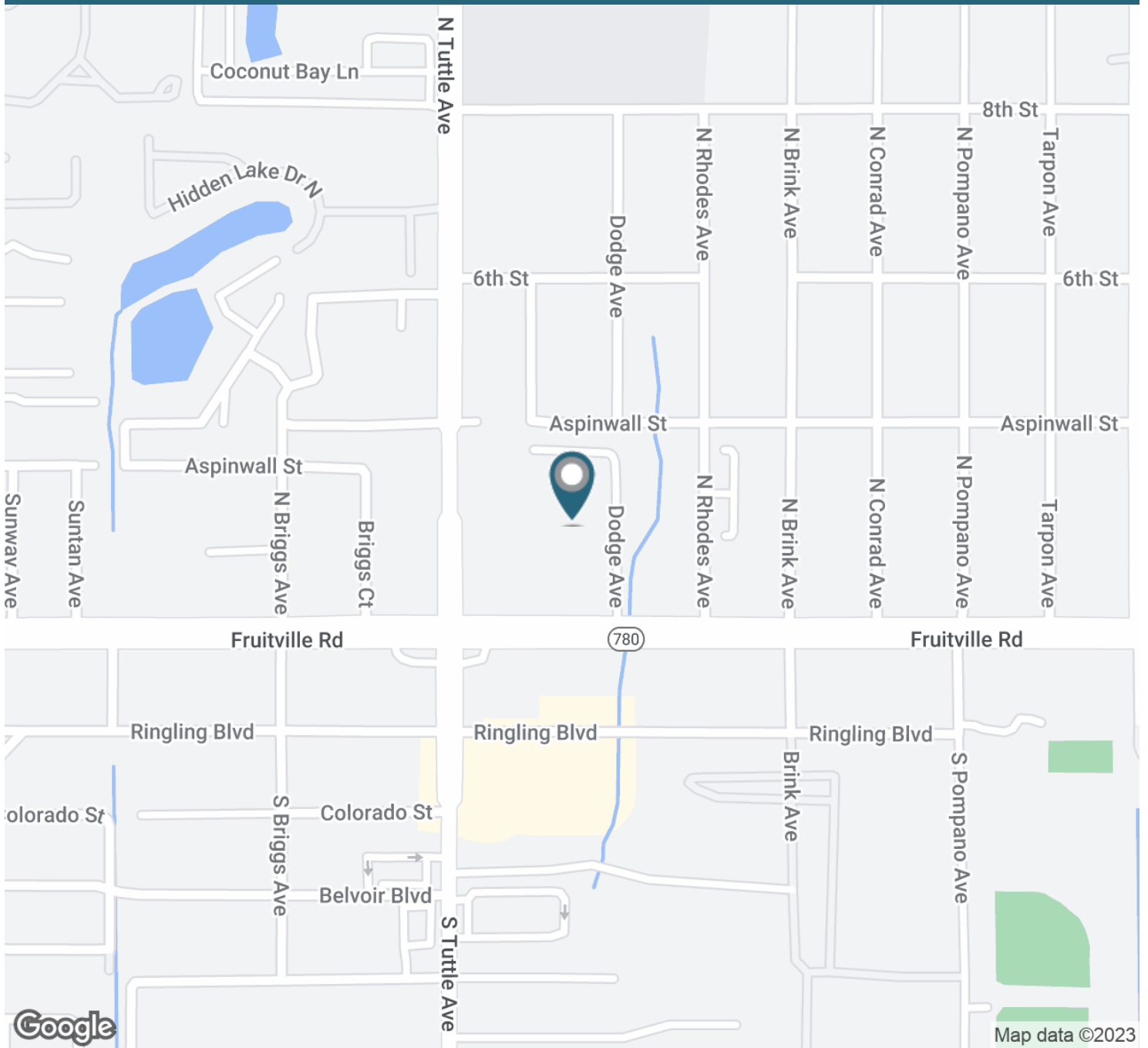


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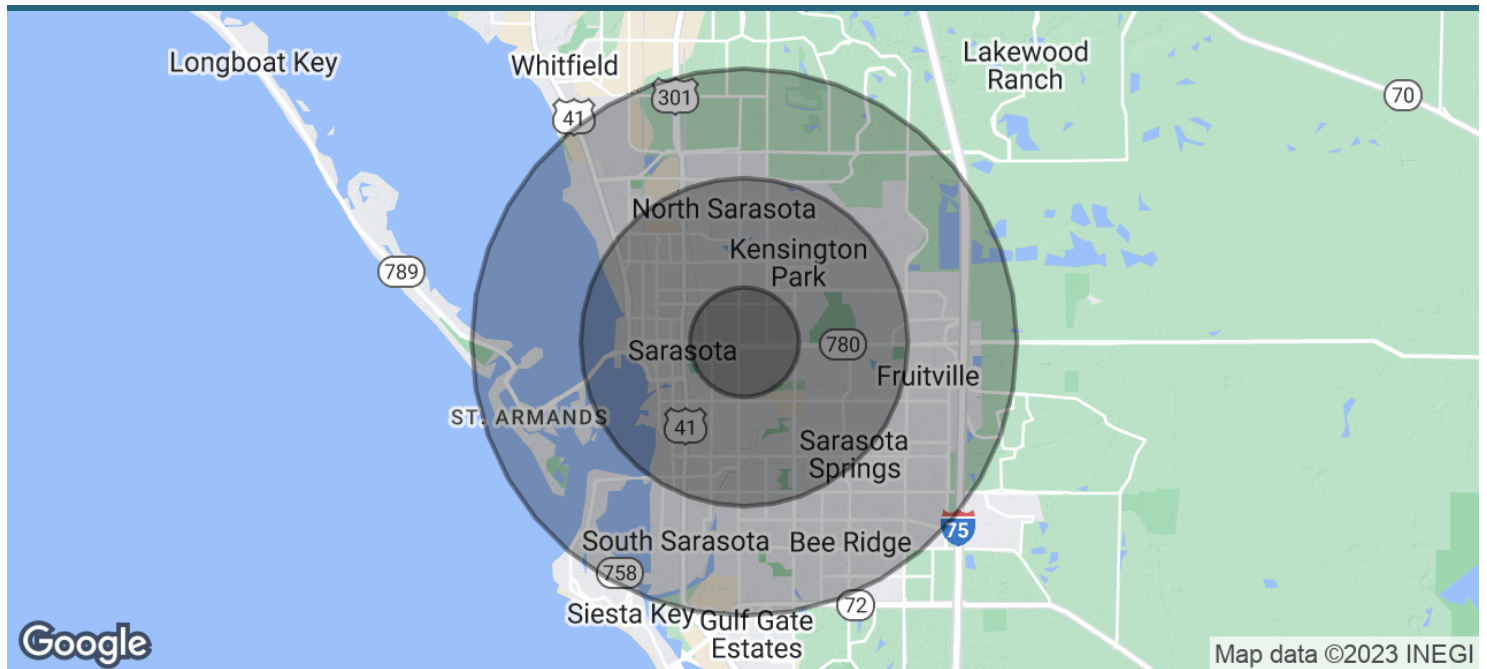


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,749	90,581	173,574
Average Age	43.2	47.8	49.3
Average Age (Male)	40.5	45.7	47.0
Average Age (Female)	46.2	50.3	51.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,098	46,570	92,208
# of Persons per HH	2.1	1.9	1.9
Average HH Income	\$57,176	\$68,776	\$74,157
Average House Value	\$187,478	\$286,919	\$325,160

\* Demographic data derived from 2020 ACS - US Census



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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 - 10,110 SF	Lease Rate:	\$27.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	2,630 SF	NNN	\$27.00 SF/yr	-
Suite 102	Available	5,475 SF	NNN	\$27.00 SF/yr	-
Suite 106	Available	7,670 SF	NNN	\$27.00 SF/yr	-
Suite 201	Available	1,400 SF	NNN	\$27.00 SF/yr	-
Suite 202	Available	3,925 SF	NNN	\$27.00 SF/yr	-
Suite 204	Available	2,750 SF	NNN	\$27.00 SF/yr	-
Suite 209	Available	10,110 SF	NNN	\$27.00 SF/yr	-



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