

IAN BLACK
REAL ESTATE

THE PLACE FOR SPACE



PNC BANK BUILDING

1549 RINGLING BLVD. SARASOTA, FL 34236

PNC Bank Building

1549 Ringling Blvd., Sarasota, FL 34236



PROPERTY SUMMARY

Available SF:	3,500 - 10,564 SF
Lease Rate:	\$28.00 - \$30.00 SF/yr (Gross)
Building Size:	71,153 SF
Building Class:	A
Year Built:	1983
Market:	Bradenton-Sarasota-Venice
Sub Market:	Downtown Sarasota
Cross Streets:	S. Orange Ave., S. Pineapple Ave.

PROPERTY OVERVIEW

Opportunity to lease 3,500 to 10,564 RSF of premier Class-A Office space in Downtown Sarasota! With close proximity to all downtown amenities and high visibility, it is ideal for clients and talent to access your business.

The Fourth Floor provides North and West-facing views over Downtown to the Bayfront. Multiple suites are available with various configurations and the possibility of a generous TI package. The Fifth Floor provides brand new finishes, a glass-enclosed conference room, and unparalleled views from each perimeter office. Both floors have suites that are available on a first-come-first-serve basis.

PROPERTY HIGHLIGHTS

- Availabilities include 3,000 - 10,564 RSF on the Fourth Floor. 4th Floor Suite overlooks Downtown Sarasota and the Bayfront
- Multiple private offices feature north and west-facing windows for abundant natural light with spectacular views
- Large, open collaborative areas with windows that are suitable for workstations or multiple desks
- Property offers street & on-site parking for clients; additional surface lot at 1626 Ringling for employee parking
- Excellent walkability factor for employees - steps to State Street, Main Street, and the Bayfront restaurants & shopping
- Building and Lobby Signage Opportunities

Please Contact:

JAG GREWAL, CCIM, SIOR
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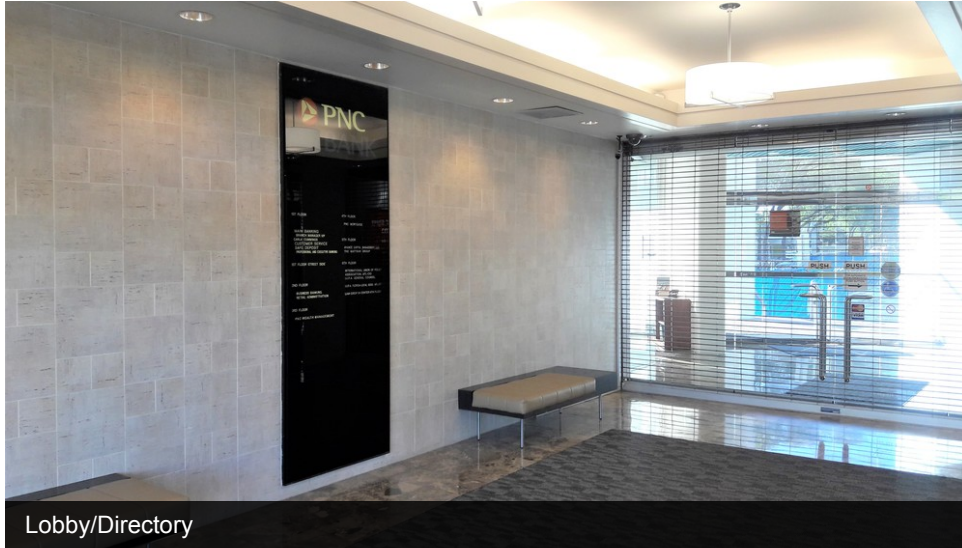
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Information deemed reliable but not guaranteed. Prices subject to change without notice.

1 South School Avenue Suite 600 | Sarasota, FL 34237 | ian-black.com

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Lobby/Directory



Drop Boxes Available



Building Exterior



Downtown Views

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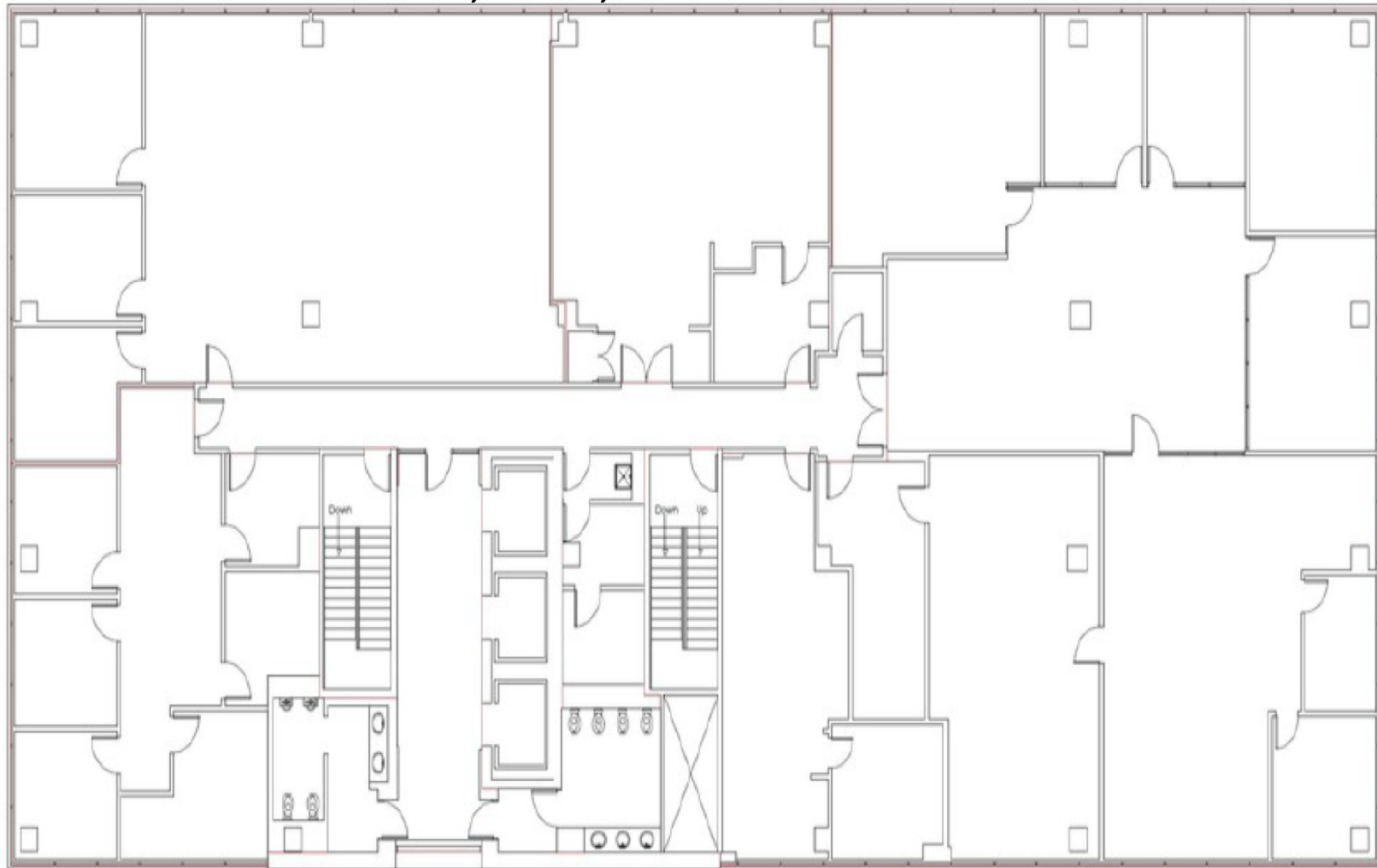
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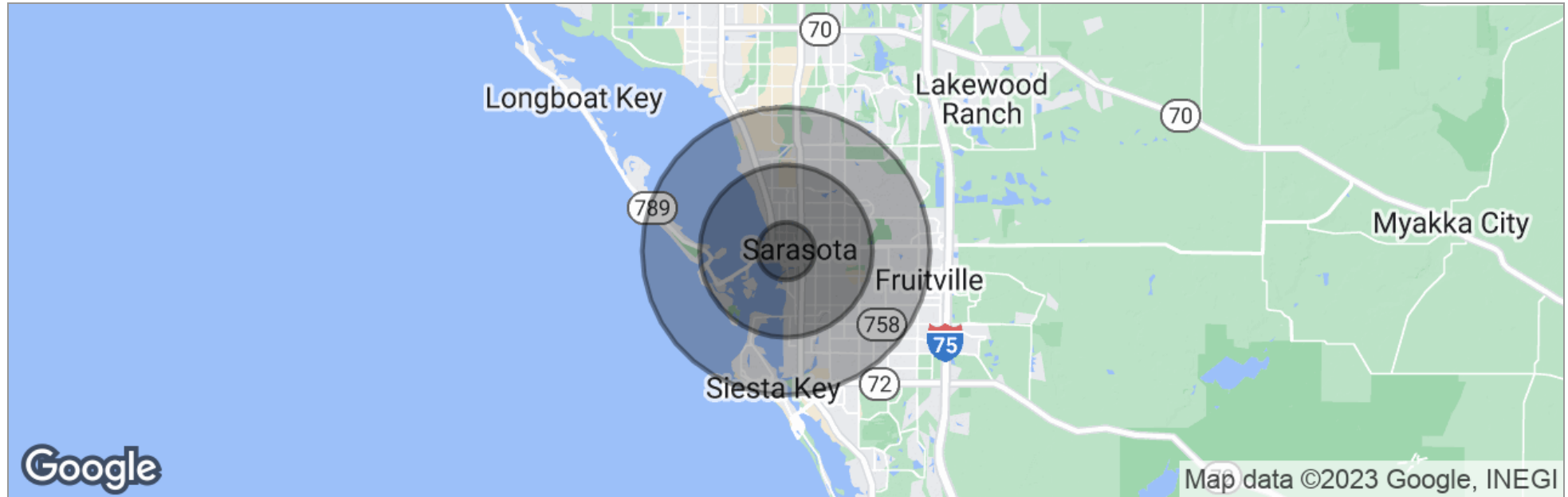
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	1 Mile	3 Miles	5 Miles
Total Population	10,598	65,900	144,170
Population Density	3,373	2,331	1,836
Median Age	45.8	43.8	46.1
Median Age (Male)	43.6	42.0	44.5
Median Age (Female)	48.0	46.2	47.8
Total Households	5,090	28,428	63,227
# of Persons Per HH	2.1	2.3	2.3
Average HH Income	\$77,669	\$66,577	\$69,029
Average House Value	\$516,500	\$379,969	\$307,696

* Demographic data derived from 2020 ACS - US Census

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JAG GREWAL, CCIM, SIOR Broker Associate/Partner



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Professional Background

Born in West Malaysia, Jag finished elementary school and the family then moved south so he could attend middle school to Singapore. At 14, they immigrated to Australia, where Jag completed high school at 16 and won a scholarship with BHP Co. Ltd to attend the University of South Australia. After successfully completing a rigorous degree program in Electrical Engineering, Jag decided to join his father's property development company and learned the business. In the late 90's, his entrepreneurial spirit brought him to America. After a short stint in Arizona in property development, Jag discovered Sarasota as he was flying to Africa on a mission assignment. He completed that assignment and moved to Sarasota in December 2000. He joined Coldwell Banker and rose to be the #1 agent in the Sarasota market for Coldwell Banker in 2006. In 2009, he left Coldwell Banker Commercial to form a partnership with Ian Black, Steve Horn & Marci Marsh at Ian Black Real Estate, where he is a Partner. Jag is married to his amazing, beautiful and creative wife Amy Grewal and they have four lovely children. He enjoys squash and golfing, when time permits.

A well respected commercial real estate broker, Jag has completed sales and leases over \$500M in this region and has earned numerous distinctions throughout his career including:

Past President of the Commercial Investment Division – an organization that serves all of the commercial real estate practitioners /affiliates in Sarasota County

Prestigious Commercial Realtor of the Year, awarded by his peers in December 2007

Obtained CCIM designation in March 2015, awarded by the Certified Commercial Investment Member Institute.

Obtained the rare SIOR (Dual) designation bestowed by the Society of Industrial and Office Realtors, one of only 140 worldwide.

2015 - 2020 Board Member of the Lakewood Ranch Business Alliance

2019- Current Board Member of the Bradenton EDC

2021 – Board of Trustees for Forty Carrots Family Center

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BRIE TULP, RPA® **Sales Associate**



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Professional Background

Brianna Tulp, RPA® joined Ian Black Real Estate in early 2021 after relocating from New York City where she worked for the largest office landlord and fully integrated REIT. Her broad experience spanned Property Management, Building Services, and Underwriting. In her most recent role, Brianna was appointed Assistant Vice President of Underwriting.

In her tenure at SL Green, she evaluated investment opportunities for the firm which included asset repositioning, base building efficiencies, direct acquisitions, structured finance, and dispositions for mixed-use properties. She was critical for the approval and acceptance of liability for ~50M square feet of redevelopment, development, repositioning, and conversion opportunities as well as ~\$3B in acquisition targets. Within each role, Brianna brought a new level of service, successfully elevated procedures, and maintained excellent tenant and vendor relationships.

When she's not working on deals to benefit her clients, Brianna enjoys traveling, golfing, scuba diving, boating, fishing and all things water-related with her husband, David.

Education

Brianna holds a Bachelor of Arts degree from Northeastern University. She also holds a valid Real Property Administrator (RPA®) designation, Florida Sales Associate license, and is currently completing her LEED Green Associate certification.

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