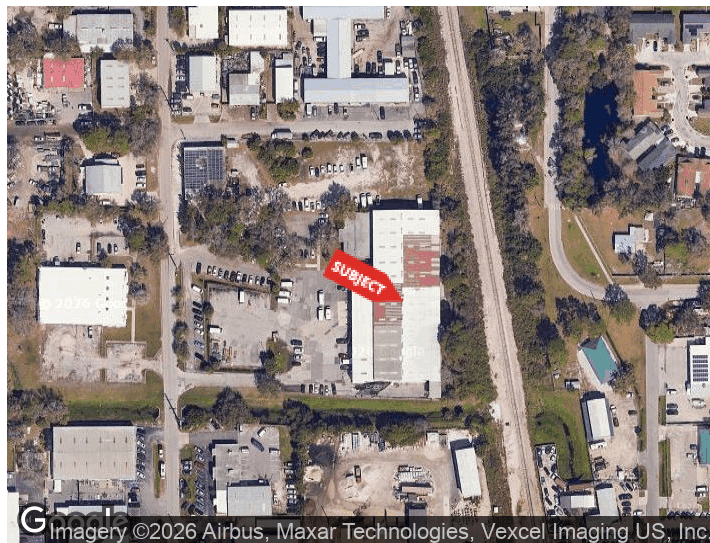




1800 NORTH EAST AVE
SARASOTA, FLORIDA 34234

PROPERTY HIGHLIGHTS

- ±16,000 SF flex office warehouse condo available for lease
- ±4,000 SF office with reception area and five offices
- ±12,000 SF free span warehouse with 32' clear height
- Shared ±2.3-acre fenced and secure outdoor area
- Three entryways for efficient access and logistics
- Prime location near Downtown Sarasota and US-301



DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	32	699	4,844
Total Population	100	2,134	12,725
Average HH Income	\$70,822	\$63,383	\$65,196

For More Information

ADAM SEIDEL

941 544 0770

adam@americanpropertygroup.com

SARASOTA, FL 34234



OFFERING SUMMARY

Lease Rate:	\$11 SF/yr (NNN)
Building Size:	40,451 SF
Available SF:	16,000 SF
Lot Size:	4 Acres
Number of Units:	4
Zoning:	IHD

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1800 N East Ave, Sarasota, FL

This centrally located flex office warehouse condo offers approximately 16,000 square feet of highly functional space, including $\pm 4,000$ SF of office and $\pm 12,000$ SF of warehouse, designed to support a wide range of business operations. The free span warehouse features an impressive 32-foot clear ceiling height and a 14' x 12' overhead door, allowing for efficient loading, storage, and vertical utilization.

The office component includes a large open waiting room/reception area and five private offices, providing a professional front-of-house layout that complements the industrial functionality of the warehouse. The property benefits from three separate entry points, allowing for smooth traffic flow and easy logistics for employees, vendors, and deliveries.

The condo is situated on a shared ± 2.3 -acre fenced and secure outdoor site, offering valuable open space ideal for a fleet of vehicles, employee parking, outdoor storage, or operational flexibility. Located just east of US-301 and near Downtown Sarasota, the property provides excellent access to major corridors while remaining close to the urban core.

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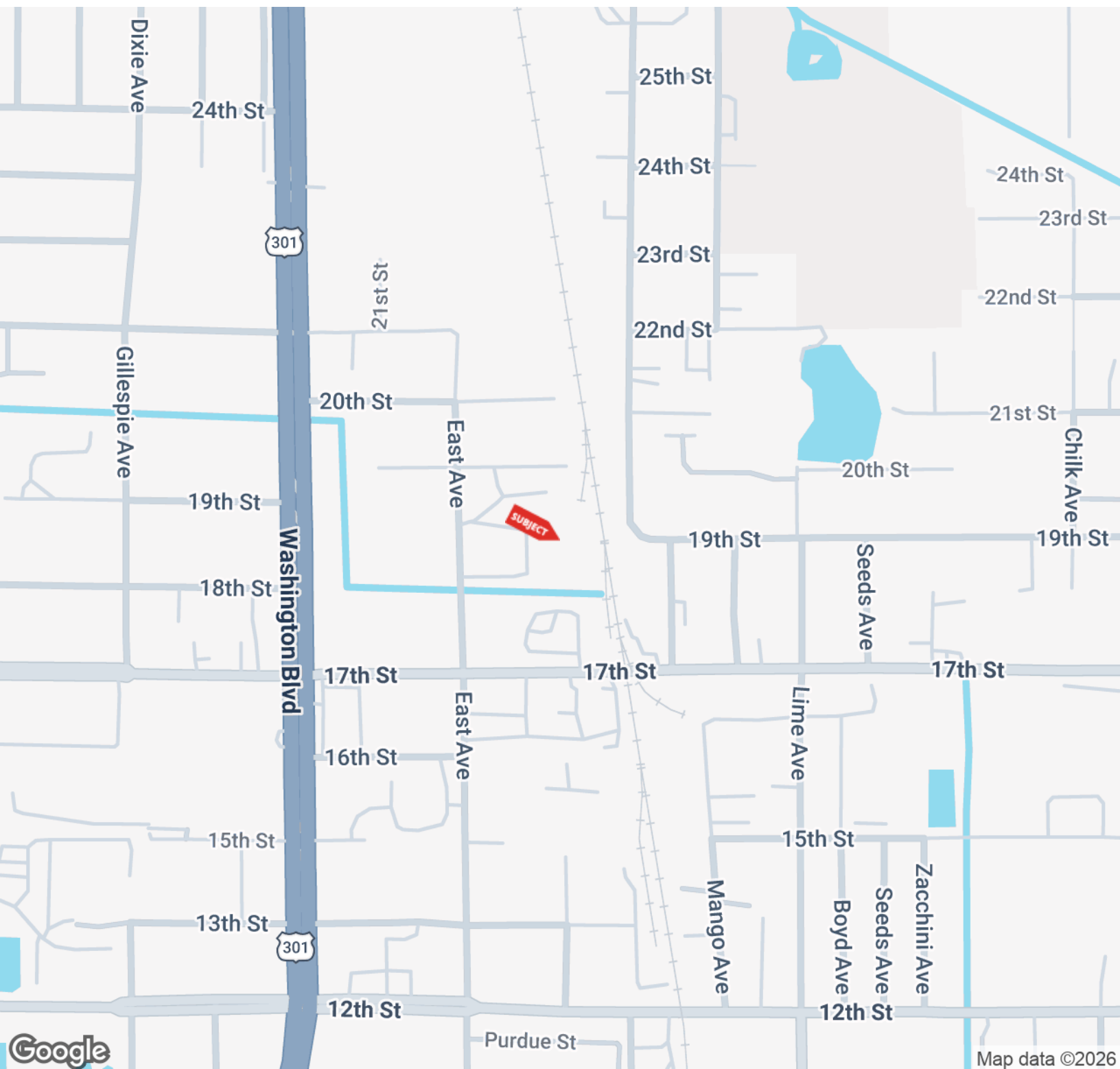
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SEABOARD OAKS, A COMMERCIAL CONDOMINIUM PHASE I

LYING IN SECTION 17, TOWNSHIP 36, SOUTH, RANGE 18 EAST,
CITY OF SARASOTA, SARASOTA COUNTY, FLORIDA

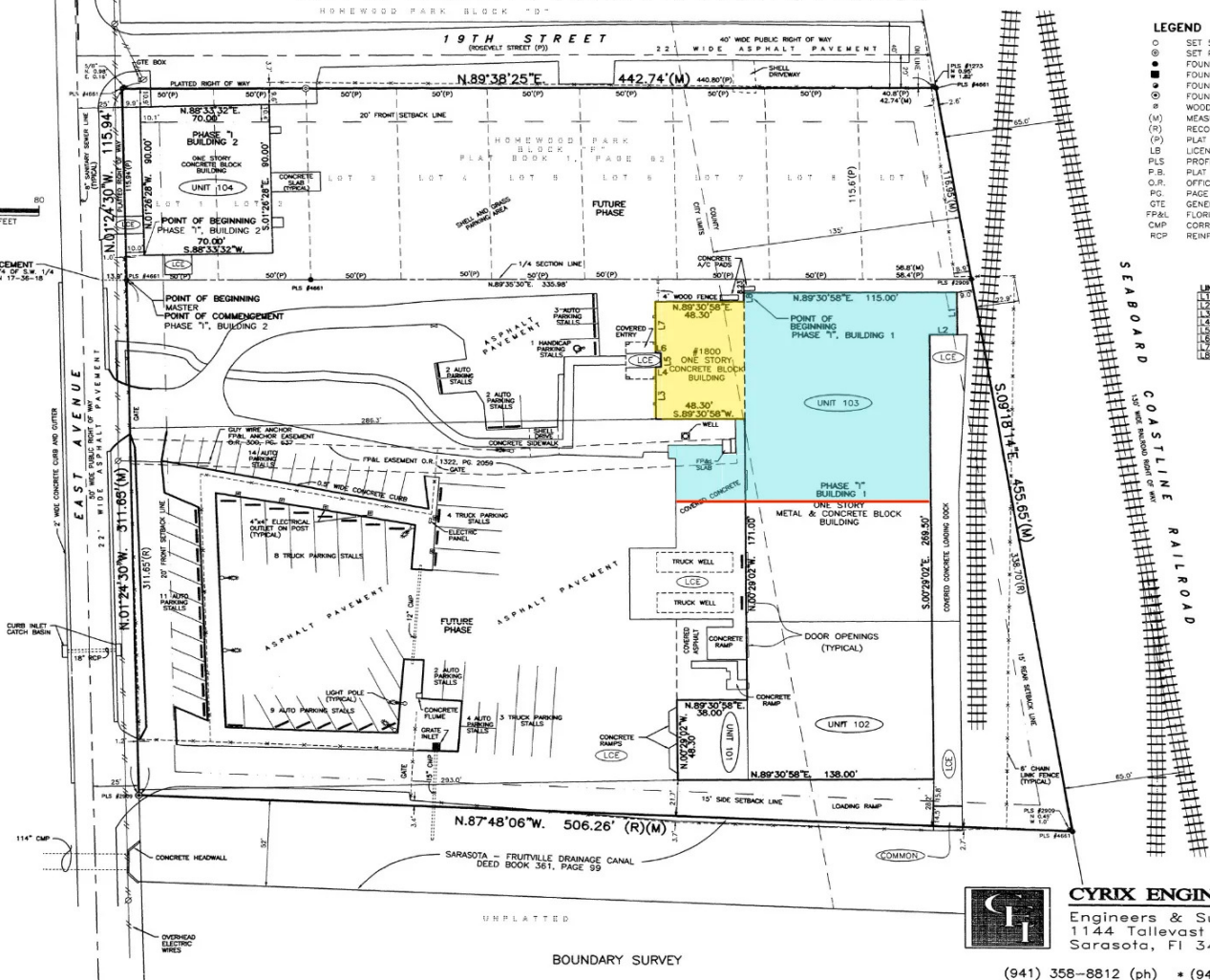
CONDOMINIUM BOOK 37, PAGE 32-A
SHEET No. 2 OF 3 SHEETS

EXHIBIT "A"

LEGEND

- SET 5/8" IRON ROD PLS #4661
- SET P.K. NAIL & DISC PLS #4661
- FOUND IRON ROD
- FOUND 4"x4" CONC. MONUMENT
- FOUND IRON PIPE
- FOUND P.K. NAIL & DISC
- WOOD POWER POLE
- MEASURED DATA
- RECORD DATA
- PLAT DATA
- LICENSED BUSINESS
- PLS PROFESSIONAL LAND SURVEYOR
- P.B. PLAT BOOK
- O.R. OFFICIAL RECORD BOOK
- PG. PAGE
- GTE GENERAL TELEPHONE & ELECTRIC CO.
- FW&L FLORIDA POWER & LIGHT COMPANY
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE

LINE	BEARING	DISTANCE
1	N. 89° 30' 58" E.	23.50'
2	N. 89° 30' 58" E.	15.00'
3	N. 00° 29' 02" W.	31.10'
4	N. 89° 30' 58" E.	31.10'
5	N. 89° 30' 58" E.	8.40'
6	N. 89° 30' 58" W.	31.10'
7	N. 89° 30' 58" E.	30.80'
8	N. 00° 29' 02" W.	3.50'



CYRIX ENGINEERING, INC.

Engineers & Surveyors
1144 Tallevast Rd., #111
Sarasota, FL 34243

(941) 358-8812 (ph) * (941) 358-8909 (fax)

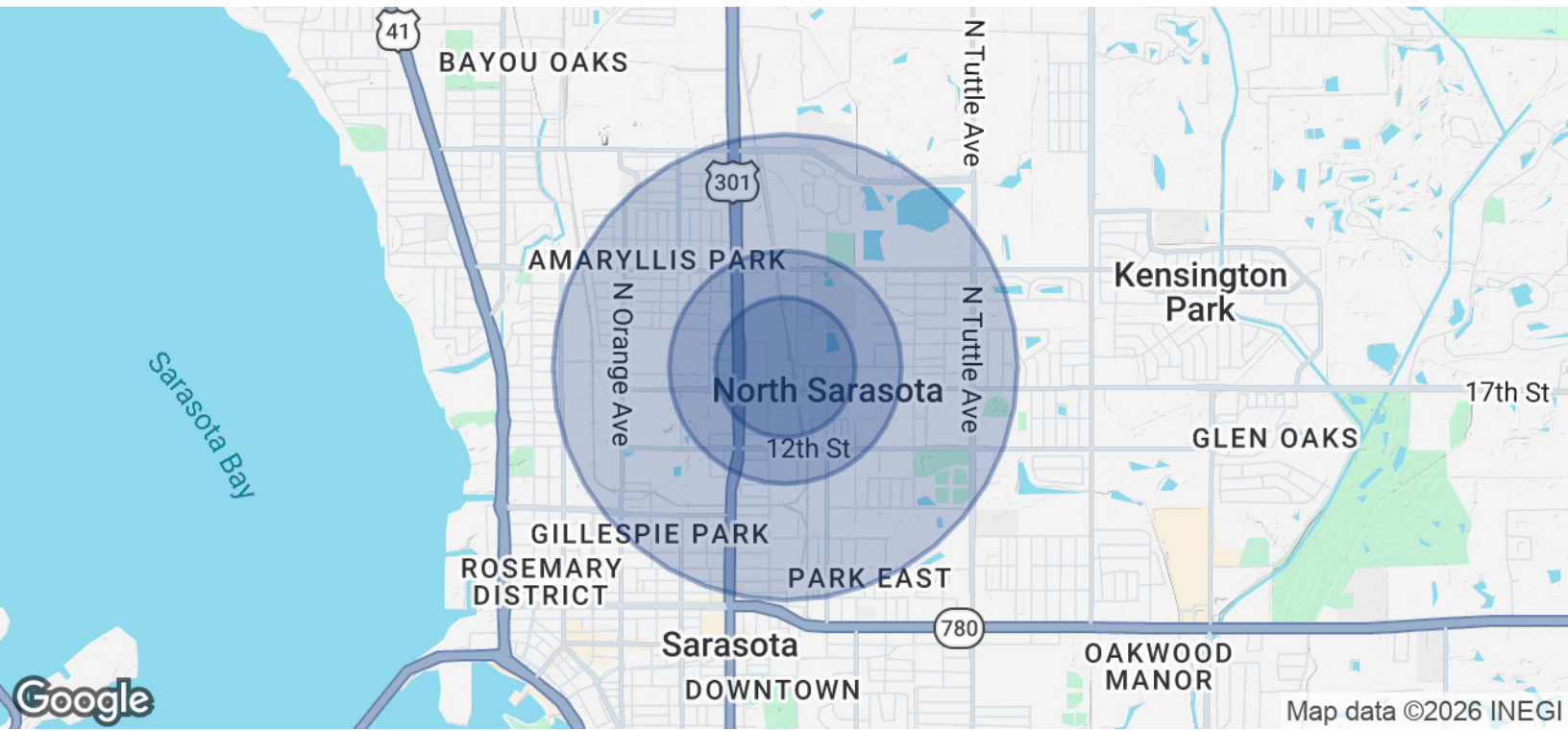
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	100	2,134	12,725
Average Age	37	38	40
Average Age (Male)	35	36	38
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	32	699	4,844
# of Persons per HH	3.1	3.1	2.6
Average HH Income	\$70,822	\$63,383	\$65,196
Average House Value	\$230,812	\$230,410	\$297,401

2020 American Community Survey (ACS)

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