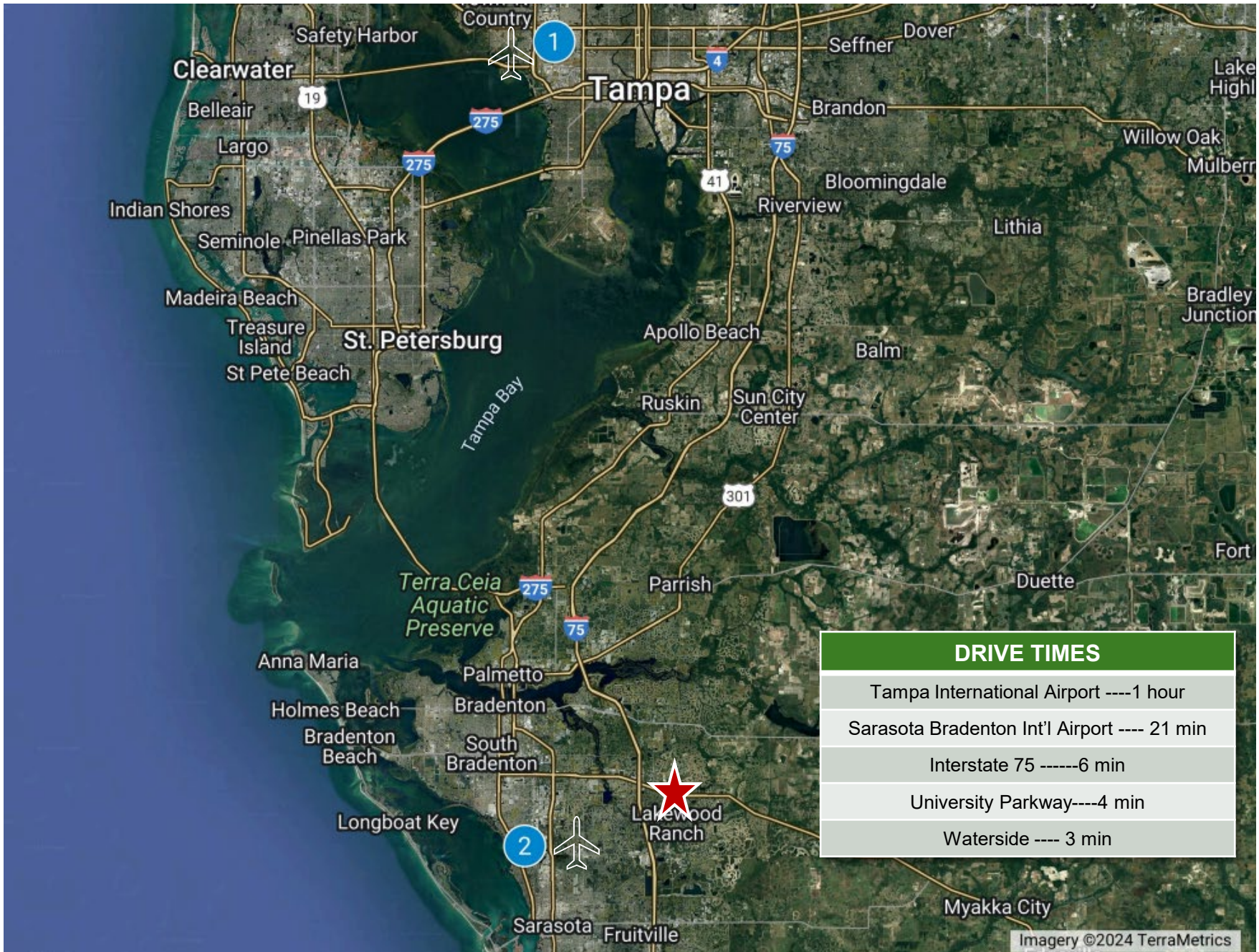


4065 LAKEWOOD RANCH BLVD - WATERSIDE

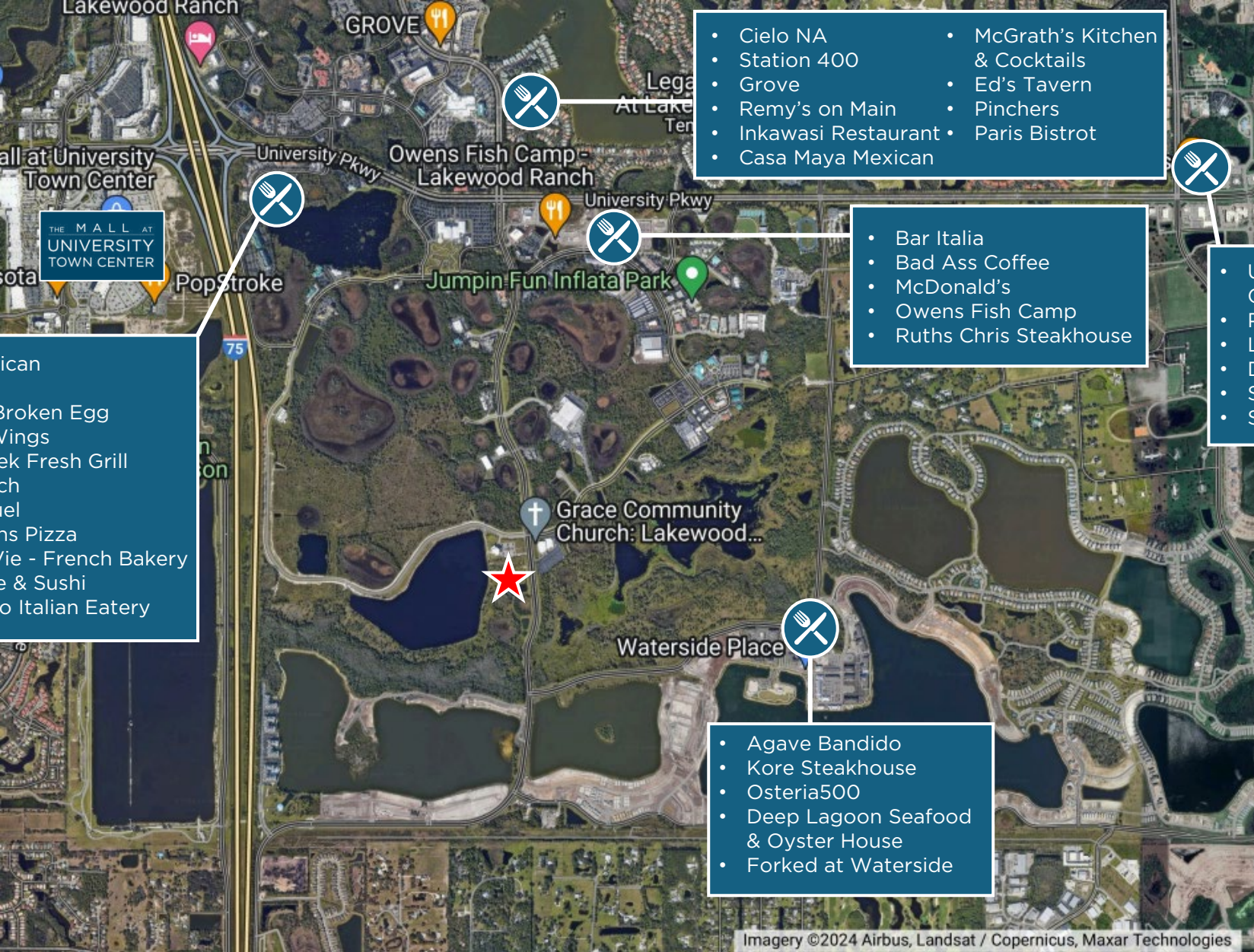


Located in Lakewood Ranch, the nation's top-selling age-diverse master-planned community for six consecutive years, 4065 Lakewood Ranch Blvd features a two-building, Class A light manufacturing project. It offers close proximity to a wealth of amenities, including restaurants, hotels, daycare facilities, fitness centers, and housing options at various price points.

4065 LAKEWOOD RANCH BLVD - WATERSIDE



4065 LAKEWOOD RANCH BLVD - WATERSIDE RESTAURANTS



- Lucky Pelican
- Subway
- Another Broken Egg
- It's Just Wings
- Little Greek Fresh Grill
- First Watch
- Get Fit Fuel
- Papa Johns Pizza
- C'est La Vie - French Bakery
- Thai Spice & Sushi
- Cassariano Italian Eatery

- Cielo NA
- Station 400
- Grove
- Remy's on Main
- Inkawasi Restaurant
- Casa Maya Mexican
- McGrath's Kitchen & Cocktails
- Ed's Tavern
- Pinchers
- Paris Bistrot

- Bar Italia
- Bad Ass Coffee
- McDonald's
- Owens Fish Camp
- Ruths Chris Steakhouse

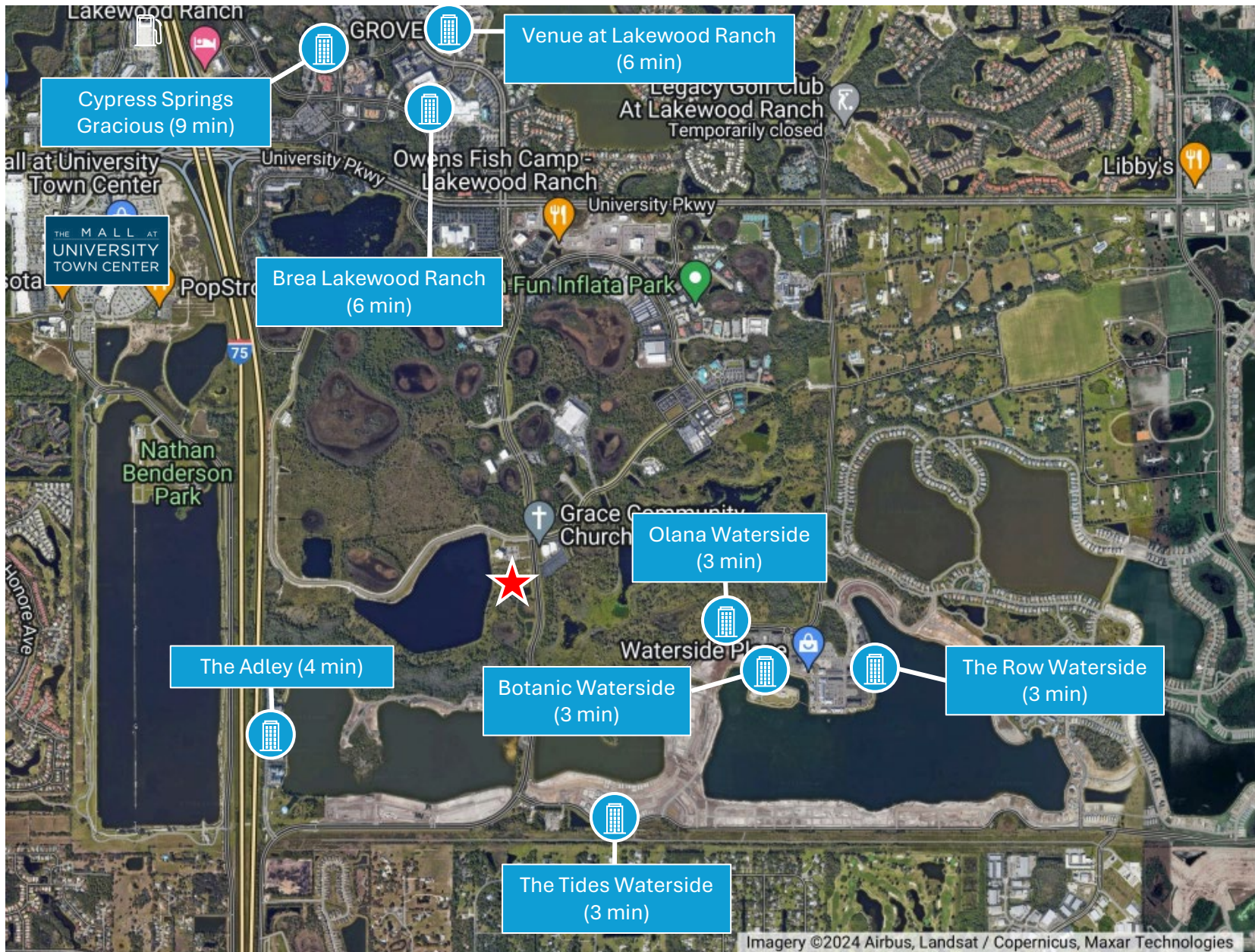
- U-Yee Sushi & Grill
- Publix
- Libby's
- Dominos Pizza
- Starbucks
- Smoothie King

- Agave Bandido
- Kore Steakhouse
- Osteria500
- Deep Lagoon Seafood & Oyster House
- Forked at Waterside

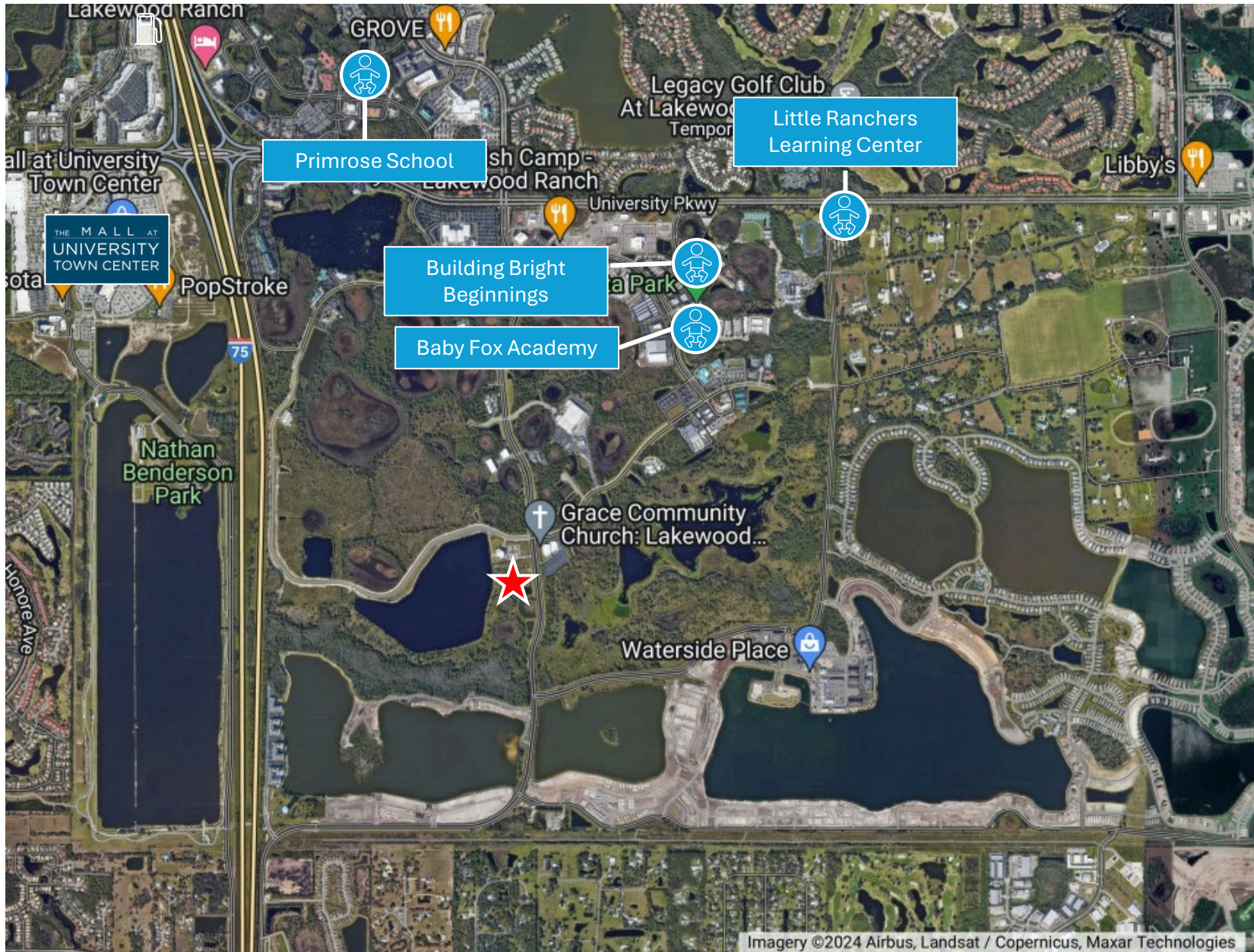
4065 LAKEWOOD RANCH BLVD - WATERSIDE HOTELS



4065 LAKEWOOD RANCH BLVD - WATERSIDE MULTI-FAMILY



4065 LAKEWOOD RANCH BLVD - WATERSIDE DAY-CARE





LOGO

LOGO

LOGO

LOGO

LOGO

LOGO

LOGO

4065 LAKEWOOD RANCH BLVD - WATERSIDE

SITE PLAN



TOTAL AREA - 6.37 ACRES
TOTAL WAREHOUSE - 92,400 SF

4065 LAKEWOOD RANCH BLVD - WATERSIDE

BUILDING SPECS & PROJECT TIMELINE

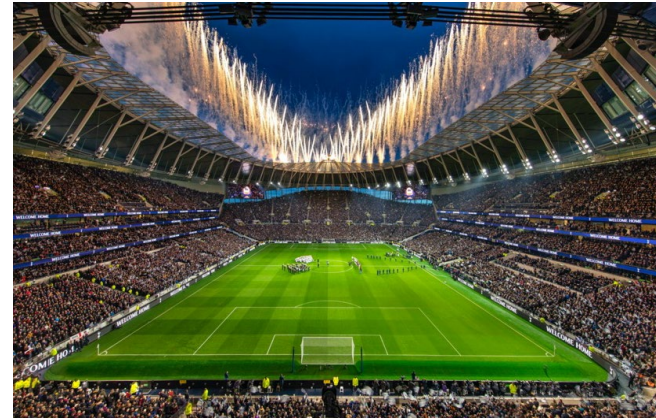
BUILDING	BUILDING 1	BUILDING 2
Total SF	39,600 SF	52,800 SF
Office SF	TBD	TBD
Clear Height	24'	28'
Building Depth	120'	160'
Column Space	55' x 40'	55' x 40'
Dock Doors	26	26
Drive-In Doors	2	2
Truck Court	160' (Shared)	160' (Shared)
Parking	1.8/1,000 SF	1.8/1,000 SF
Sprinklers	ESFR	ESFR
Lighting	LED (Motion)	LED (Motion)



PROJECT TIMELINE	
Concept Plan	8/15/24-8/23/24
Sarasota Pre-App Meeting	9/19/24
Civil Design	9/20/24 - 11/20/24
Sarasota County Site Plan Approval	11/20/24 - 2/19/25
Sarasota County Utilities	11/20/24 -3/19/25
SWFWMD	9/20/24 - 3/19/25
Construction	4/20/25 - 2/19/26

TAVISTOCK GROUP DEDICATED TO EXCELLENCE

- Global investments principally focused on real estate, hospitality, agriculture, and financial services. Within and beyond these markets, Tavistock holdings are diverse in nature and global in scale, spanning North and South America and the Caribbean, Europe, Asia, and Australia.
- We invest to achieve transformative impact by building excellent management teams and committing to long term growth.



ALBANY



Isleworth.



TAVISTOCK DEVELOPMENT COMPANY

GROUNDBREAKING PROJECTS THAT
LOOK TO THE FUTURE OF DESIGN,
TECHNOLOGY & HUMAN
EXPERIENCE

We specialize in projects across Commercial & Mixed-Use, Education, Health & Wellbeing, Hospitality, Residential and Human Performance & Training.



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