



# 2970 UNIVERSITY PKWY

SARASOTA, FLORIDA 34243

## PROPERTY HIGHLIGHTS

- Class A office space with high-end finishes
- Flexible suite sizes from 1,100 SF to 4,350 SF
- Abundant natural light throughout
- Secure, quiet professional environment
- Prime University Parkway corridor location
- Minutes to I-75, UTC, and SRQ Airport



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	629	3,534
Total Population	175	1,262	7,294
Average HH Income	\$88,738	\$96,727	\$100,768

For More Information

**ADAM SEIDEL**

941 923 0535

adam@americanpropertygroup.com

# SARASOTA, FL 34243



## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	23,140 SF
Available SF:	1,100 - 4,350 SF
Lot Size:	82,884 SF
Number of Units:	8
Year Built:	2008
Renovated:	2013
Zoning:	OPI

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2970 University Pkwy

Property Type: Class A Office Space

Available Size: 1,100 SF – 4,350 SF

Position your business in one of the most desirable commercial corridors in the region. This Class A office opportunity on University Parkway offers flexible suite sizes ideal for professional, medical, or corporate users seeking high-quality commercial real estate in a prime location.

The building features modern finishes, abundant natural light, and a secure, well-maintained environment designed to support productivity and client-facing operations. With flexible configurations, this property can accommodate growing businesses or established firms looking to elevate their presence.

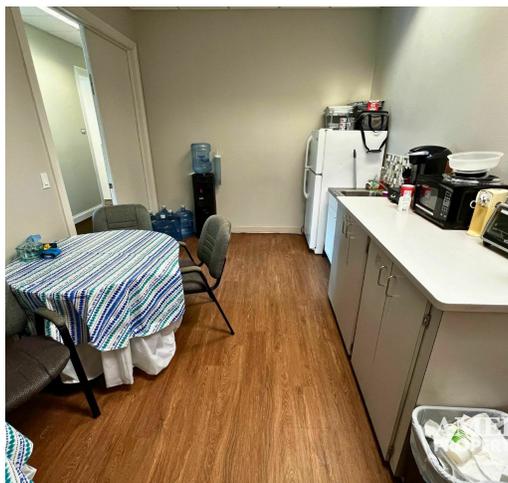
Strategically located between Manatee and Sarasota counties, the property provides immediate access to I-75, University Town Center, and Sarasota-Bradenton International Airport, making it an exceptional choice for businesses serving the greater Southwest Florida market.

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# UNIT 101 - 4,350 SF



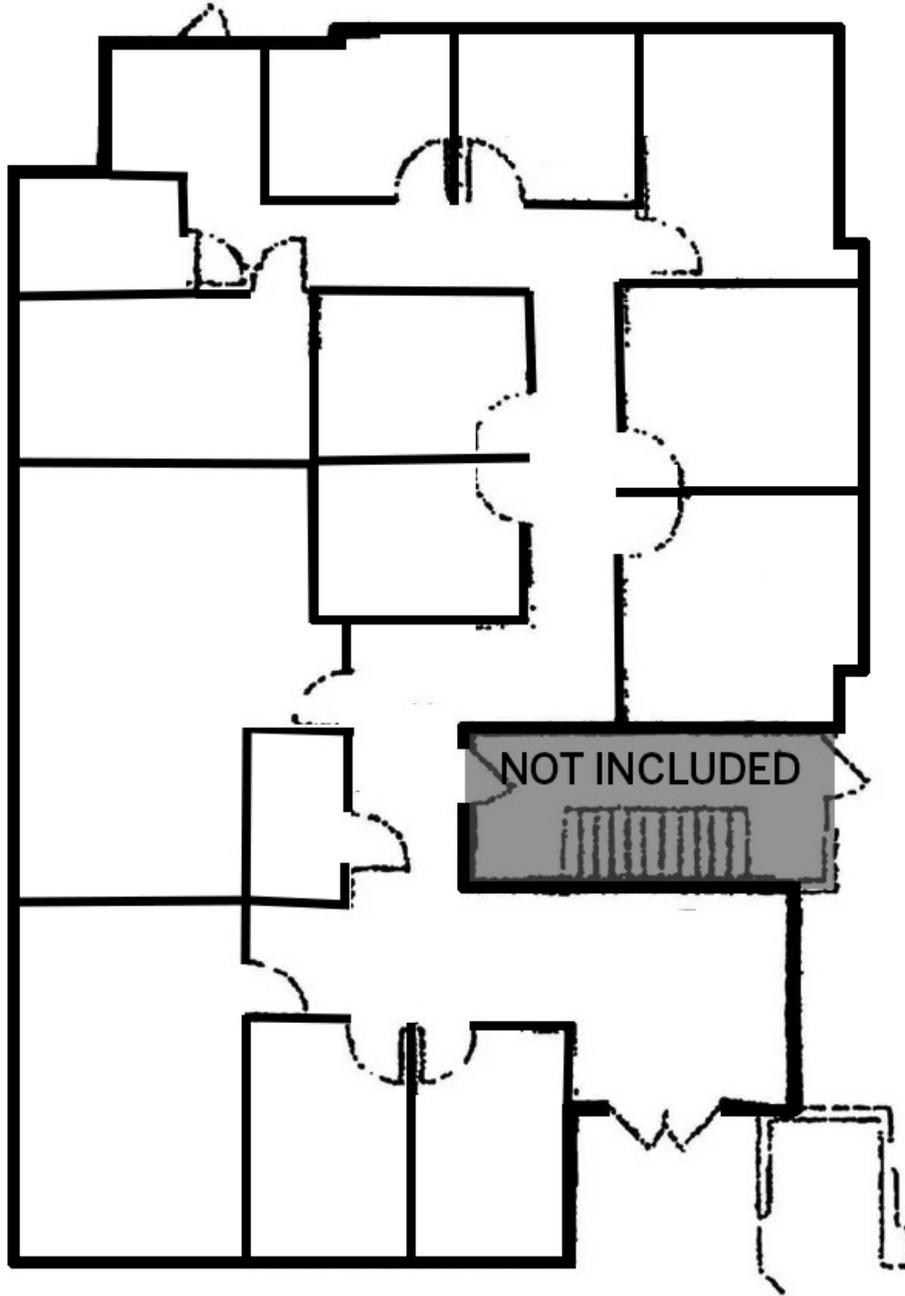
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# UNIT 101 - 4,350 SF



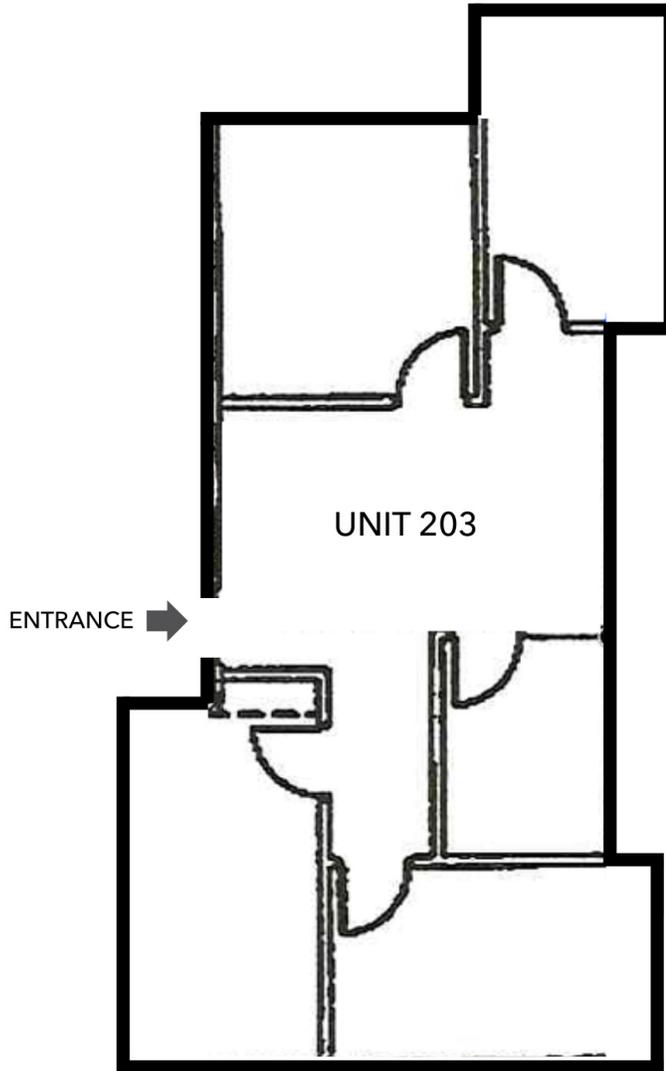
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# UNIT 203 - 1,100 SF



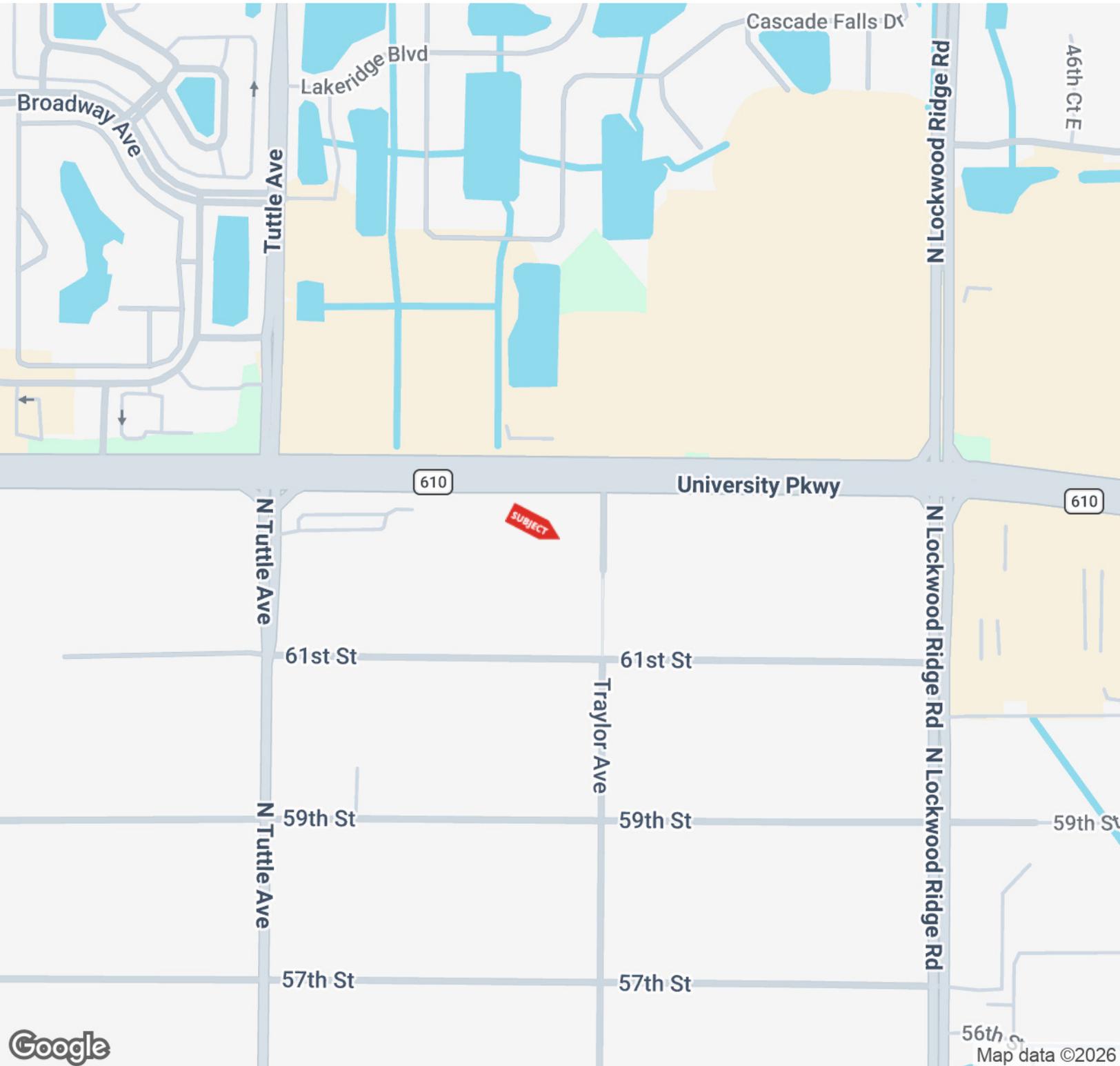
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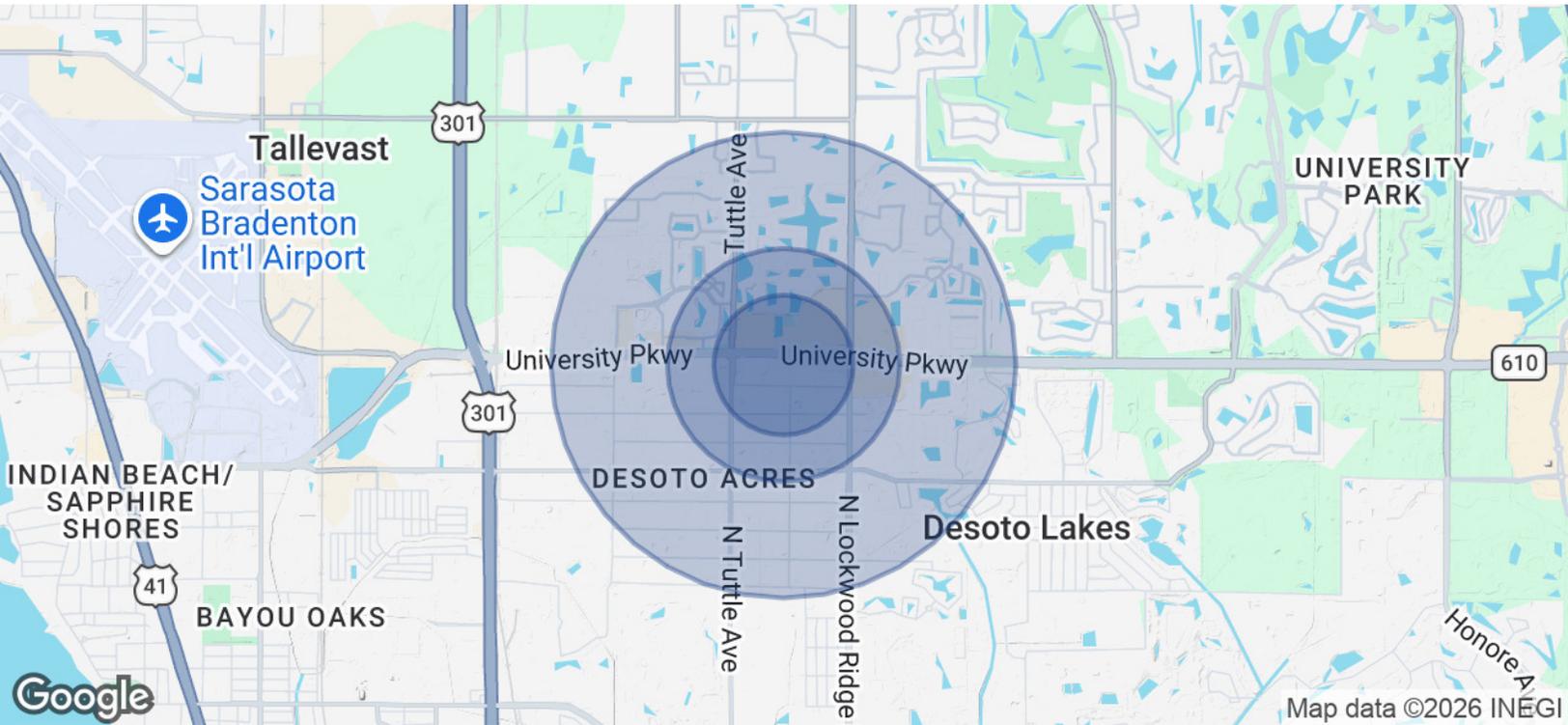
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	175	1,262	7,294
Average Age	58	53	51
Average Age (Male)	56	52	50
Average Age (Female)	60	54	53
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	629	3,534
# of Persons per HH	2	2	2.1
Average HH Income	\$88,738	\$96,727	\$100,768
Average House Value	\$477,668	\$436,419	\$429,791

Demographics data derived from AlphaMap

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