

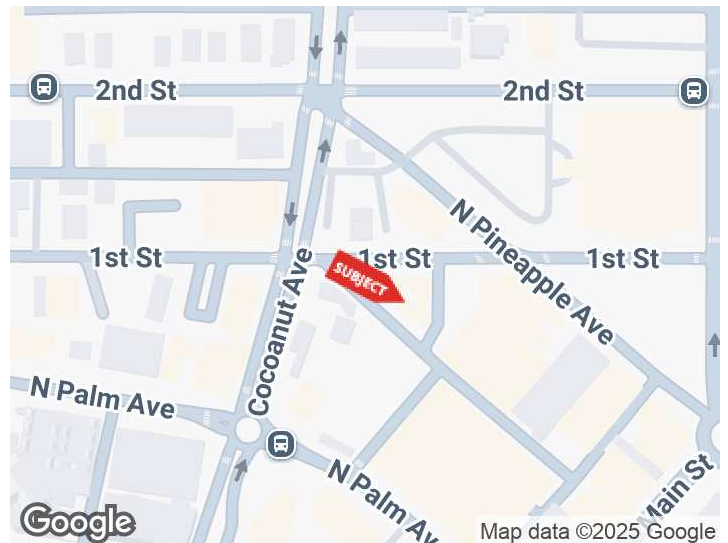


DOWNTOWN SARASOTA OFFICE

1266 1ST ST
SARASOTA, FLORIDA 34236

PROPERTY HIGHLIGHTS

- 1,500 SF office space on the 2nd floor
- 4 private offices + conference room
- Reserved parking available in a private lot
- Additional public street parking for clients/customers
- Prime Downtown Sarasota location



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,654	3,525	6,790
Total Population	2,604	5,492	12,123
Average HH Income	\$144,189	\$136,051	\$120,424

For More Information

BRIAN SEIDEL

CCIM - Broker Associate
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DOWNTOWN SARASOTA OFFICE



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (MG)
Building Size:	8,883 SF
Available SF:	1,500 SF
Lot Size:	15,122 SF
Year Built:	1978
Zoning:	DTC

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1266 1st St, Sarasota, FL

Property Type: Office

Property Size: 1,500 SF

Lease Rate: \$3,750/month MG

Now available in the heart of Downtown Sarasota – a second-floor office space offering a professional and efficient layout. The 1,500 SF suite features four private offices and a conference room, making it ideal for a variety of business uses.

Visit us online at AmericanPropertyGroup.com to see all our listings.

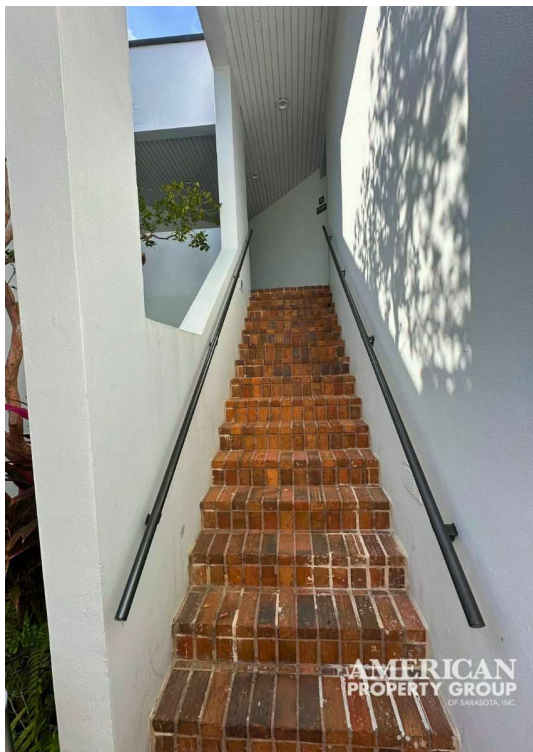
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**AMERICAN
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1266 1st St

DOWNTOWN SARASOTA OFFICE



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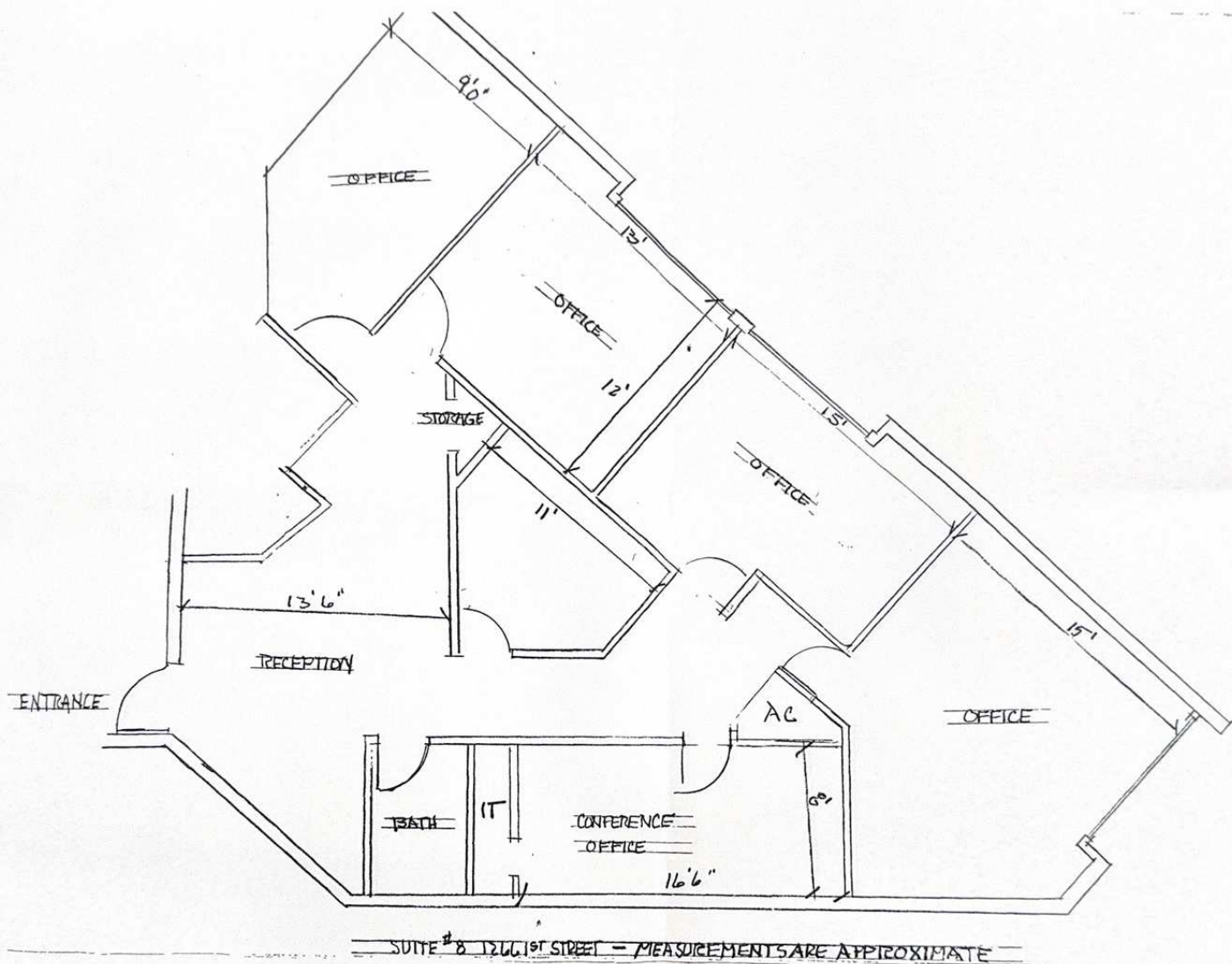


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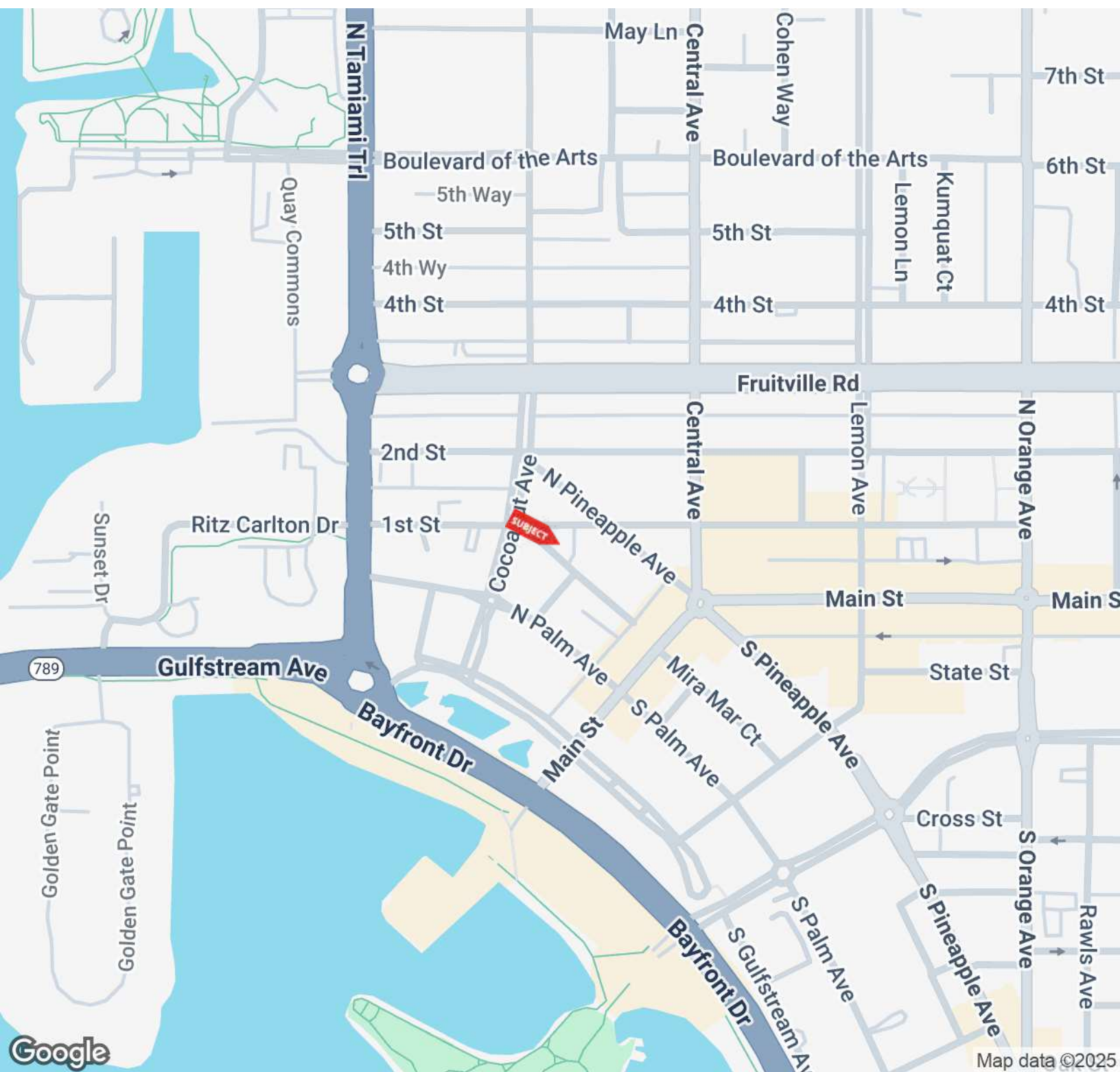


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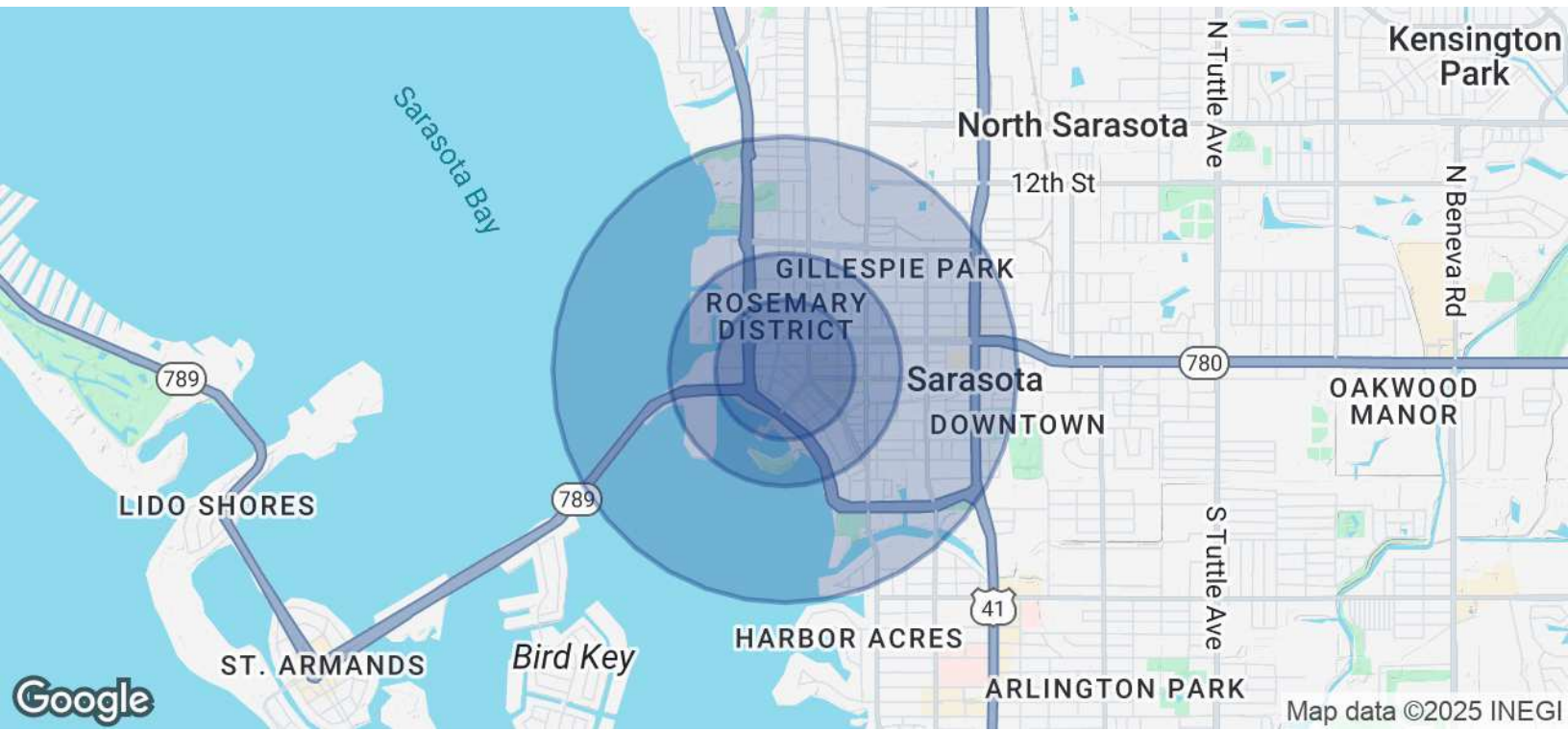


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DOWNTOWN SARASOTA OFFICE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,604	5,492	12,123
Average Age	64	65	58
Average Age (Male)	64	64	57
Average Age (Female)	64	65	59

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,654	3,525	6,790
# of Persons per HH	1.6	1.6	1.8
Average HH Income	\$144,189	\$136,051	\$120,424
Average House Value	\$1,044,172	\$1,012,707	\$909,433

Demographics data derived from AlphaMap

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