



IAN BLACK
REAL ESTATE
THE PLACE FOR SPACE

SARASOTA COMMERCE CENTER

100 Paramount Drive, Sarasota, FL 34232

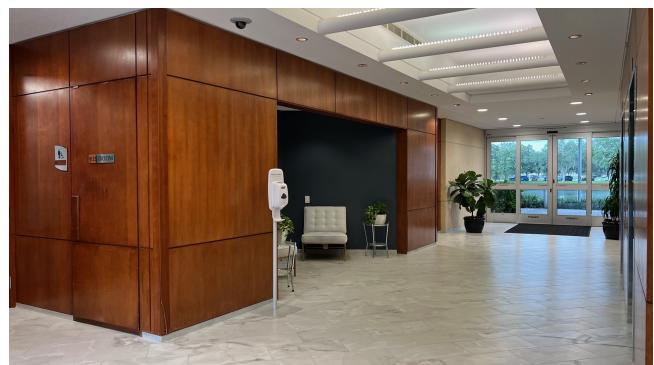


PROPERTY OVERVIEW

Class A Office Building located minutes from the I-75/Fruitville Road Interchange. The common areas in the building recently underwent extensive renovations in addition to recently added Tenant Lounge and Gym along with UV lights in the HVAC system for Tenant protection. Set in a park-like campus with lush landscaping and live oak trees, the building offers a dramatic location with waterfront views available to many suites. Conference Center on 2nd Floor is available to all tenants for client meetings. Shaded parking for employees and clients surrounds the building - 5/1000 parking ratio

PROPERTY SUMMARY

Lease Rate:	\$32.00 SF/yr (Full Service)
Available SF:	1,421 SF
Lot Size:	6.43 Acres
Year Built:	1991
Building Size:	78,017
Zoning:	ILW
Market:	Bradenton-Sarasota-Venice
Submarket:	Sarasota



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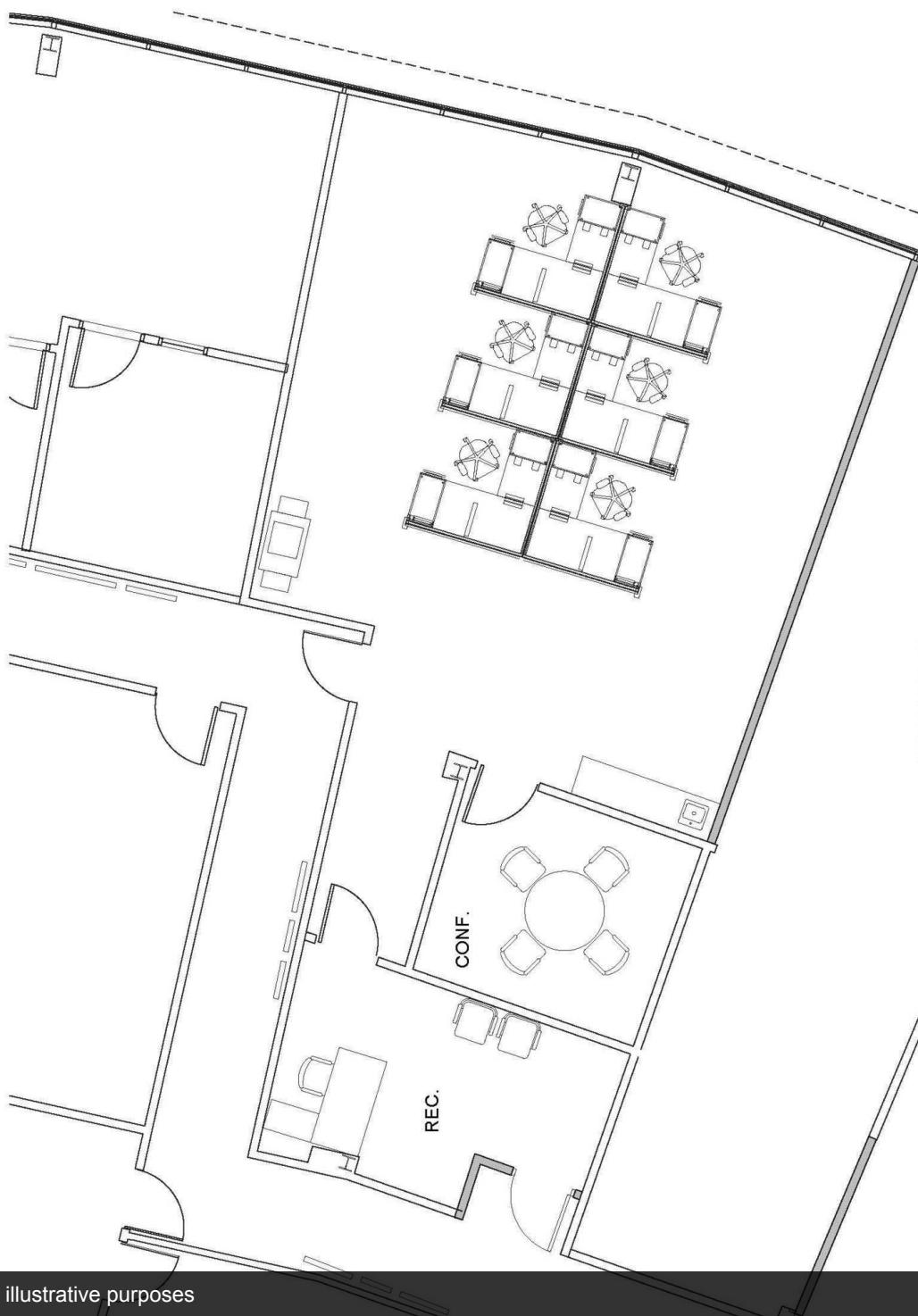
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SARASOTA COMMERCE CENTER

FLOOR PLAN

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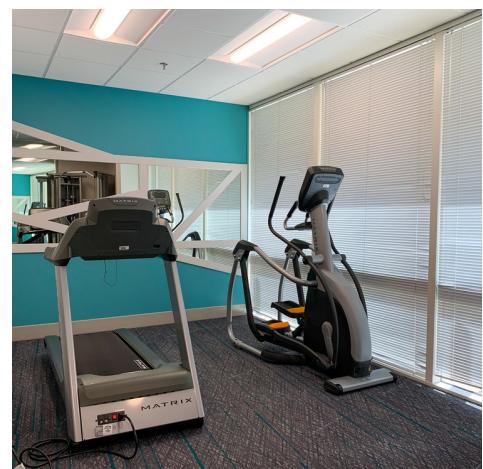
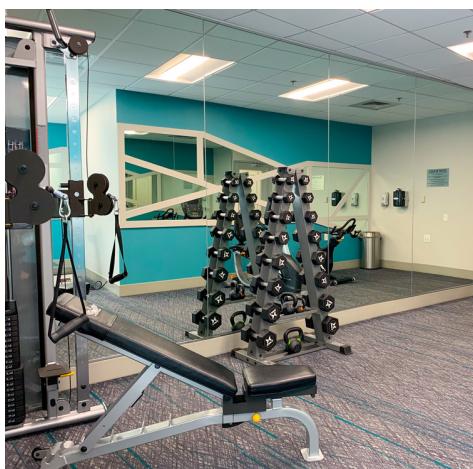
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ADDITIONAL PHOTOS

Sarasota Commerce Center

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DEMOGRAPHICS MAP & REPORT

Sarasota Commerce Center

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,059	51,744	144,446
Average age	40.0	46.2	45.9
Average age (Male)	36.3	44.9	44.2
Average age (Female)	41.4	47.0	47.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,049	21,618	61,053
# of persons per HH	2.5	2.4	2.4
Average HH income	\$68,895	\$67,524	\$67,508
Average house value	\$273,704	\$236,372	\$283,511

* Demographic data derived from 2020 ACS - US Census



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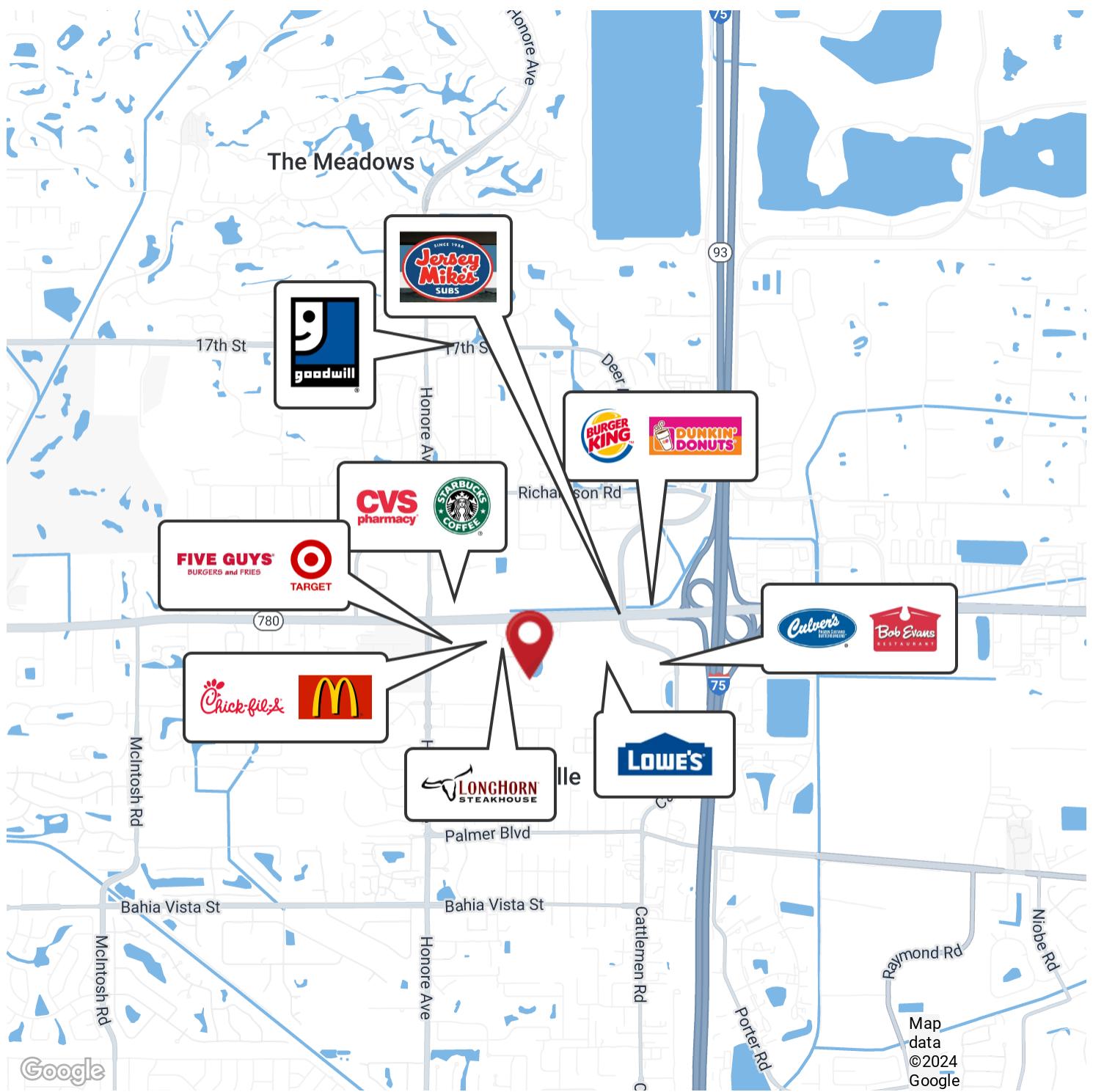
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RETAILER MAP

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