

IAN BLACK
REALESTATE

THE PLACE FOR SPACE

240 S. Pineapple

DOWNTOWN SARASOTA

JAG GREWAL, CCIM, SIOR
JESSICA DUNCAN

240 S. Pineapple

PROPERTY SUMMARY

Join us at 240 S. Pineapple Avenue, an 11-story, Class-A office tower in the heart of Sarasota's business district. This property boasts a \$4-million upgrade with contemporary designs, elegant finishes, state-of-the-art security, as well as green practices.

Located at the epicenter of the retail corridor in downtown Sarasota, this asset is adjacent to the Aloft hotel, and steps from numerous upscale restaurants, bars, shops, and Whole Foods. It is across the street from the newest condo complex, "The Mark" with over 25,000 SF of retail and office space. The building has a walkability score of 96 with plenty of parking.

\$35/PSF/Full Service



CONNECTIVITY AND WALKABILITY
TO DOWNTOWN SARASOTA



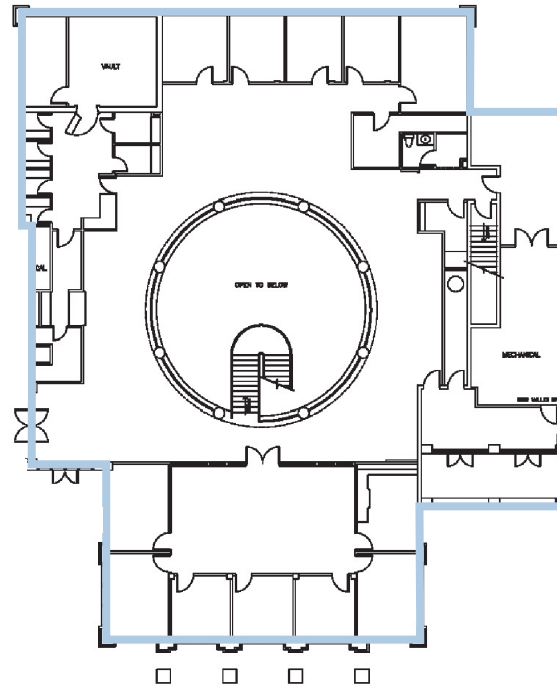
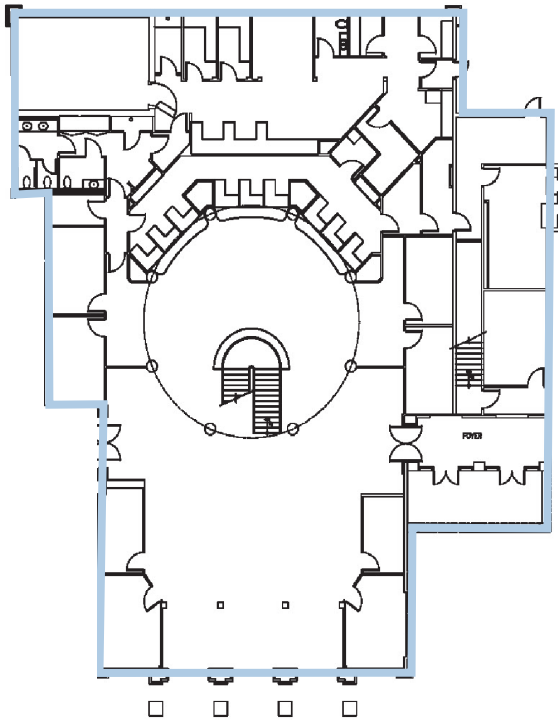
ONSITE COVERED GARAGE
2.95/1,000 SPACES



EXCELLENT SIGNAGE
VISIBILITY ON PINEAPPLE AVE

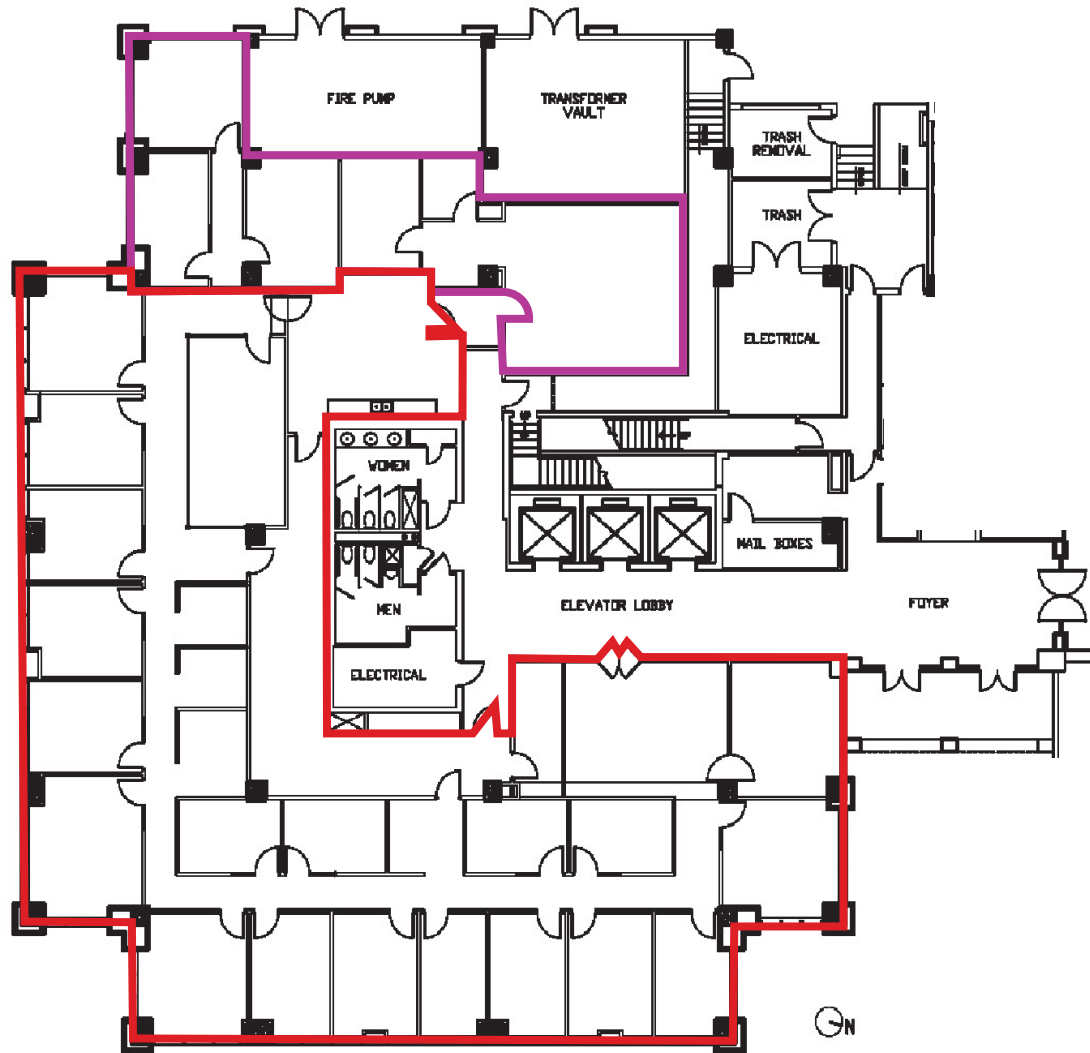
ANNEX BUILDING

Prime Retail / Office Use Opportunity
Suite 100: 19,435 SF



FIRST FLOOR

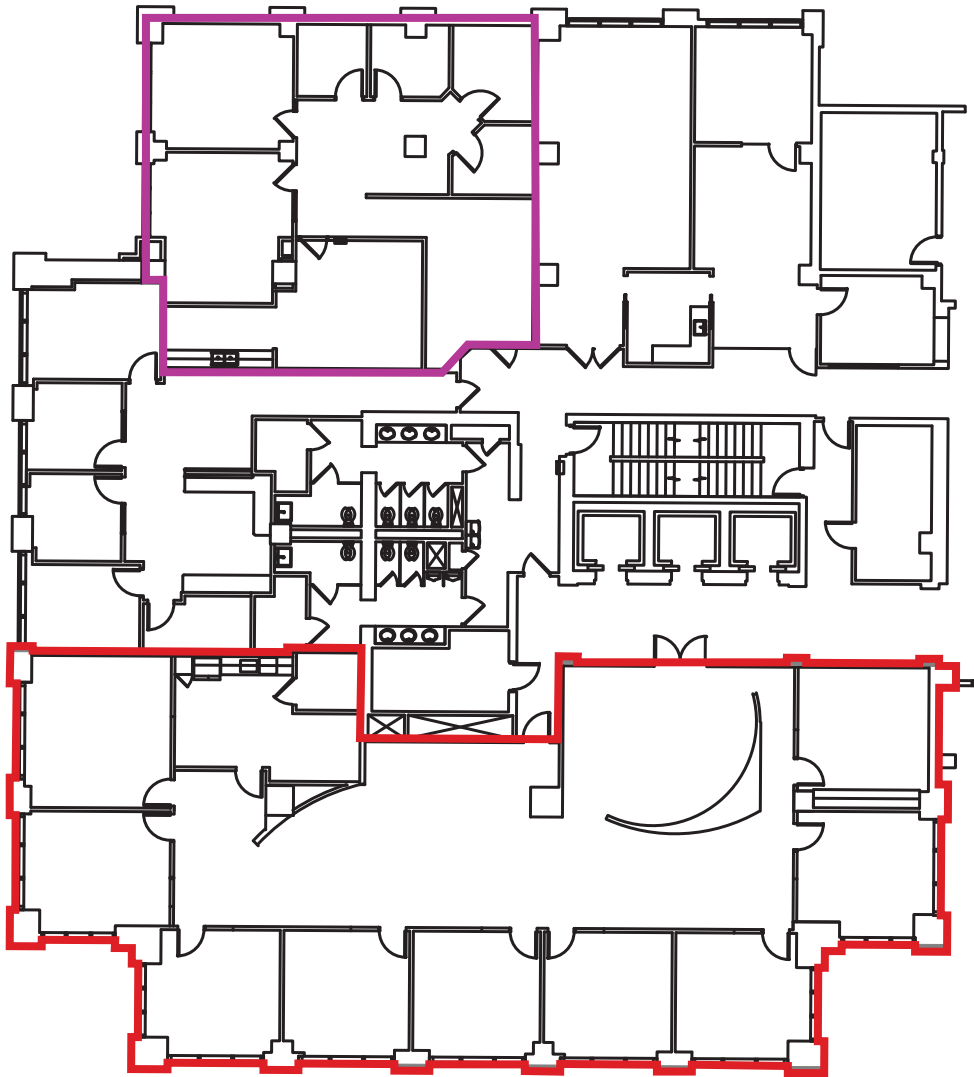
Suite 101 - 7,218 - 8,755 RSF



SECOND FLOOR

Suite 200 - 4,997 RSF

Suite 206 - 2,042 RSF



Suite 300 - 9,709 RSF
AVAILABLE JUNE 2027

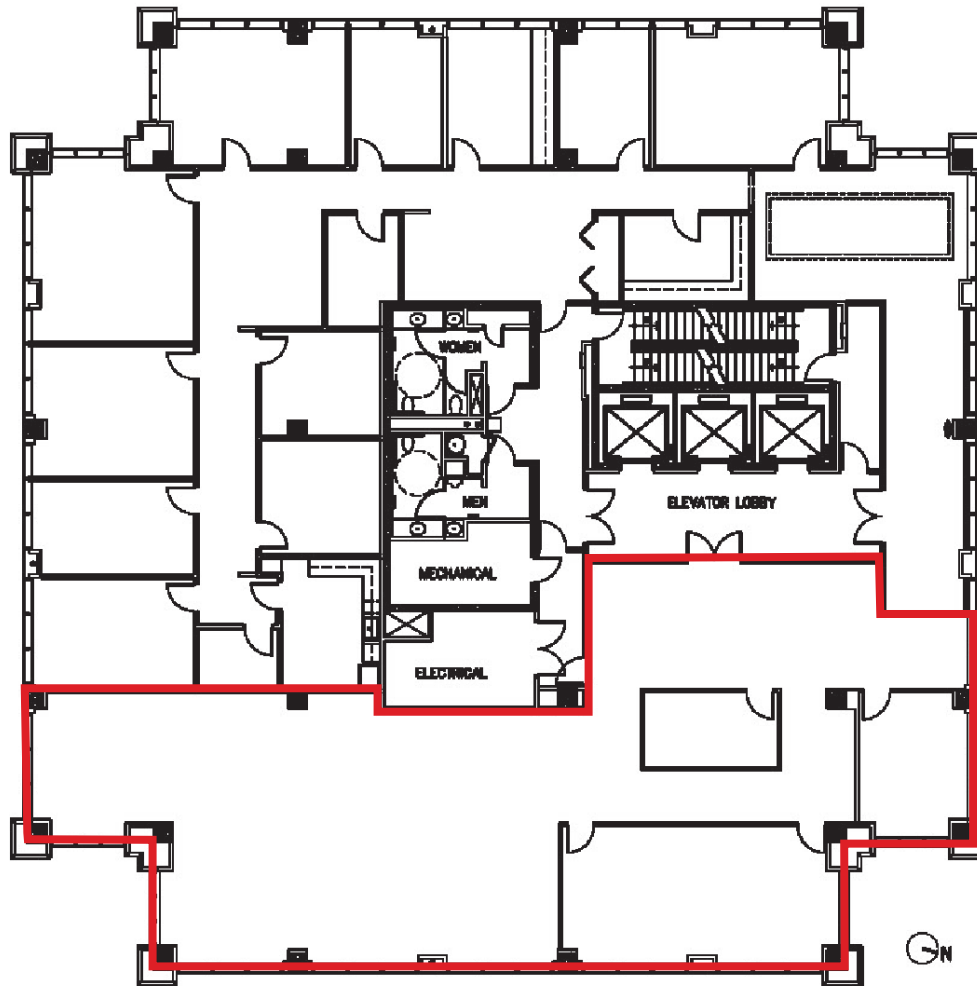


Architectural floor plan of the second floor, showing various rooms and their dimensions. The plan includes a central corridor system and several functional areas:

- Offices:** Office #1 (15'-10" x 15'-3"), Office #2 (15'-10" x 15'-3"), Office #3 (8'-0" x 12'-0"), Office #4 (12'-0" x 12'-0"), Office #5 (12'-0" x 12'-0"), Office #6 (12'-0" x 12'-0"), Office #7 (7'-11 1/2" x 15'-3"), Office #8 (7'-11 1/2" x 12'-0"), Office #9 (8'-0" x 12'-0"), Office #10 (8'-0" x 8'-0"), Office #11 (8'-0" x 8'-0"), Office #12 (8'-0" x 8'-0"), Office #16 (8'-0" x 8'-0"), Office #17 (8'-0" x 8'-0"), Office #18 (8'-0" x 12'-0"), Office #19 (8'-0" x 12'-0").
- Conference Rooms:** Conference #1 (25'-0" x 12'-4"), Conference #2 (8'-11" x 8'-11"), Conference #3 (8'-11" x 3'-3").
- Other Rooms:** Staff (18'-8 1/2" x 7'-5"), Storage (33'-9 1/2" x 6'-11"), Reception (14'-3" x 6'-7 1/2"), Mech. (306), ELEC. (307), JAN. (305), WOMEN'S TOILET (303), MEN'S TOILET (304), FAX/COPY (8'-0" x 8'-0"), SERVER, CUBICLE AREA (15'-7" x 15'-7"), CUBICLE AREA (15'-7" x 23'-8"), CUBICLE AREA (15'-7" x 23'-8").
- Corridors and Passages:** PASSAGE (multiple locations), PASSAGE 302, PASSAGE 303, PASSAGE 304, PASSAGE 305, PASSAGE 306, PASSAGE 307, PASSAGE 308, PASSAGE 309, PASSAGE 310, PASSAGE 311, PASSAGE 312, PASSAGE 313, PASSAGE 314, PASSAGE 315, PASSAGE 316, PASSAGE 317, PASSAGE 318, PASSAGE 319, PASSAGE 320, PASSAGE 321, PASSAGE 322, PASSAGE 323, PASSAGE 324, PASSAGE 325, PASSAGE 326, PASSAGE 327, PASSAGE 328, PASSAGE 329, PASSAGE 330, PASSAGE 331, PASSAGE 332, PASSAGE 333, PASSAGE 334, PASSAGE 335, PASSAGE 336, PASSAGE 337, PASSAGE 338, PASSAGE 339, PASSAGE 340, PASSAGE 341, PASSAGE 342, PASSAGE 343, PASSAGE 344, PASSAGE 345, PASSAGE 346, PASSAGE 347, PASSAGE 348, PASSAGE 349, PASSAGE 350, PASSAGE 351, PASSAGE 352, PASSAGE 353, PASSAGE 354, PASSAGE 355, PASSAGE 356, PASSAGE 357, PASSAGE 358, PASSAGE 359, PASSAGE 360, PASSAGE 361, PASSAGE 362, PASSAGE 363, PASSAGE 364, PASSAGE 365, PASSAGE 366, PASSAGE 367, PASSAGE 368, PASSAGE 369, PASSAGE 370, PASSAGE 371, PASSAGE 372, PASSAGE 373, 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FOURTH FLOOR

Suite 401 - 4,268 RSF

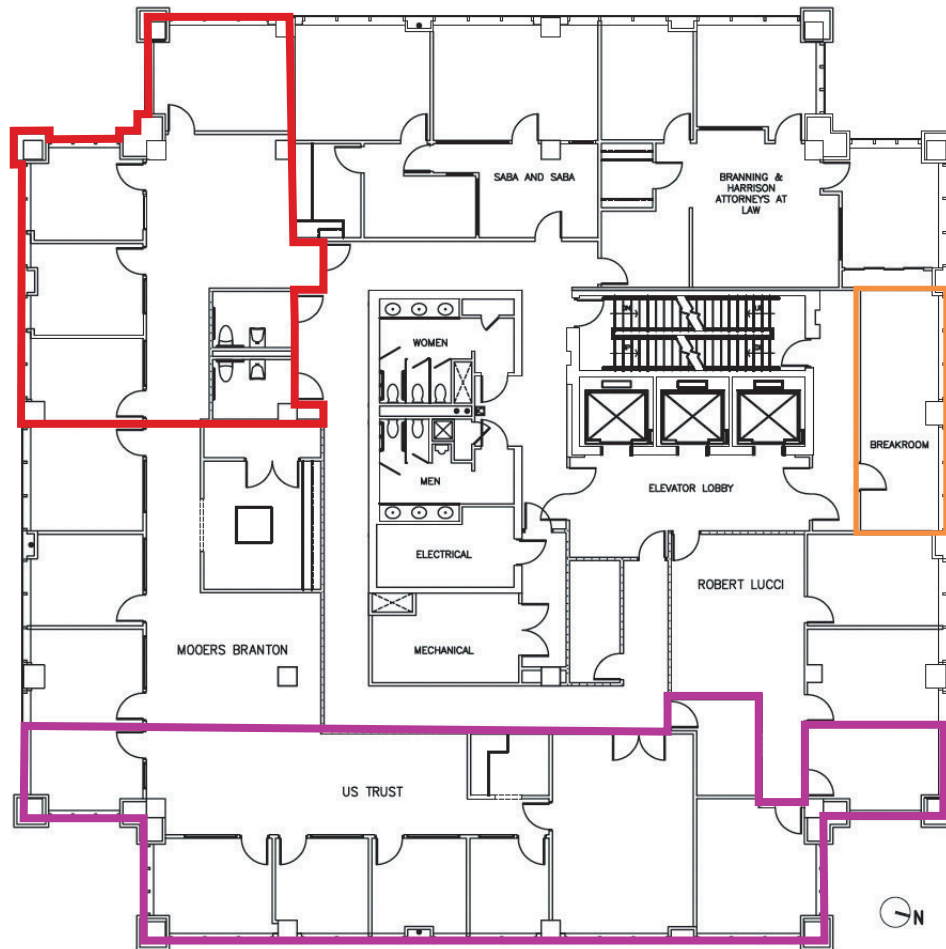


SEVENTH FLOOR

Suite 700 - 2,630 RSF

Suite 703 - 1,471 RSF

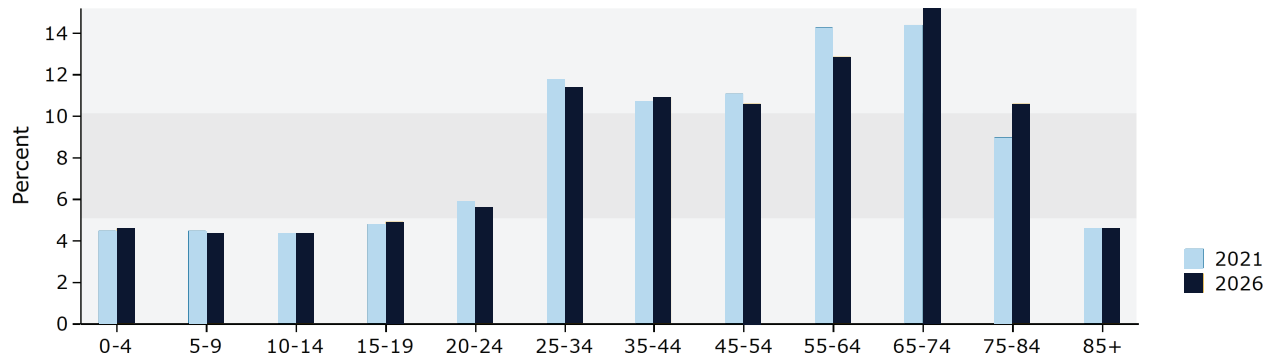
Suite 705 - 345 RSF - \$1,200/MTH



DEMOGRAPHICS

3 MILES: POPULATION BY AGE

Population by Age



3 MILE: POPULATION GROWTH

63,541

CENSUS 2010

72,576

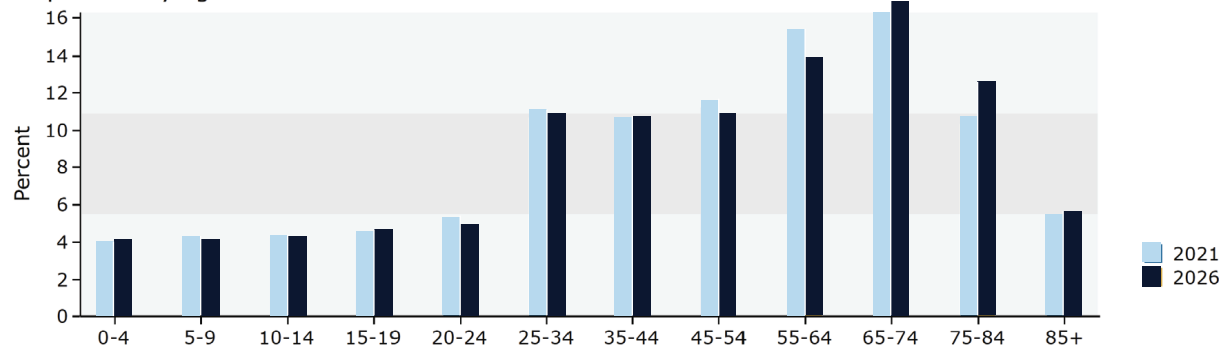
ESRI 2020

76,837

ESRI 2026

5 MILES: POPULATION BY AGE

Population by Age



3 MILE: POPULATION GROWTH

135,202

CENSUS 2010

152,130

ESRI 2020

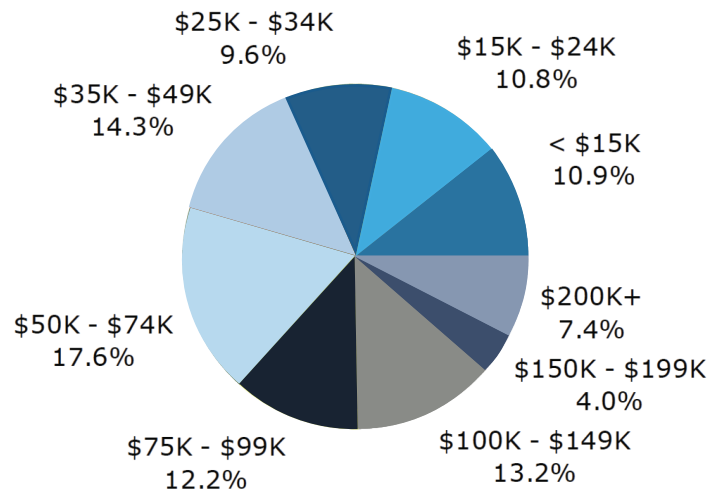
160,245

ESRI 2025

DEMOGRAPHICS

3 MILE: ANNUAL HOUSEHOLD INCOME

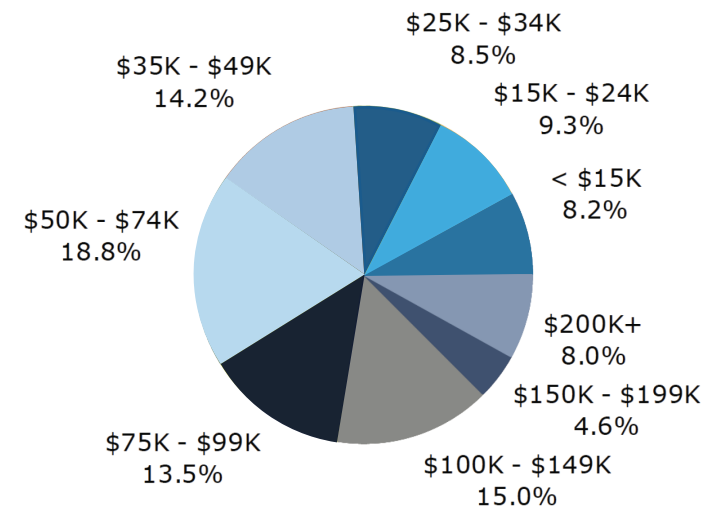
2021 Household Income



2020 AVERAGE HOUSEHOLD INCOME: \$81,488

5 MILE: ANNUAL HOUSEHOLD INCOME

2021 Household Income



2020 AVERAGE HOUSEHOLD INCOME: \$86,025

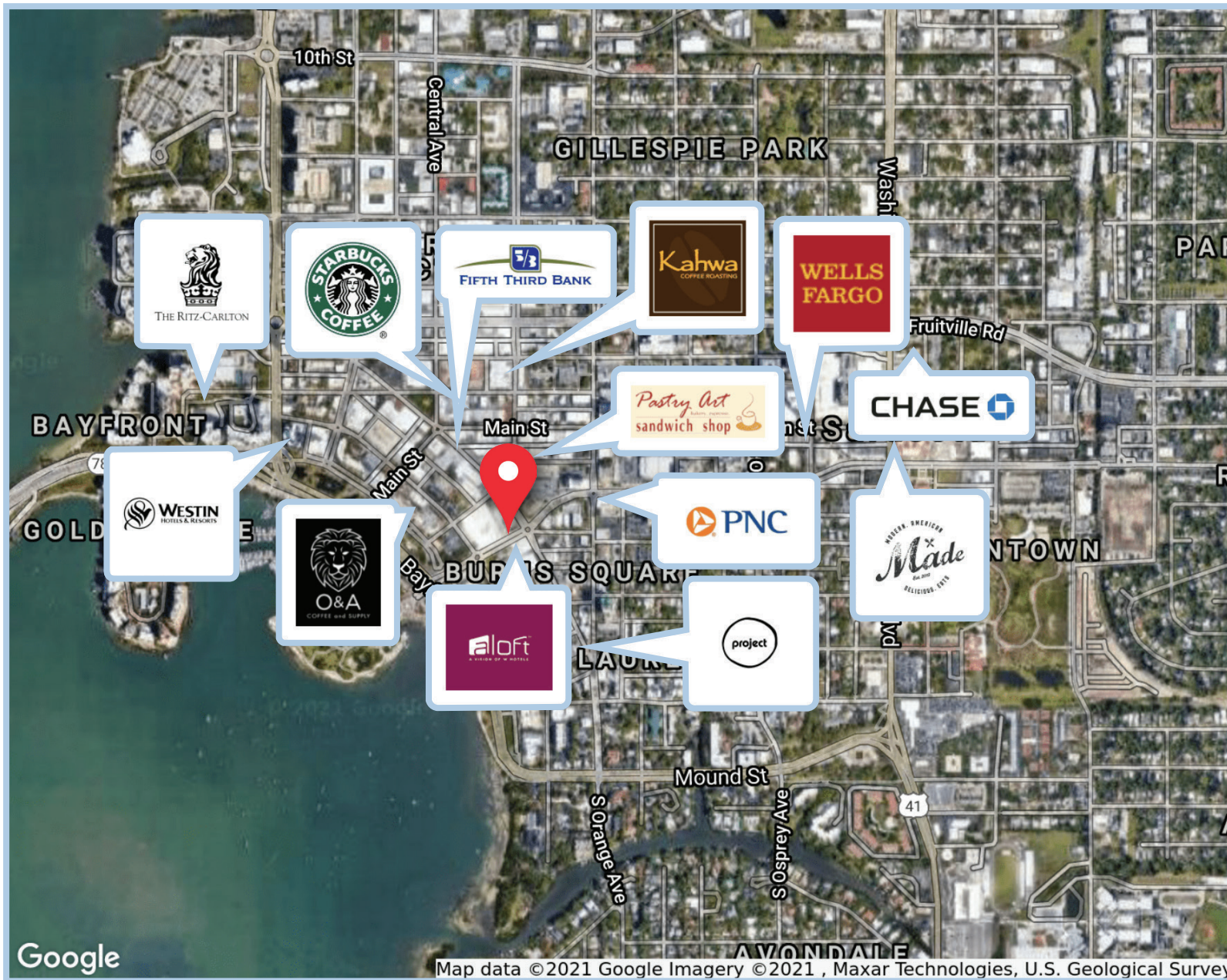
DOWNTOWN SARASOTA

Downtown Sarasota

The city of Sarasota is a scene of eateries, theaters, shopping boutiques and artist enclaves. Running through the heart of downtown is Main Street, and branching off this main drag are colorfully named streets such as Pineapple, Orange, Lemon and Palm. More shops and colorful bungalows turned into bakeries, galleries, salons and yoga studios surround central downtown and are divided into five districts: Burns Court, Towles Court, Rosemary District, Historic Palm Avenue and Gillespie Park. Even more is waiting to be discovered at Bayfront Park, Southside Village and other nearby locales. Sarasota, Florida was recently mentioned by Times Magazine as one of the worlds best places to live.



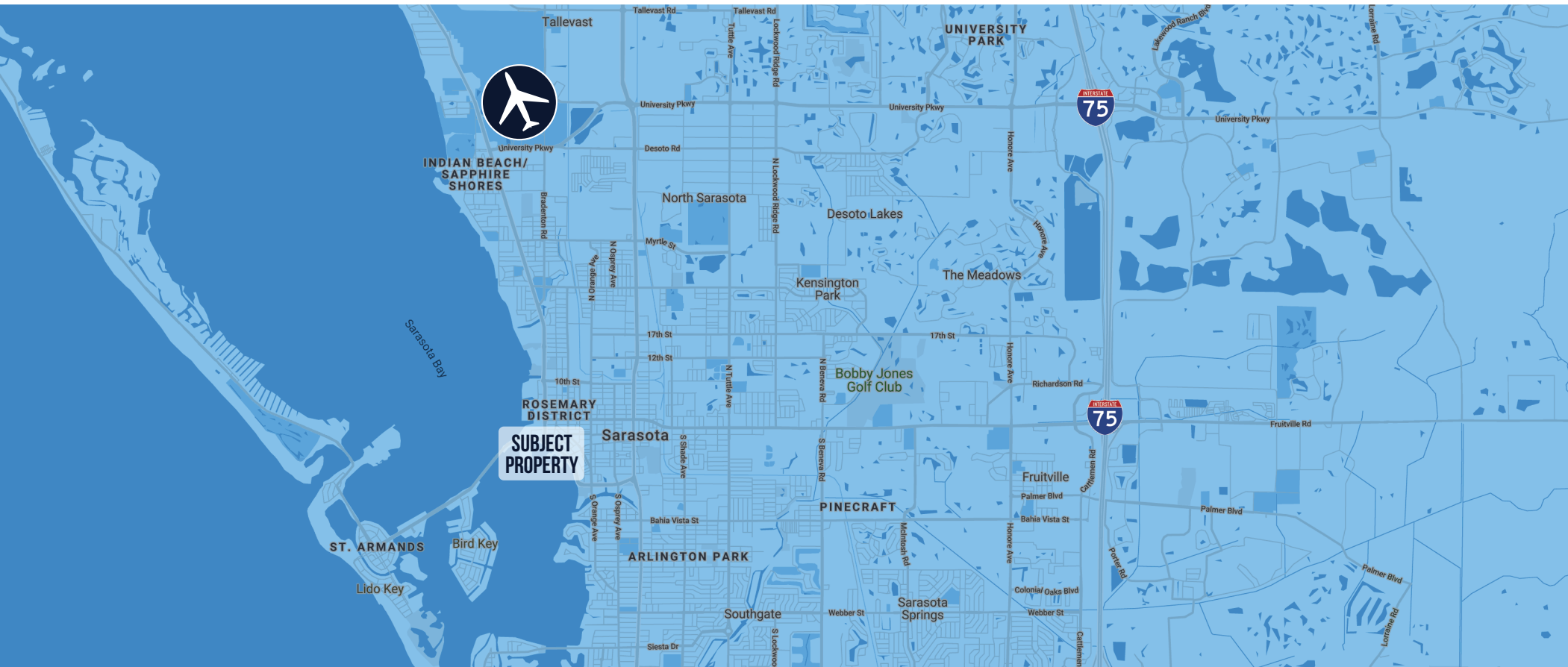
RETAIL MAP



AMENITIES NEARBY:

STARBUCKS
KAHWA
PASTRY ART
PROJECT COFFEE
O&A
WHOLE FOODS
ALOFT
THE RITZ-CARLTON
THE WESTIN
FIFTH THIRD BANK
WELLS FARGO
MADE
BOCA
HYDE PARK STEAKHOUSE

AREA DETAILS



KEY TRAVEL TIMES:

WALKING DISTANCE TO DOWNTOWN AMENITIES

10 MIN. FROM SRQ/BRADENTON AIRPORT

10 MIN. FROM SARASOTA MEMORIAL HOSPITAL

AMENITIES NEARBY:

STARBUCKS

WHOLE FOODS

WALGREENS

RESTAURANTS

BOUTIQUE SHOPPING

ST. ARMAND'S CIRCLE

THE WESTIN SARASOTA

ALOFT SARASOTA

96%

WALK SCORE

56%

BIKE SCORE

47%

TRANSIT SCORE

[JAG GREWAL, CCIM, SIOR]

Born in West Malaysia, Jag finished elementary school and the family then moved south so he could attend middle school to Singapore. At 14, they immigrated to Australia, where Jag completed high school at 16 and won a scholarship with BHP Co. Ltd to attend the University of South Australia. After successfully completing a rigorous degree program in Electrical Engineering, Jag decided to join his father's property development company and learned the business. In the late 90's, his entrepreneurial spirit brought him to America. After a short stint in Arizona in property development, Jag discovered Sarasota as he was flying to Africa on a mission assignment. He completed that assignment and moved to Sarasota in December 2000. He joined Coldwell Banker and rose to be the #1 agent in the Sarasota market for Coldwell Banker in 2006. In 2009, he left Coldwell Banker Commercial to form a partnership with Ian Black, Steve Horn & Marci Marsh at Ian Black Real Estate, where he is a Partner. Jag is married to his amazing, beautiful and creative wife Amy Grewal and they have four lovely children. He enjoys squash and golfing, when time permits.

A well respected commercial real estate broker, Jag has completed sales and leases over \$500M in this region and has earned numerous distinctions throughout his career including:

- Past President of the Commercial Investment Division – an organization that serves all of the commercial real estate practitioners /affiliates in Sarasota County
- Prestigious Commercial Realtor of the Year, awarded by his peers in December 2007
- Obtained CCIM designation in March 2015, awarded by the Certified Commercial Investment Member Institute.
- Obtained the rare SIOR (Dual) designation bestowed by the Society of Industrial and Office Realtors, one of only 140 worldwide.
- 2015 - 2020 Board Member of the Lakewood Ranch Business Alliance
- 2019 - Current Board Member of the Bradenton EDC
- 2021 – Current Board of Trustees for Forty Carrots Family Center
- 2024 - Seacoast Bank Community Board Member

Companies Served: Axxess Diagnostics, American Momentum Bank, Asolo Theater, BB&T, Boca Grande Area Development, Boca Norte, Bone Fish Grill Restaurants, Brown & Brown Insurance, CVS, Daus Investments, Dunkin Donuts, Enzymedica, Goodwill Industries, Gulf Coast Community Foundation, Half Acre Construction, Insignia Bank, iStar Financial, Paradise Properties, Salvation Army, Standard Pacific Homes, Starbucks, Suntrust Bank, Swim City, Taco Bell, Sunz Insurance Company, Tervis Tumbler, Triton Companies, United Rentals, and Walgreens.

[JESSICA DUNCAN]

Jessica Duncan provides a unique perspective to her clients in Sarasota and Manatee Counties by blending her local roots with an extensive background as a commercial real estate paralegal. A Sarasota native, Jessica grew up in the local agricultural community on her family's cattle ranch, where she spent her youth riding horses, racing barrels, and raising livestock for 4-H projects.

Jessica transitioned to real estate sales to leverage her highly technical knowledge of commercial transactions, lending, land use, and zoning. Her professional foundation is built on years of managing complex transactions, including LIHTC affordable housing financing and the development of large master-planned communities. Her legal experience allows her to offer clients expert insights into property titles, surveys, and the nuances of municipal codes and zoning regulations.

Her previous role as a wildfire dispatcher also gave her an intimate geographic knowledge of the roadways and landmarks throughout the region, as well as the ability to remain composed under pressure during high-stakes situations.

Beyond her professional life, Jessica is an active leader in the industry, currently serving as Treasurer of Commercial Real Estate Women (CREW) of Sarasota/Manatee. Outside of the office, she enjoys spending quality time with her husband, Joel, and their two children, Samantha and Luke, road cycling, mountain biking, and reading.