

FOR LEASE

Versatile and Secure
Mission Critical
Facility
26,774 SF
Flex and/or R&D

Available 1/1/2026

100% Climate-Controlled



ONEIL
COMMERCIAL
ADVISORS

STRATEGIC REAL ESTATE SOLUTIONS



Contact

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6851 Professional Pky W

Sarasota FL 34240

Office/Data/Warehouse Space



Building

Type	Flex R&D
Effective Year Built	2005
RBA	26,774 SF
Stories	2
Elevators	1 Passenger + 1 Hydraulic Cargo Lift
Typical Floor	1st Floor 15,000 SF, 2nd Floor 11,774 SF (All measurements are approx.)
Construction	Concrete Block – Split-Face Exterior w/Stucco
Hardened Facility	Category 5 Hurricane Rated, Lighting Protection System
Ceiling Height Office – W/H	9'6" - 14'.2" (First Floor)
Roof	Standing Seam Metal, Good Condition
Power 1st Floor 2nd Floor	400 Amp Service (MDP/Room 154A) & 600 Amp Service (MDP/Room 142) 400 Amp Service (SDP/Room 255)
HVAC	110 Tons + Supplemental Units
Fire Suppression	FM 200 (Dry System) in Data Rooms, Balance of Bldg. Sprinklered
Irrigation	Reclaimed Water
Parking	69 Spaces
Land	2.30 AC
Zoning	PCD – Planned Commerce Development
Future Use	Major Employment Center - A locally recognized concentration of employment opportunities available to the residents of a commercial district.

Building Amenities

- Cat5 Wiring
- High-Density Floor Loading – 2nd Floor – 6" Slab/150 lbs. PSF
- New Ceiling Throughout, Recently Repainted
- Roll-up Doors: Front 12' x 19' and Rear 10' x 10'
- Large Data Center Rooms with Dedicated HVAC Units
- Automated Hallway Lighting

Highlights

- Passenger Elevator and Hydraulic Cargo Lift
- Glass Lobby Door with Keypad Entry
- ADA Compliant Restrooms
- 2nd Floor Restrooms with Showers
- Multiple Conference Rooms
- Shaded Parking
- LED Light Fixtures



1st Floor Plan

Main Entry/Reception Area with Vestibule Entry

Conference Room Coffee Bar

35 Offices w/Glass Doors and LED Lighting
w/Automated Switches

Most Offices ~ 110 sf + Two Larger Offices (215/255 s)
Automated Hallway Lighting

1 Large Conference Room (966 sf)
2 Small Conference Rooms (288 sf)

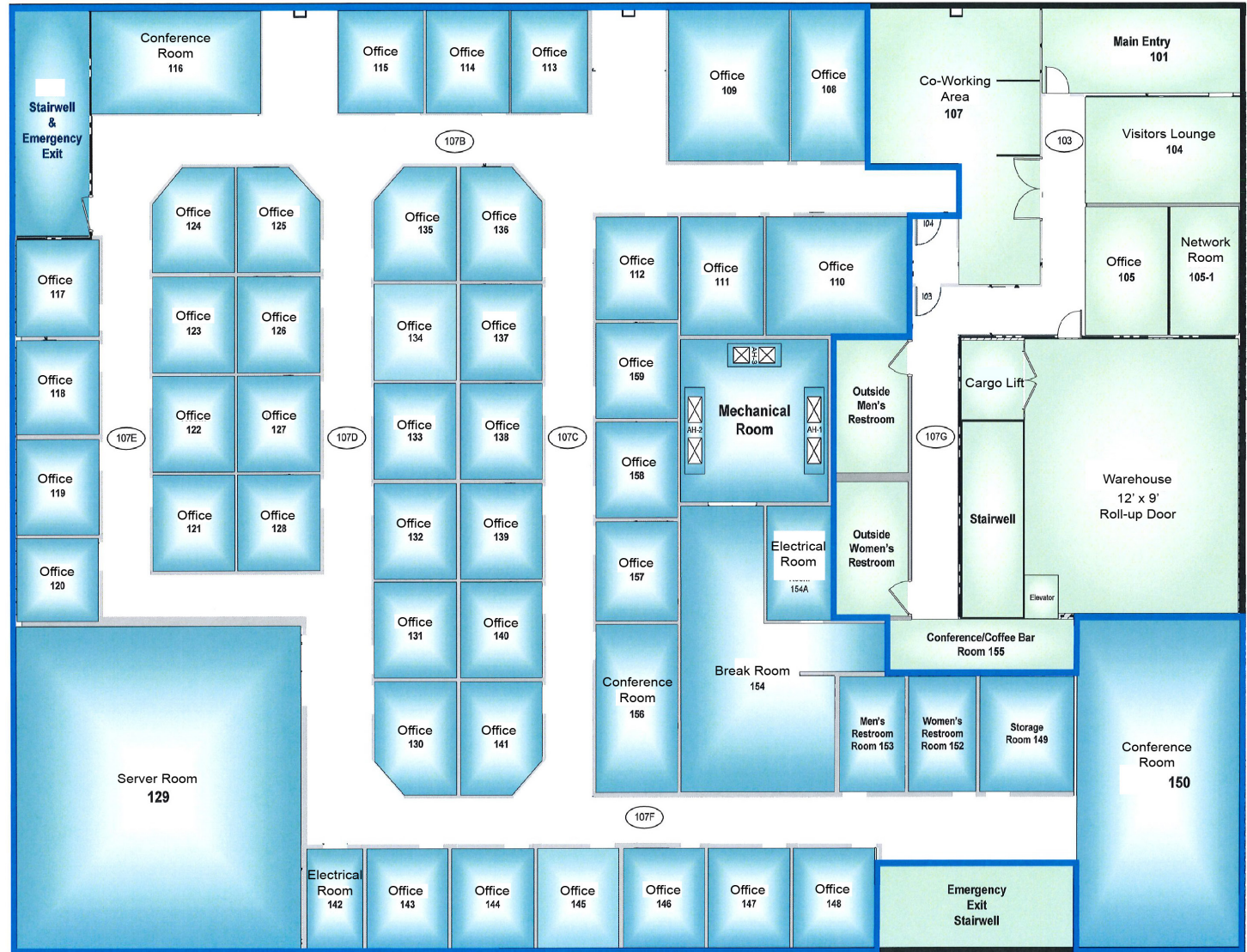
Large Kitchen/Breakroom

Separate Mechanical/Network/Electrical Rooms
Janitorial/Storage
4 ADA Compliant Restrooms

1200 SF Data Room with FM200 Fire Protection and
Separate HVAC (3 10-ton units)

1100 sf Warehouse with 60 SF Hydraulic Cargo Lift
and 12' x 9' Roll-up Door

Additional Rear 10' x 10' Roll-up Door



Approx. 15,000 SF

2nd Floor Plan

32 Offices with Glass doors and LED Lighting w/Automated Switches

Most Offices ~ 110 sf + 6 Larger Offices (240 SF)
Automated Hallway Lighting

3 Large Conference Room (~450 SF)

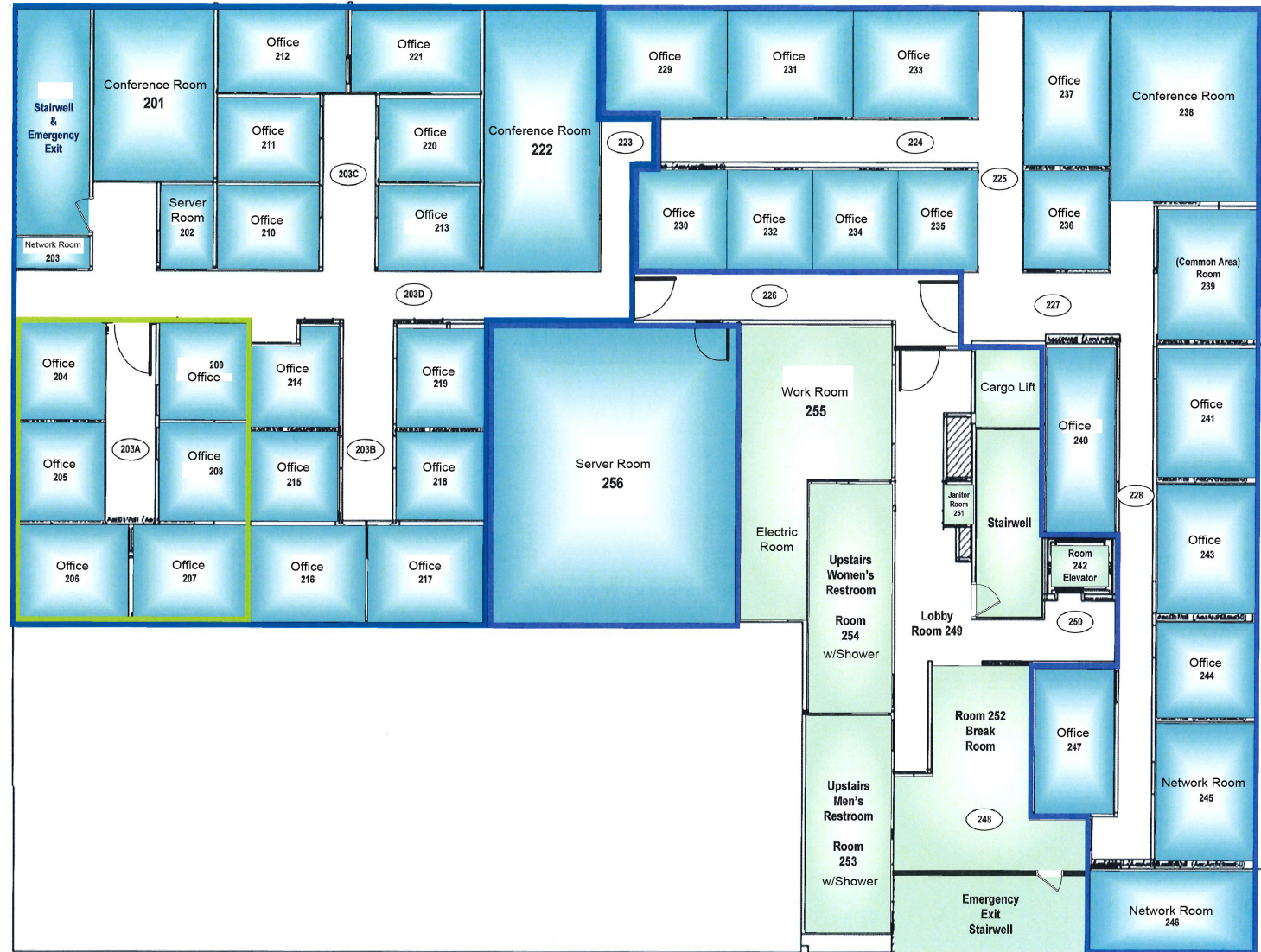
Large Kitchen/Breakroom

Hydraulic Elevator w/Access Through to an Open Workspace and the Data Room

Separate Mechanical/Network/Electrical Rooms
Janitorial/Storage

2 ADA Compliant Restrooms with Shower

962 SF Data Room with FM200 Fire Protection and
Separate HVAC (2 10-ton units)



Approx. 11,774 SF

Sarasota County Statistics

464,223 Resident Population
189,760 Workforce
\$62,322 Per Capita Income
(Florida Bureau of Economic and Business Research, 2023)

Top 25
Best Performing Cities
in the U.S.
(The Milken Institute)

No. 10
Fastest-Growing Metro
Area in the U.S.
(U.S. Census Bureau)

No. 11
Fastest-Growing Job
Market in the U.S.
(U.S. Census Bureau)

Sarasota County is committed to becoming Florida's best county for business!

Through tax cuts, streamlined regulations, and heavy investment in education, the County created an ideal environment for companies looking to relocate their corporate headquarters to Florida, #2 in the nation for small business. Sarasota County offers world-class business amenities and infrastructure, including a sophisticated telecom network, five commercial airports within a 1.5-hour drive, and a deepwater seaport. If you're searching for a strategic hub for business and manufacturing, look no further than Sarasota. Direct access to Interstate 75, coupled with diverse development opportunities for both redevelopment and ground-up projects, makes it the perfect choice for expanding your business operations.



Demographics

1-mile		3-mile		5-mile	
2,075 Population	65.1 Median Age	34,899 Population	60.6 Median Age	115,591 Population	54.9 Median Age
1,166 Households	\$72,037 Median Disposable Income	16,612 Households	\$79,189 Median Disposable Income	52,778 Households	\$77,449 Median Disposable Income

Location

The Property is located less than a mile from I-75 in Lakewood Ranch, a busy community encompassing all aspects of modern infrastructure, including residential and commercial development, dining, nightlife, entertainment and more. Shopping alternatives and an array of restaurants are only two miles away within The Mall at University Town Center. Just 18 minutes to The Sarasota Bradenton International Airport, Western Florida's most centrally located airport.



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For more information or
to request a tour, please contact:

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