

1440 Main St
Sarasota



OFFERING MEMORANDUM

Advisory Team

The third Robbins generation, Kevin, Troy, Derek and Emerson, as of 2023 own and operate Harry E. Robbins Associates, Inc.

Kevin Robbins joined in 2002 and is the President of Robbins Commercial. Troy Robbins is the Broker and Chief Operating officer of Harry E. Robbins Associates, Inc. joined as a sales agent in 2006 and earned his broker's license in 2016. Derek Robbins joined as a sales agent in 2017, and to complete the family dynamic Emerson Robbins joined as a sales associate in 2021.

Now in it's 52nd year, the Robbins brothers are proud to carry on the Robbins Real Estate legacy alongside the great staff and agents that are licensed with Harry E. Robbins Associates, Inc. Their extensive history and experience in the Sarasota market and community allows for an unparalleled level of service!



CONFIDENTIALITY & DISCLAIMER

Confidentiality Agreement for Marketing Brochure Recipients

Thank you for reviewing our Marketing Brochure. Please be aware that all information contained herein is considered proprietary and confidential. It is intended only for the recipient who received it from Harry E. Robbins Associates, INC. / Realtor and should not be disclosed to any other individual or entity without the written consent of the sender. While the Marketing Brochure provides a brief overview of the subject property and is meant to entice prospective buyers, it is not a replacement for thorough due diligence. Harry E. Robbins Associates, INC. / Realtor has not made any warranty or representation regarding the income or expenses of the property, its future financial performance, the presence or absence of hazardous materials, its compliance with regulations, the physical condition of the property, or the financial status of any tenant. While the information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, Harry E. Robbins Associates, INC. / Realtor has not verified the information and will not investigate these matters. We make no warranty or representation regarding the accuracy or completeness of the information provided, and it is the responsibility of potential buyers to verify all information. The seller retains the right to determine the offer and acceptance process, including acceptance or rejection of any offer, at their sole discretion. The seller is only obligated to uphold duly executed and enforceable agreements, if any. Please keep this information confidential and privileged.

NON-ENDORSEMENT NOTICE

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Transaction Guidelines

Aside from the limitations mentioned in this document, the Seller retains the right to accept or decline any offer at any time. Furthermore, they may choose to extend the submission deadline for any reason at their sole discretion.

Offering Guidelines

Distribution of this offering is limited to a select group of qualified investors and handled exclusively by Institutional Property Advisors. The Seller will choose the potential investor based on a range of factors, such as the offered price, urgency of deadlines for hard earned money, financial capability, level of discretion in investing funds, experience, reputation, and any other relevant factors.

Call For Offers

Owner may elect to hold a call for offers and investors will be notified about the date by separate email if sales agent chooses to do so. Your proposal should be delivered to our Sales Agent:

Attention: Kevin Robbins
Kevin@robbinscommercial.com

Form Of Proposals

When submitting a property purchase proposal, include key acquisition details such as purchase price, deposit, and closing periods. Also, provide sources of equity, a description of purchase principals, and anticipated conditions for executing transaction documents. This ensures a smooth process.



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Property Overview

Property Overview



Executive Summary



Iconic and Historic Building for Lease in Downtown Sarasota

An exciting opportunity has arisen to lease the renowned Kress building, located in the heart of downtown Sarasota. This building boasts a rich history and unique features that are sure to impress. With flexible space options ranging from 5,000 sqft to 20,000 sqft, the Kress building can accommodate your business needs in style.

Inside the building, you'll discover a breathtaking atrium with ample natural light, intricate woodwork, and finishes that reflect the era of the 1930s. Large windows throughout the building showcase the natural light and highlight the building's unique character.

The Kress building's central location on Main Street provides easy access to a range of amenities, including shopping, restaurants, and other businesses. A gorgeous glass elevator, a ground floor lobby with an enclosed atrium, and convenient delivery access to the rear of the building are all included.

The building's two floors offer multiple private offices, open workstations, and conference rooms, all designed with detailed woodwork. Don't miss this incredible opportunity to lease a remarkable and stunning space in downtown Sarasota.

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Kress building is an ideal location to set up shop for high-end retail, upscale eateries, or even a rooftop lounge bar.

Investment Highlights

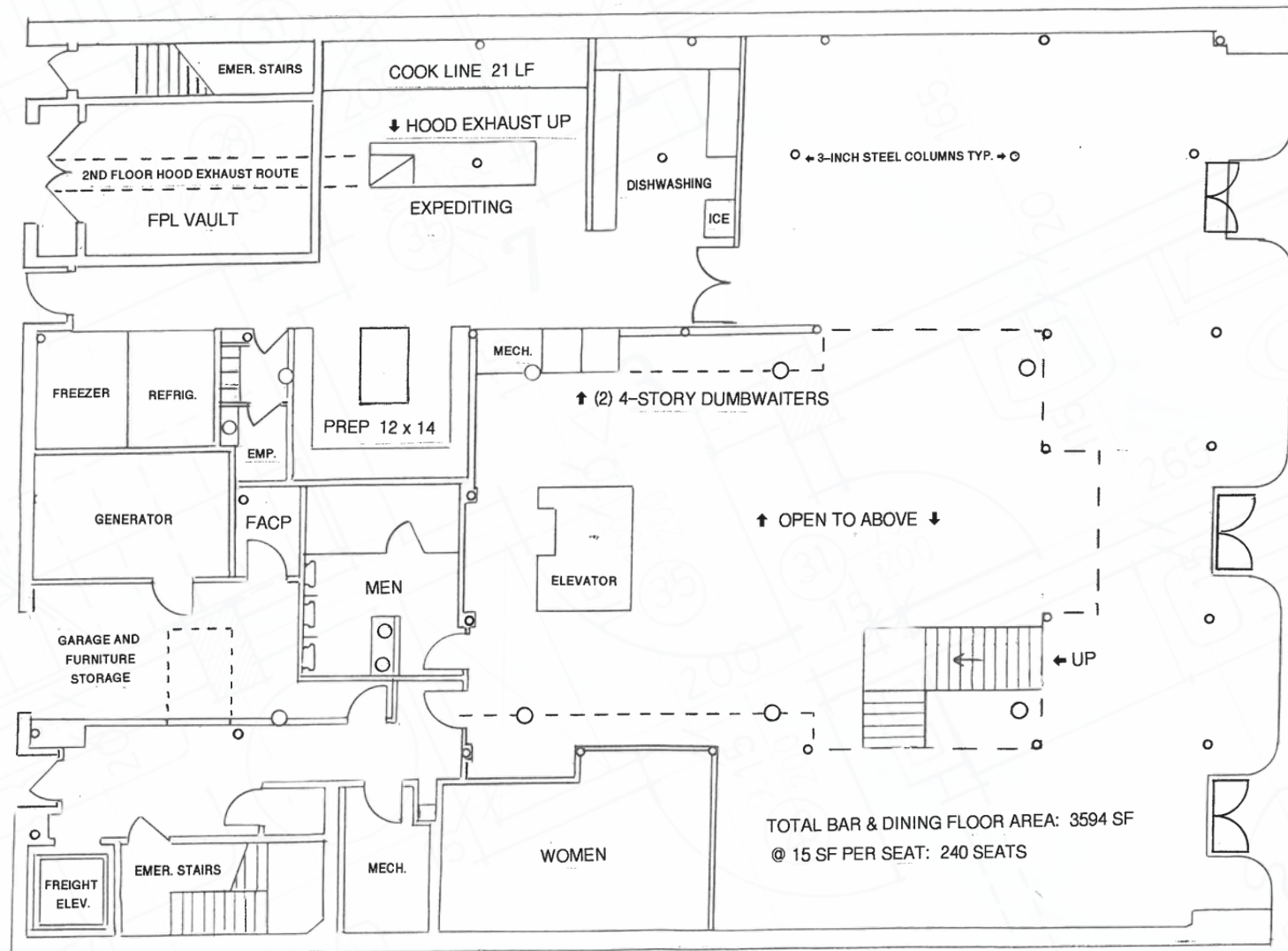
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Property Overview

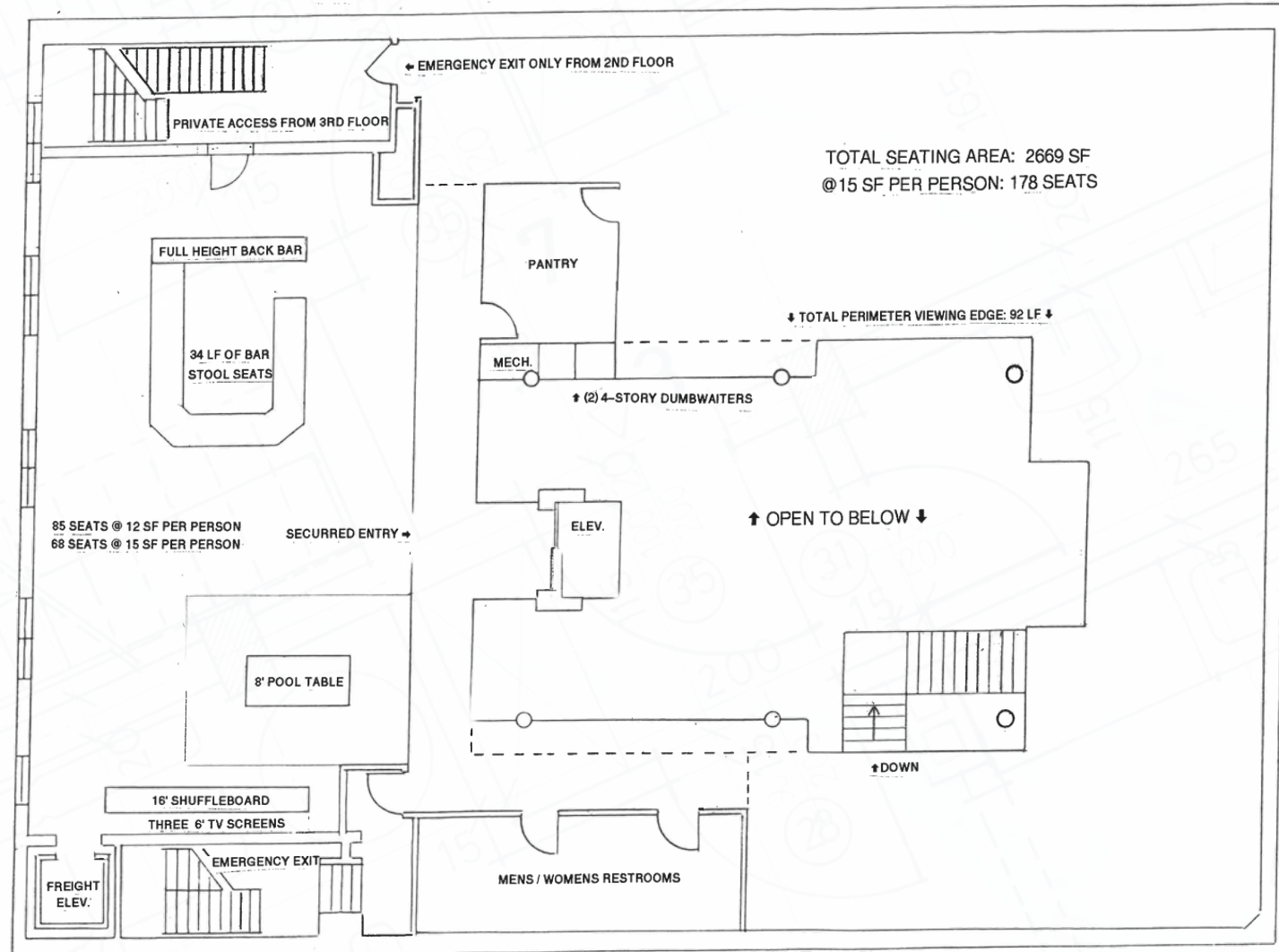


Floor 1 Concept



Kress Building Ground Floor

Floor 2 Concept



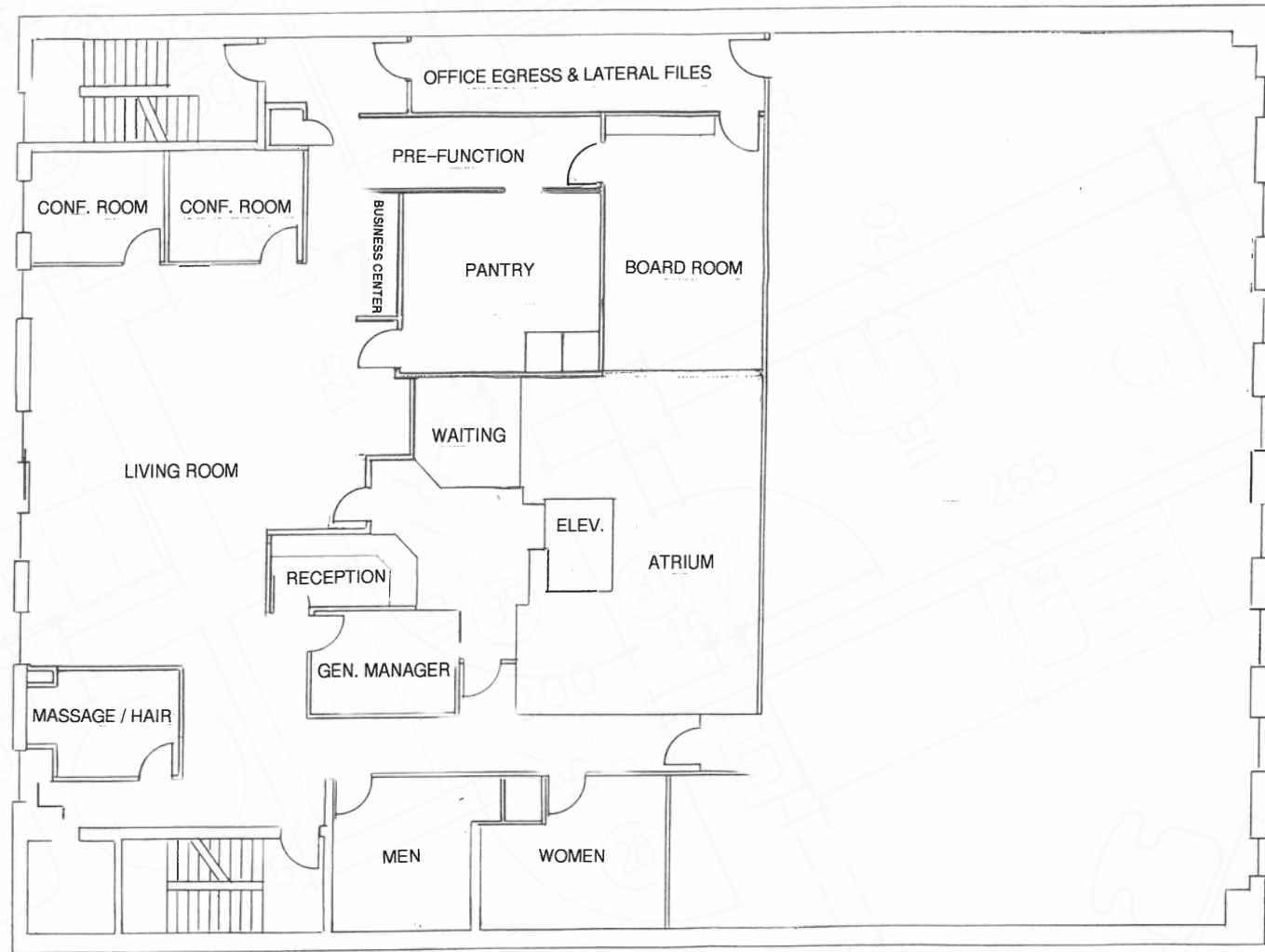
Kress Building Floor 2

Floor 2

Concept images



Floor 3 Concept



Rooftop Concept Images



Rooftop Concept Images





Various flexible space options are available, ranging from 5,000 sqft to 20,000 sqft.

Rooftop

Restaurant space

Mezzanine Seating

Retail



Stacking Plan

Multi Purpose Venues



Experience the city's skyline views in an exclusive rooftop venue. Sip on craft cocktails and enjoy delicious cuisine while admiring the stunning sunset and vibrant city lights.



Immerse yourself in the vibrant ambiance of bar scene along the lively strip. Indulge in handcrafted cocktails and savor delectable cuisine while reveling in buzz of downtown Sarasota.

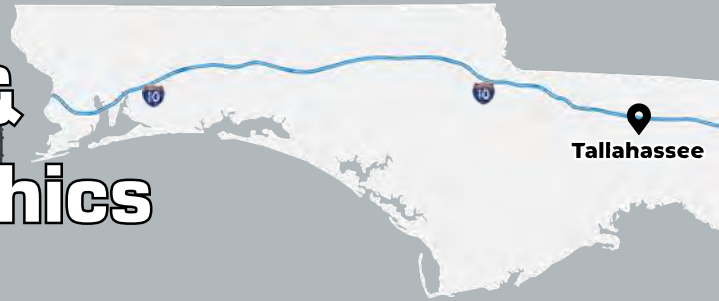


Step into the enchanting world of outdoor dining in Sarasota, where culinary delights intertwine with the mesmerizing beauty of this vibrant city.

Property Overview



Distance & Demographics



DESTINATIONS	DISTANCE (miles)	TRAVEL TIME
Washington Blvd (US-301 & US-41 south)	0.5	2 min
Sarasota Bayfront (US-41 north)	1.5	5 mins
Sarasota- Bradenton International Airport	4.3	10 mins
Interstate 75	5.8	13 mins
Downtown St. Petersburg	37.5	48 mins
Downtown Tampa	61	60 mins



79,739

TOTAL
POPULATION



49.4

AVERAGE
AGE



\$77,758

AVERAGE
HOUSEHOLD INCOME



\$256,004

MEDIAN
HOUSING VALUE



35,096

TOTAL
HOUSEHOLDS

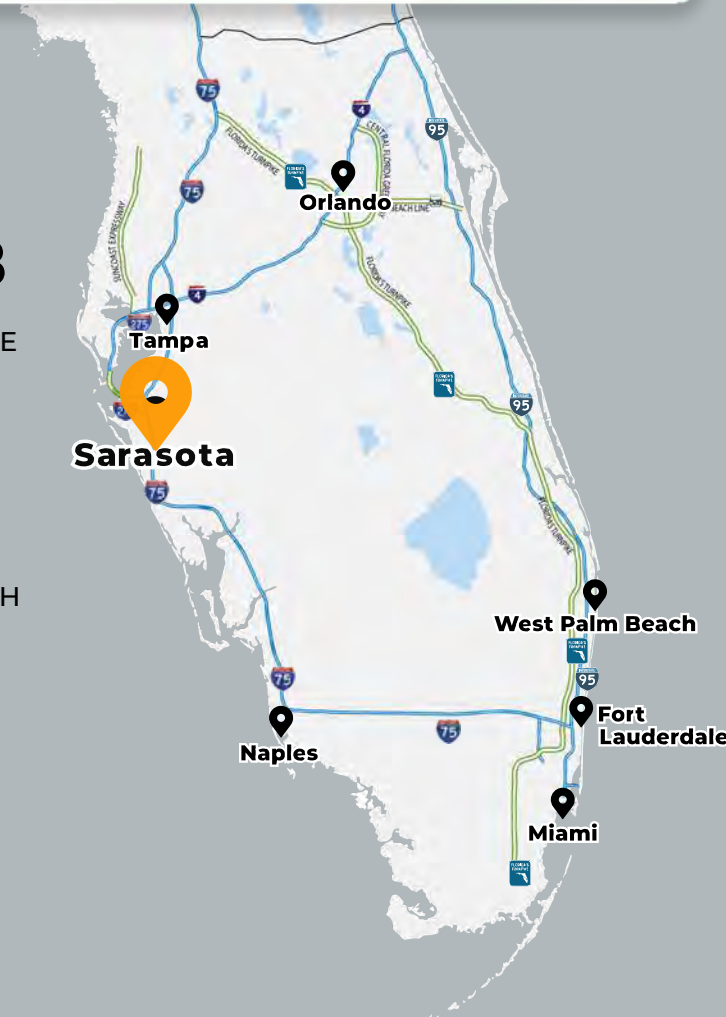


10.9%

FIVE YEAR
PROJECTED GROWTH



**Demographics within
3-mile radius**



SARASOTA

#7

**SAFEST PLACES
TO LIVE**
(U.S. News 2023)

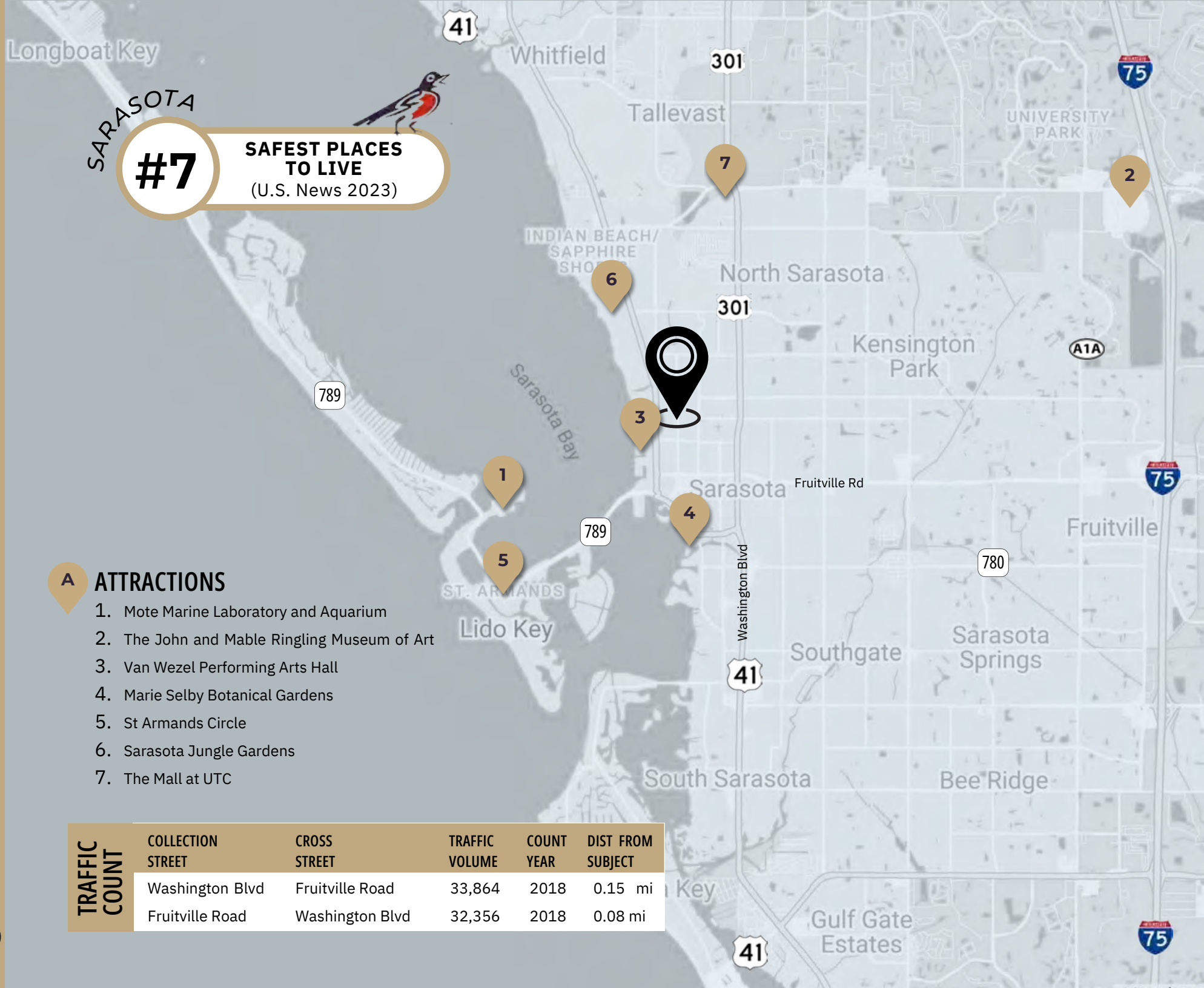


A ATTRACTIONS

1. Mote Marine Laboratory and Aquarium
2. The John and Mable Ringling Museum of Art
3. Van Wezel Performing Arts Hall
4. Marie Selby Botanical Gardens
5. St Armands Circle
6. Sarasota Jungle Gardens
7. The Mall at UTC

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DIST FROM SUBJECT
Washington Blvd	Fruitville Road	33,864	2018	0.15 mi
Fruitville Road	Washington Blvd	32,356	2018	0.08 mi

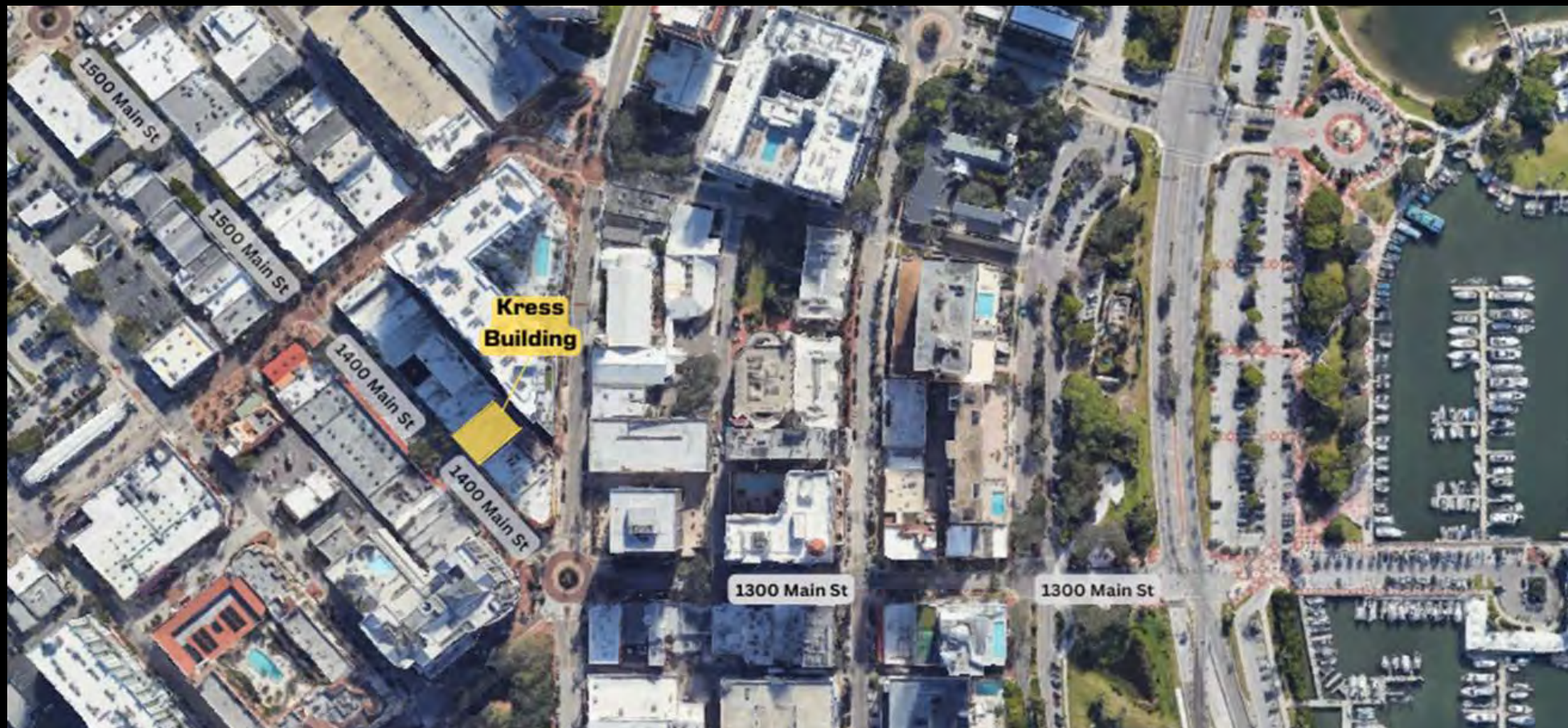


1400 Main Street



1500 Main Street

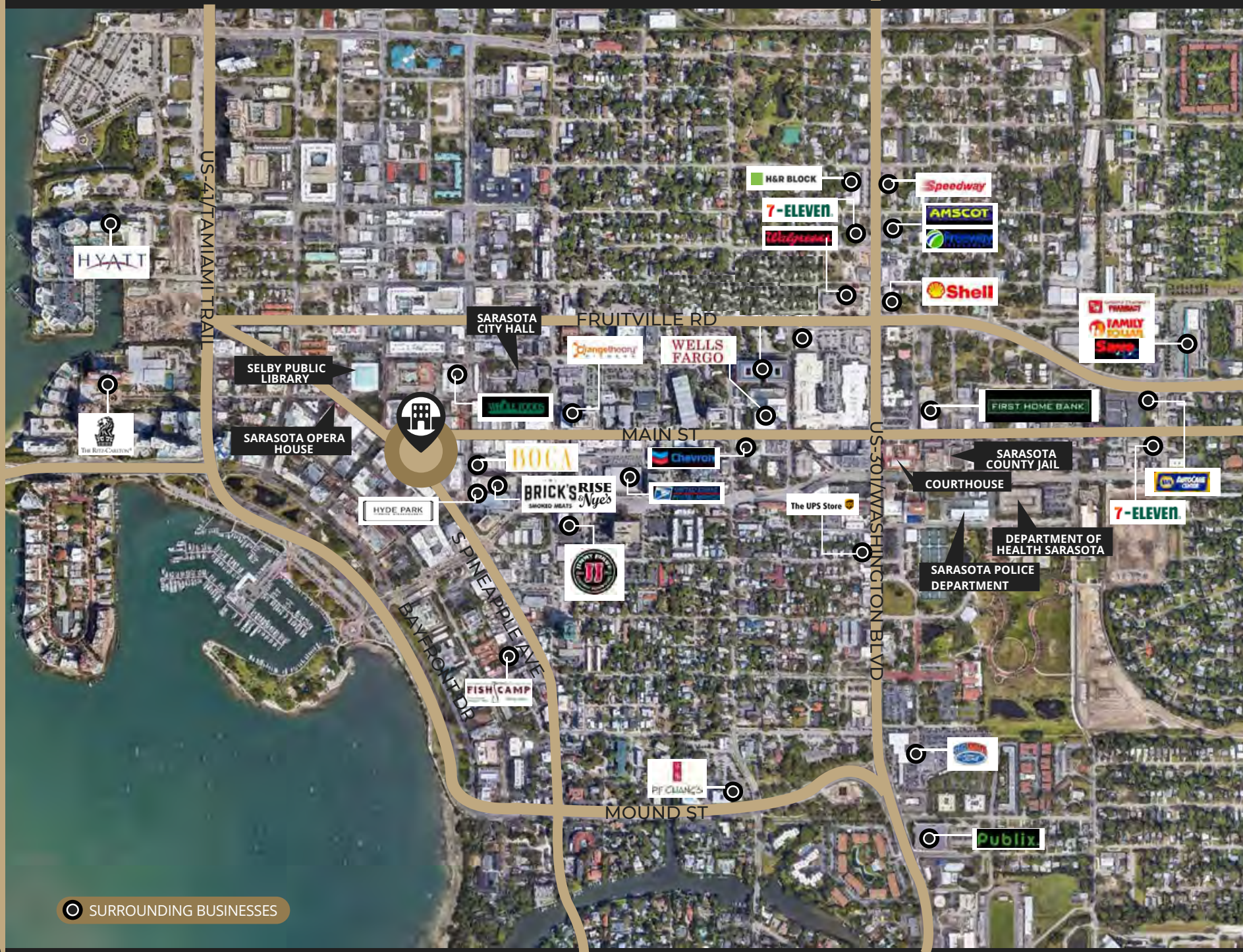




1300, 1400, and 1500 Main. State Street

- El Melvin
- Boca Sarasota
- Hyde Park Steakhouse
- State Street Eating house
- Brick's Smoked Meats
- Cask & Ale
- Gator Club
- Classico
- Tavern on Main
- Selva Grill
- Joe's
- Element
- Brewsters
- Mattison's City Grille
- Patrick's

Nestled in a lively neighborhood teeming with exciting nightlife and diverse experiences, the Kress building is an ideal location to set up shop for high-end retail, upscale eateries, or even a rooftop lounge bar. The Kress building is a remarkable structure with a rich history. It served as a cornerstone of the community for many years since its construction in the 1930s. Even today, the building's Art Deco facade and intricate details are meticulously preserved, retaining its charm.



○ SURROUNDING BUSINESSES

Lido Key

Sarasota Bay

Gulf of Mexico



THE WESTIN
SARASOTA



HYATT
REGENCY



Duval's

WHOLE FOODS



Sarasota
Courthouse

REGAL



Washington Boulevard

Main Street

Fruitville Road

KP
KANE PLAZA
ONE S. SCHOOL AVE.

SARASOTA
#1

BEST PLACES TO
Live In Florida
(U.S. News 2023)



NEW DEVELOPMENTS IN DOWNTOWN SARASOTA

Project	Type	Location	Developer
Ritz-Carlton Residences Sarasota Bay	RES- MIXED	Quay Commons	Kolter Urban
One Park Sarasota	RES- MIXED	1100 Blvd of the Arts	PMG & JEBCO Quay
Zahrada 2	RES	1546 4th St	The Kolter Group
En Pointe	RES	509 Golden Gate Point	Dunn Hospitality Group
332 Coconut	RES- MIXED	332 Coconut Ave	Nautilus Homes
The Ritz-Carlton Residences	RES- MIXED	401 Quay Commons	GK Development
Epoch Condo	RES	605 S Gulfstream Ave	Kolter Group
The Mark	RES	111 S Pineapple Ave	Seaward Development
BLVD Sarasota	RES	540 N Tamiami Trail	CORE Development
Risdon on 5th	RES- MIXED	1350 5th St	Steve Bradley
Vue Sarasota	RES	1155 N Gulfstream	NBWW
One Main Plaza	RES- MIXED	Ave 1991 Main St	Belpointe REIT, Inc.
Bath and Raquet	RES-MIXED	2170 Robinhood St	Sarasota Springs LLC



Located 60 miles
south of Tampa

The city boasts a
population of 55,000
and is part of the larger
Sarasota-Bradenton-
North Port metropolitan
area, which has a
population of 860,000.

Over 35
miles of the most
beautiful coastline
beaches in the
world

Sarasota

Home prices
increased 32% in
2022 from the
previous year

Siesta Beach has been ranked
No. 1 in the U.S. by Trip Advisor

The average household
income in the Sarasota-
Bradenton-North Port
metro area is nearly
\$90,000



Agent Contact

KEVIN ROBBINS
Harry E. Robbins Associates, Inc
941.924.2346
Kevin@RobbinsCommercial.com



1440 Main Street Kress

