



EXECUTIVE PROPERTY MANAGEMENT GROUP

1751 MOUND STREET, SUIT 206 SARASOTA, FL 34236
OFFICE- 941-365-0200 CELL- 941-809-7027 FAX- 941-365-0290
GARYLANDSMAN@COMCAST.NET

7737 HOLIDAY DRIVE
SARASOTA, FL 34231



1,740 SF SPACE IN BEAUTIFUL SNUG HARBOR OFFICE DEVELOPMENT
FIRST FLOOR-FIVE OFFICES AND KITCHEN/BREAKROOM/2 BATHROOMS
SECOND FLOOR- SPIRAL STAIRCASE TO TWO OFFICES (11.25' x 14.25')
TWO OUTSIDE ENTRANCES ZONING- OPI CENTRAL AC/HEAT

FOR INFORMATION AND ACCESS, CALL:
GARY LANDSMAN
EXECUTIVE PROPERTY MANAGEMENT GROUP
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SARASOTA, FL 34236
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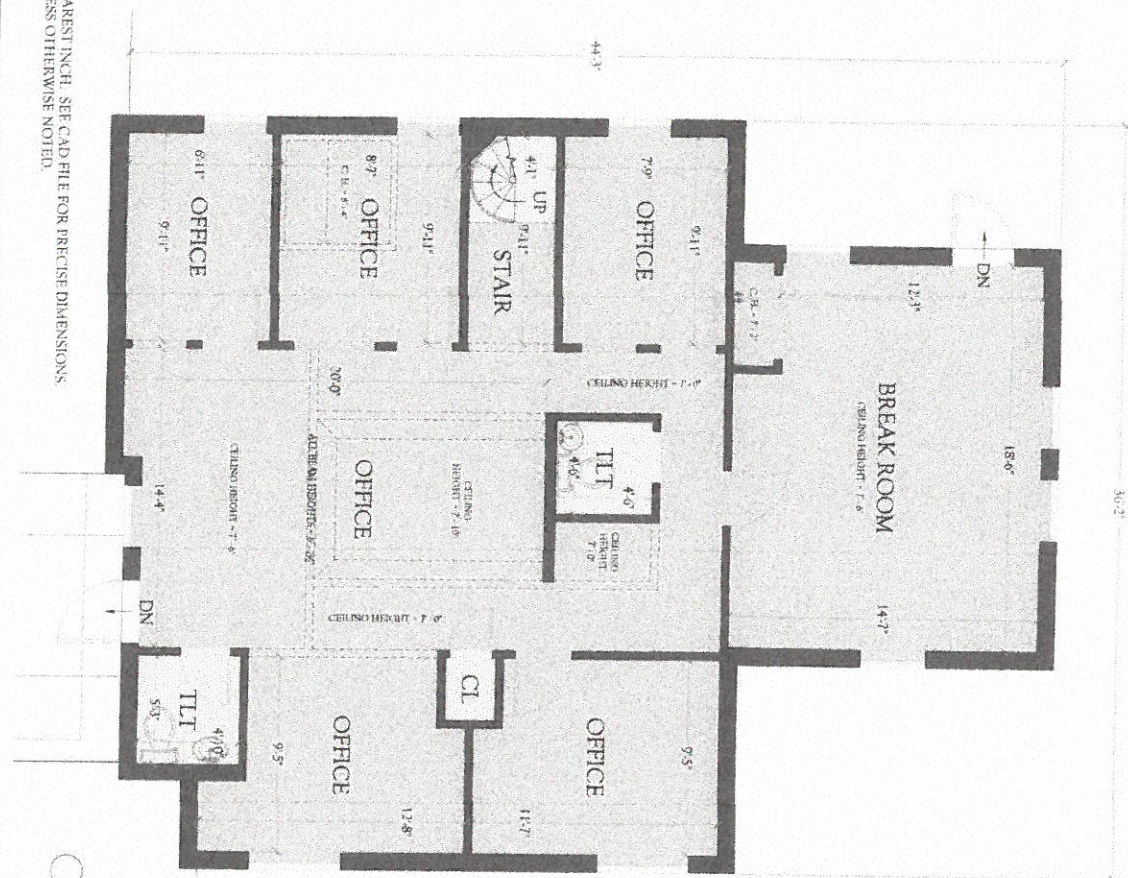
FIRST FLOOR- BOTH PHOTOS



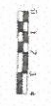
Legend

- BOMA Space Classification**
- Rentable Exclusions
 - Building Service Area
 - Building Amenity Area
 - Floor Service Area
 - Tenant Area
 - Tenant Auxiliary Area

NOTE: DIMENSIONS ROUNDED TO THE NEAREST INCH. SEE CAD FILE FOR PRECISE DIMENSIONS.
 NOTE: ALL CEILING HEIGHTS - 7' - 11"; UNLESS OTHERWISE NOTED.



FIRST FLOOR
 Commercial Office Building
 7737 Hickory Drive, Sarasota, FL 34231



DATE: 11/11
 SCALE: 1/4" = 1'-0"

DRAWING TITLE
 COMMERCIAL OFFICE BUILDING
 First Floor BOMA Area Plan

DIMENSIONS PLUS
 3854 Northgate Boulevard, Suite 400
 Tampa, Florida 33624
 Toll Free: 1-800-971-1282
 Internet: www.DimensionsPlus.com

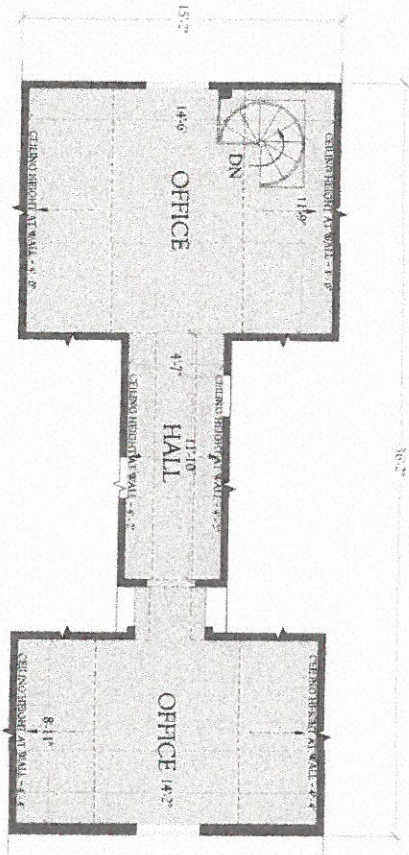
CLIENT
 EXECUTIVE PROPERTY MANAGEMENT GROUP
 1751 Mutual Street, Suite 200
 Sarasota, FL 34236



Legend

- BOMA Space Classification
- Rentable Exclusions
 - Building Service Area
 - Building Amenity Area
 - Floor Service Area
 - Tenant Area
 - Tenant Ancillary Area

NOTE: DIMENSIONS ROUNDED TO THE NEAREST INCH. SEE CAD FILE FOR PRECISE DIMENSIONS.
 NOTE: ALL CEILING HEIGHTS - 6' - 10". UNLESS OTHERWISE NOTED.



SECOND FLOOR
 Commercial Office Building
 7727 Parkway Drive, Sarasota, FL 34231



SCALE: 1/8" = 1'-0"
 DATE: 11/12
 DRAWING NUMBER: 1-12

DRAWING TITLE
 COMMERCIAL OFFICE BUILDING
 Second Floor BOMA Area Plan

DIMENSIONS PLUS
 3455 Northdale Boulevard, Suite 360
 Tampa, Florida 33624
 Toll Free: 1-800-977-2682
 Internet: www.DimensionsPlus.com

CLIENT
 EXETER PROPERTY MANAGEMENT GROUP
 1751 Mutual Street, Suite 206
 Sarasota, FL 34236





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OFFICE LEASE PROPOSAL

PROSPECTIVE TENANT: TBD

USE/PURPOSE: Retail space

PROPERTY/ADDRESS: 7737 Holiday Drive Sarasota, FL 34231

SQUARE FOOTAGE: 1,740 sf

OCCUPANCY DATE: TBD

LEASE TERM: TBD

RENTAL RATE: \$20 psf (\$34,800 yr., plus tax; \$2,900 mo., plus tax)

CAM AND REAL ESTATE TAXES: Waived

ADVANCE PAYMENT

1 ST MONTH RENT (INCLUDING SALES TAX)-	\$3,060
SECURITY DEPOSIT (NO TAX ADDED)	- <u>2,900</u>
TOTAL-	\$5,960

ANNUAL RENT ESCALATOR: 5% per year

UTILITIES: Tenant pays electric and other utilities

LEASE SUBJECT TO: Landlord approval