

## New Price!! Downtown Retail, Office or Bank Space.

1999 Ringling Blvd • Sarasota, FL 34236



### Lease Overview

Available SF:	Fully Leased
Lease Rate:	Negotiable
Building Size:	90,000 SF
Year Built:	2005
Zoning:	DTC
Cross Streets:	Ringling Boulevard & S Washington Boulevard

### Property Overview

#### Property

Rare downtown bank branch opportunity!! Easily accessible and free parking!! Or, the space can be subdivided into smaller Class A professional office suites. Convenient to professional office buildings, banks, shops, the governmental buildings, and much more. Located in the prestigious Courthouse Centre complex with approximately 90,000 SF of office and retail space. The Centre also has residential loft condos at the penthouse level. Great visibility, foot and vehicle traffic.

Landlord may assist in adding a drive-through in the parking garage; plans developed for an elevator from the parking garage to Ringling Boulevard. (Not included in the rent)

All square foot measurements are based on rentable square feet.

#### Location

Located in the heart of downtown Sarasota at the corner of Ringling Boulevard and US 301. Signage visibility on Ringling Boulevard, US 301 and Main Street.

#### Presented by

**DIANE LAWSON, CCIM**  
941.780.6136  
diane.lawson@svn.com  
FL #BK581055

# Available Spaces

LEASE TYPE | -

TOTAL SPACE | Fully Leased

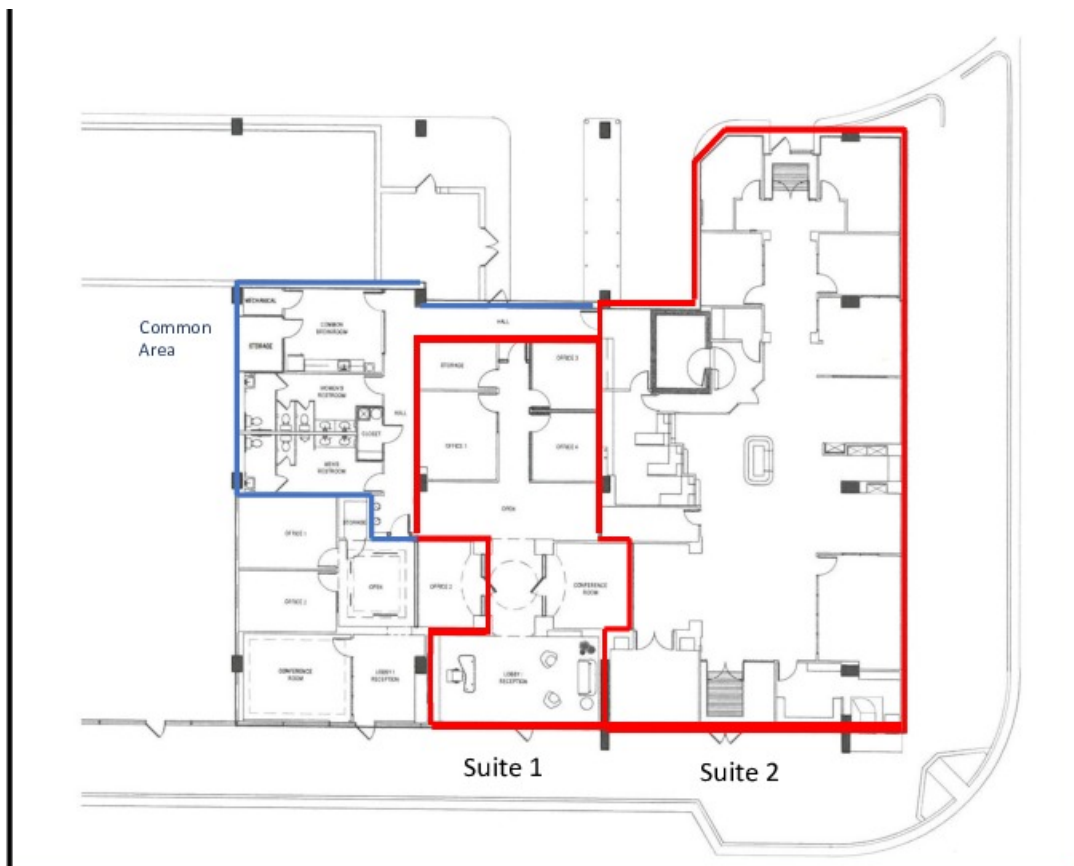
LEASE TERM | Negotiable

CAM & TAX | Included



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
-------	--------	-----------	------------	------------

## Multi-Unit Plan - Ground Floor

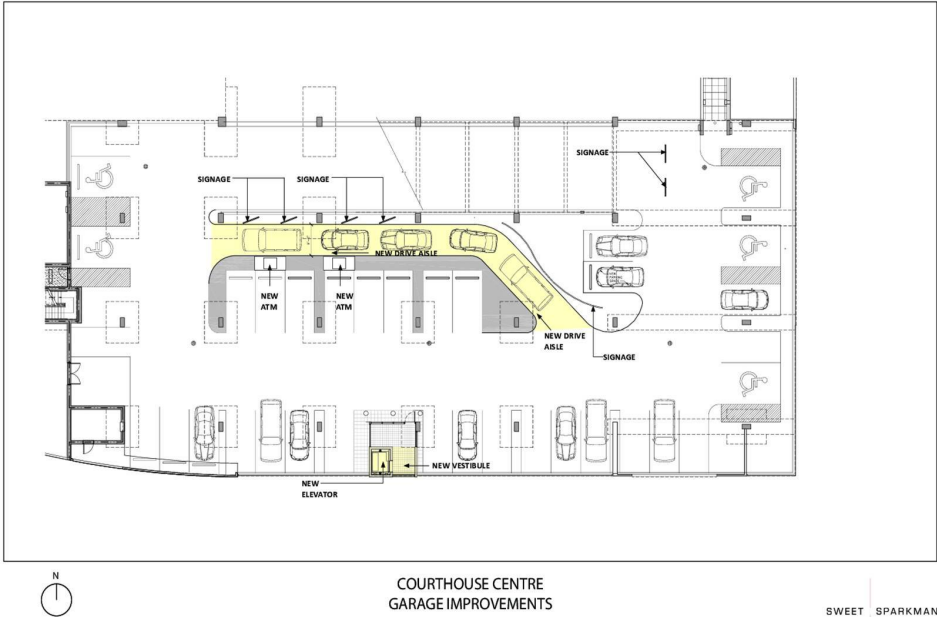


## New Price!! Downtown Retail, Office or Bank Space.

[Additional Photos](#)









COURTHOUSE CENTRE  
GARAGE IMPROVEMENTS

SWEET SPARKMAN



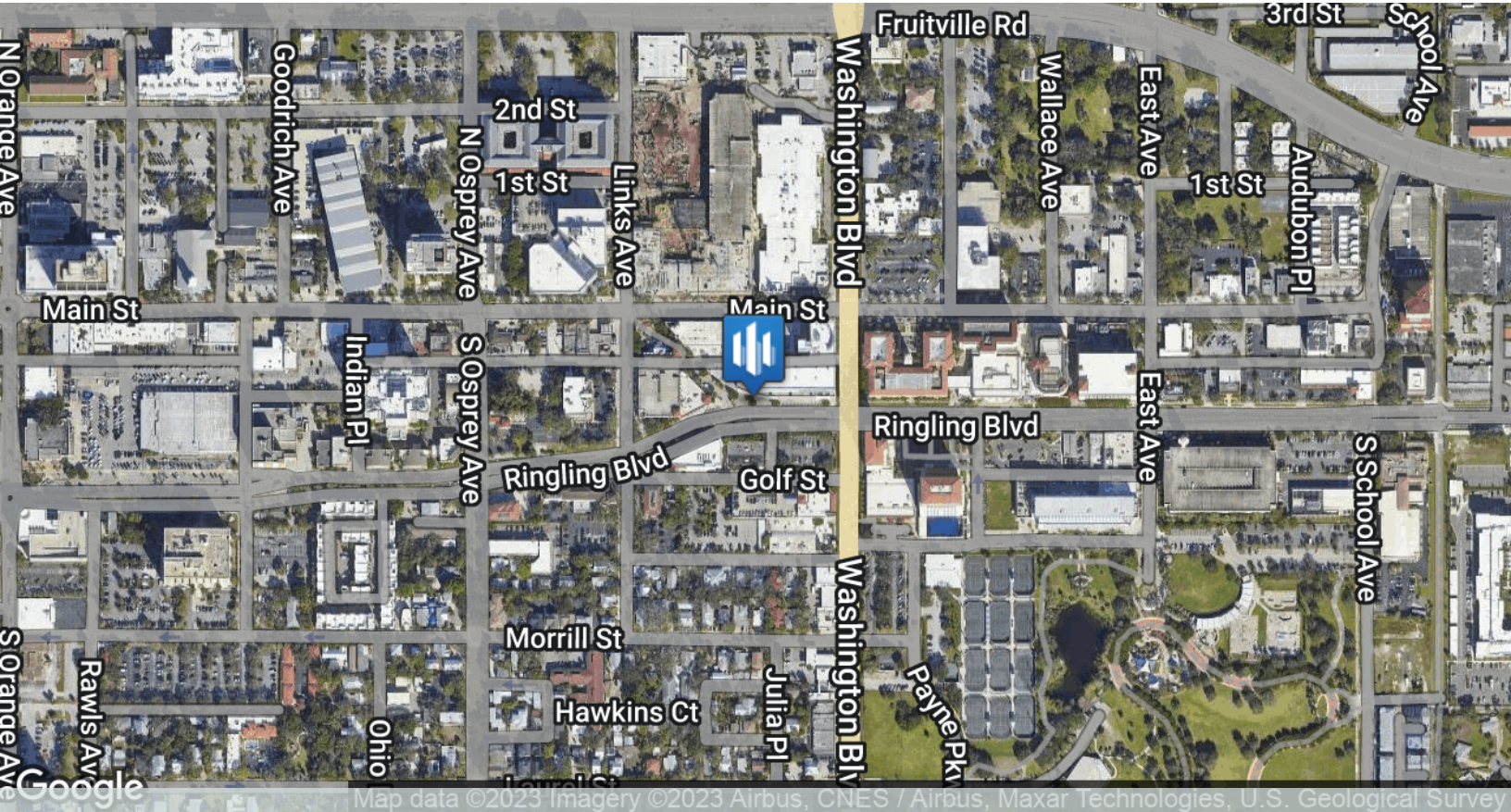
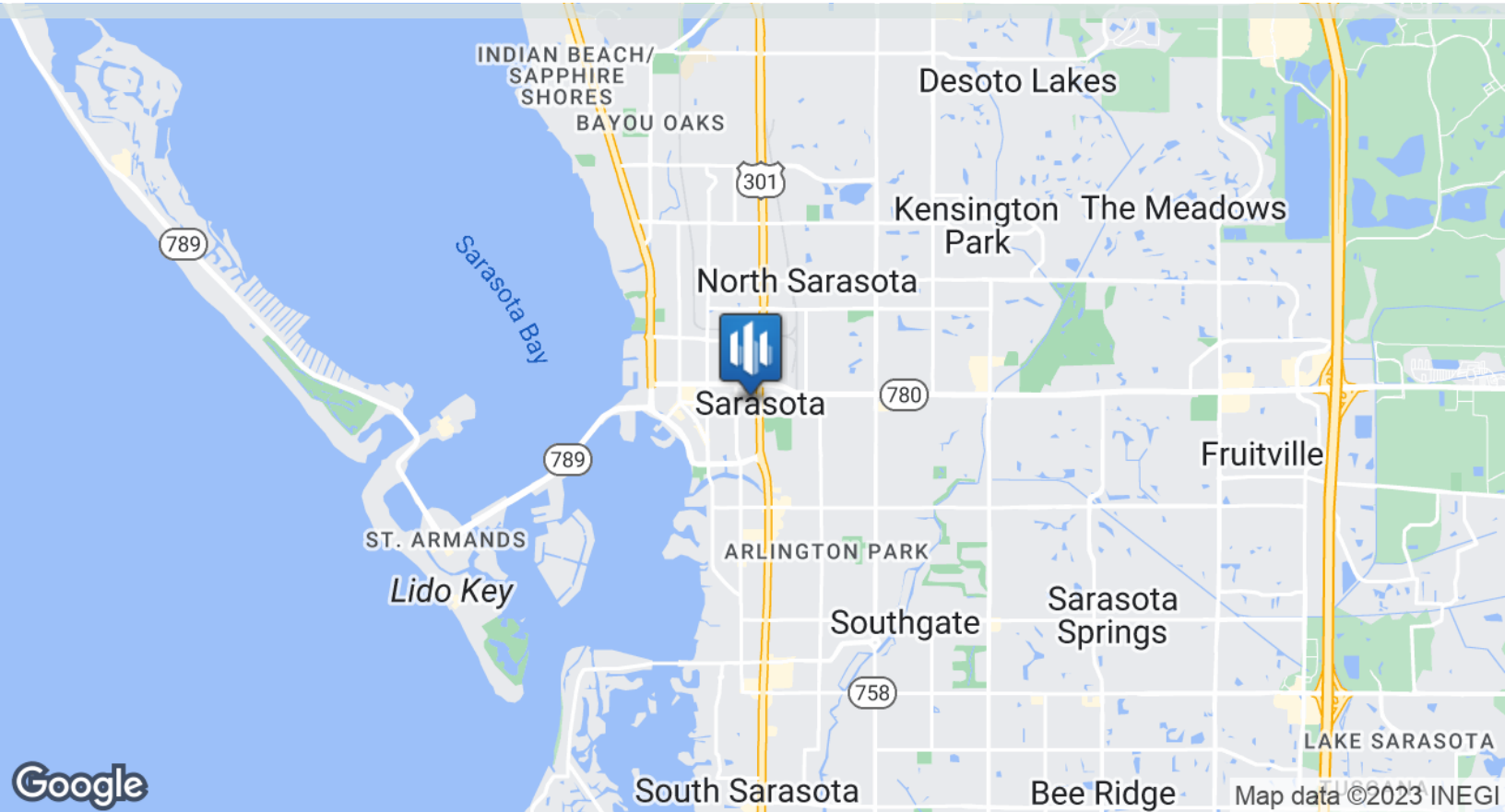
COURTHOUSE CENTRE  
GARAGE IMPROVEMENTS

SWEET SPARKMAN



New Price!! Downtown Retail, Office or Bank Space.

Location Maps



1999 Ringling Blvd | Sarasota, FL 34236

For Lease | Retail

	1 Mile	3 Miles	5 Miles
Total Population	11,638	73,550	154,569
Total Number of Households	5,014	31,691	67,789
Total Number of Persons per Household	2.3	2.3	2.3
Average House Value	\$330,131	\$353,022	\$294,352
Average Household Income	\$63,241	\$63,318	\$68,316
Median Age	40.1	44.0	46.1
Median Age - Male	37.3	42.1	44.4
Median Age - Female	42.8	46.4	47.9
Total Population - White	9,161	58,022	132,376
Total Percent - White	78.7%	78.9%	85.6%
Total Population - Black	1,640	10,573	13,550
Total Percent - Black	14.1%	14.4%	8.8%
Total Population - Asian	87	1,163	2,123
Total Percent - Asian	0.7%	1.6%	1.4%
Total Population - Hawaiian	0	0	24
Total Percent - Hawaiian	0.0%	0.0%	0.0%
Total Population - Indian	9	71	228
Total Percent - Indian	0.1%	0.1%	0.1%
Total Population - Other	638	2,503	3,963
Total Percent - Other	5.5%	3.4%	2.6%
Total Population - Hispanic	2,549	12,909	20,742
Total Percent - Hispanic	21.9%	17.6%	13.4%

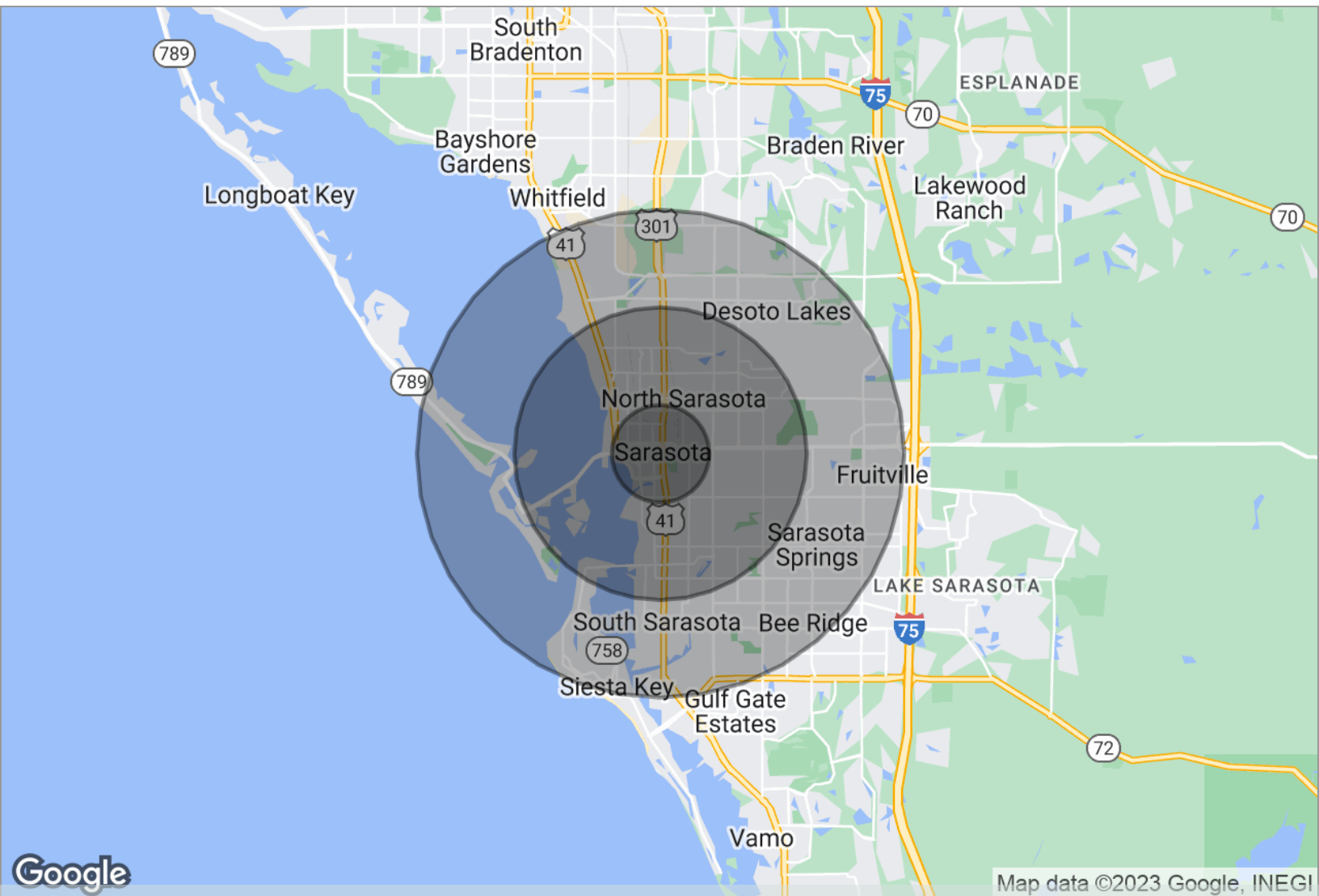
\* Demographic information provided by BuildOut, Inc.



Retail Property For Lease

New Price!! Downtown Retail, Office or Bank Space.

Demographics Map



1999 Ringling Blvd | Sarasota, FL 34236

Radius Map

1 Mile

3 Miles

5 Miles

\* Demographic information provided by BuildOut, LLC





## **Diane Lawson, CCIM**

### **Senior Advisor**

SVN | Commercial Advisory Group

Diane Lawson has been in the commercial real estate industry for over 27 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in managing over 750,000 sf of office space and closed over 500 lease transactions. In 2005 she was recognized as one of Gulf Coast Business Review's Top 40 under 40 for her expertise in this industry in Sarasota and Manatee counties. She holds a broker's license and is one of only 6% of commercial brokers nationwide to be honored as a Certified Commercial Investment Member (CCIM) designee.

Diane lives in Bradenton and enjoys spending time with family, traveling and enjoying the gulf waters and beaches.

### **Memberships & Affiliations**

Realtor Association of Sarasota and Manatee Counties  
Florida Realtors  
National Association of Realtors  
Sarasota Chamber of Commerce  
CCIM  
International Counsel of Shopping Centers

### **Diane Lawson, CCIM**

Senior Advisor

FL #BK581055

Phone: 941.780.6136

Fax: 941.387.2160

Cell: 941.780.6136

Email: [diane.lawson@svn.com](mailto:diane.lawson@svn.com)

Address: 1626 Ringling Boulevard, Suite 500  
Sarasota, FL 34236