

# Executive Summary



## LEASE OVERVIEW

AVAILABLE SF:	Fully Leased
LEASE RATE:	Negotiable
BUILDING SIZE:	38,000 SF
BUILDING CLASS:	B
YEAR BUILT:	1984
CROSS STREETS:	Burns Court & S Pineapple Ave

## PROPERTY DESCRIPTION

Like the building, this office is beautifully unique. Enjoy the high, exposed ceilings, skylights and the original brick walls in this loft-style office. Nice open work spaces and private offices. Excellent visibility from prominent signage at the top of the building and abundant parking. May be subdivided to suites of 4,607 RSF and 2,118 RSF.

Also available, ground floor interior suite. Perfect for real estate, insurance, legal or other professional uses.

## LOCATION OVERVIEW

On Pineapple Avenue in the heart of downtown Sarasota. Easy walk to Main Street to enjoy the fine restaurants, shops and other amenities the City offers. Surrounded by new multifamily residential units and hotels.

# Available Spaces

LEASE TYPE		- TOTAL SPACE		Fully Leased		LEASE TERM		Negotiable		CAM & TAX		Negotiable	
SUITE		TENANT		SIZE (SF)		LEASE TYPE		LEASE RATE					

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2014 © LEONARDO LUNARDI AR 94882



VERIFY PLOTTED LENGTH  
3.5" EXACT

[illegible]

EXISTING FLOOR PLAN

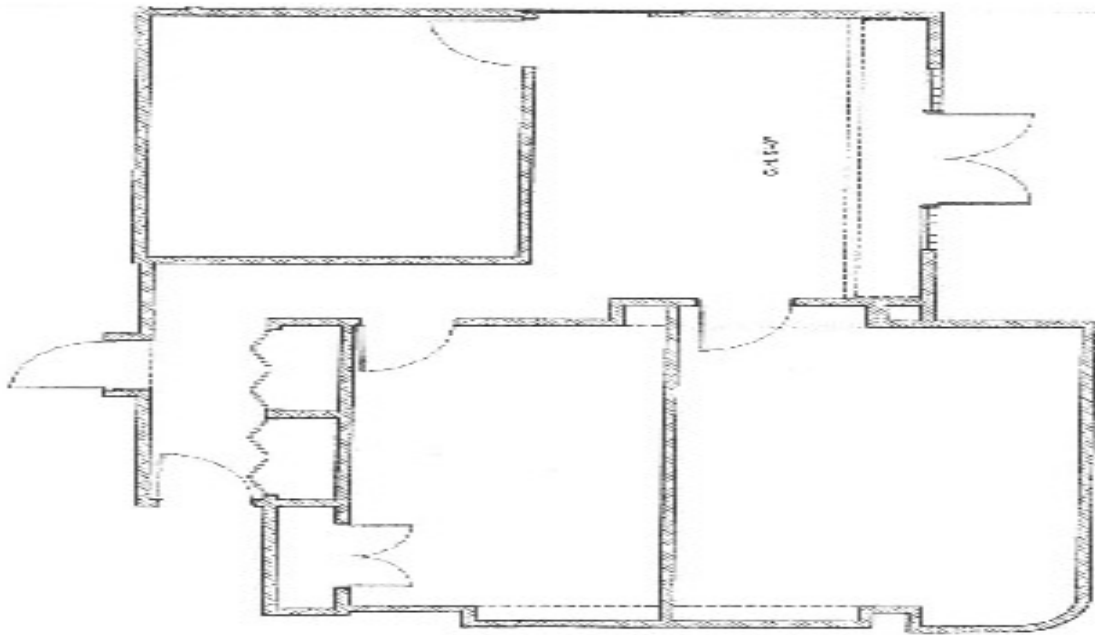
A-1  
1/12/2015

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#205: 4,607 RSF - #207: 2,118 RSF

# Floor Plans



US GARAGE - SUITE 113 -

1,331 sq ft

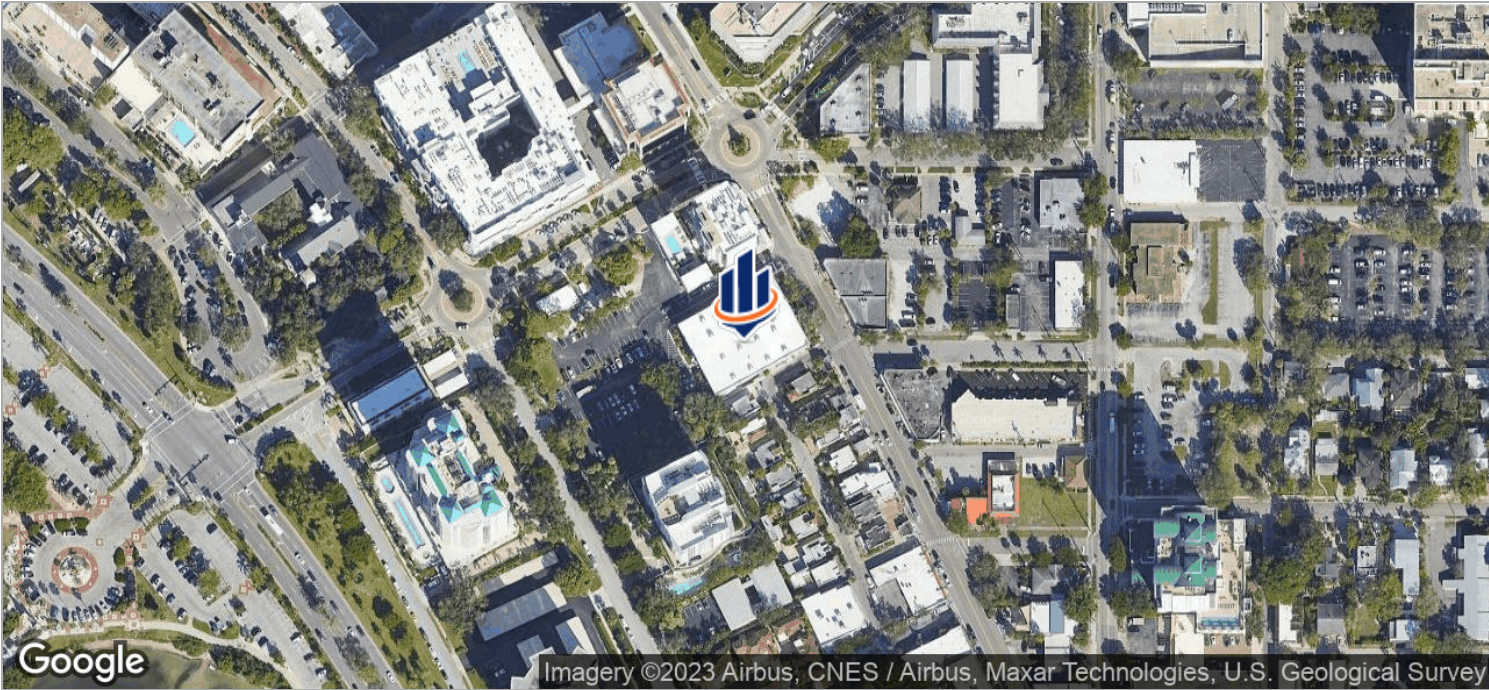
1

SCALE 1/4" = 1'-0"

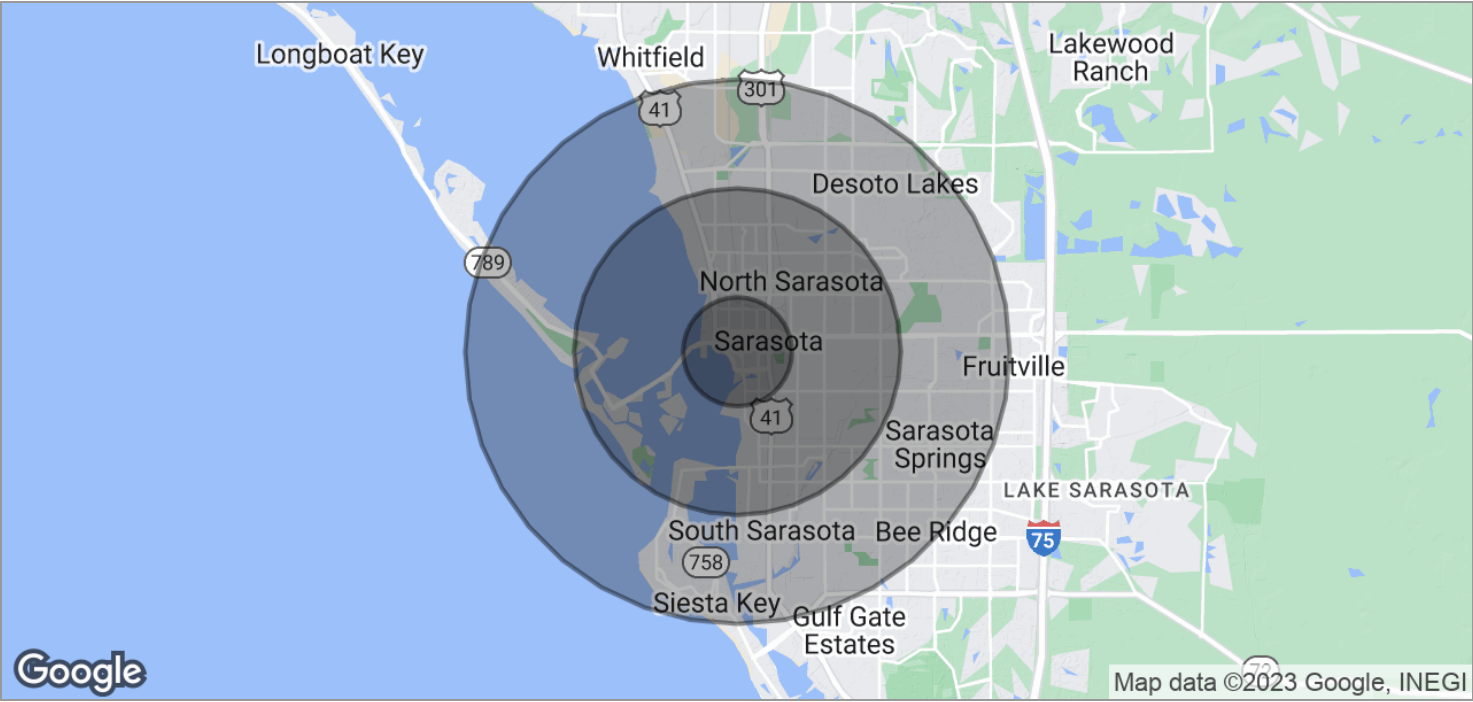
# Additional Photos



# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,835	64,194	141,772
MEDIAN AGE	48.5	43.9	46.1
MEDIAN AGE (MALE)	46.6	42.1	44.5
MEDIAN AGE (FEMALE)	50.4	46.3	47.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,933	27,740	62,265
# OF PERSONS PER HH	2.0	2.3	2.3
AVERAGE HH INCOME	\$82,758	\$67,797	\$69,323
AVERAGE HOUSE VALUE	\$606,373	\$393,137	\$310,594