

FOR LEASE

LUXURY OFFICE AND
WAREHOUSE FOR LEASE
DOWNTOWN SARASOTA

1074 N Orange Ave, Sarasota, FL 34236



IAN BLACK
REALESTATE
THE PLACE FOR SPACE

LUXURY OFFICE AND WAREHOUSE FOR LEASE - DOWNTOWN SARASOTA

1074 N Orange Ave, Sarasota, FL 34236



PROPERTY DESCRIPTION

Total Rentable Square Footage: 30,331 SF

Office Space: 11,737 SF (1st Floor: 6,864 SF; 2nd Floor: 4,873 SF)

Warehouse Space: 18,594 SF (4,479 SF air-conditioned clean area)

Open Workspaces & Private Offices: Configurable for various business needs

Conference & Meeting Rooms: Various space for collaboration and presentations

Break Areas & Restrooms: Conveniently located on both floors

Elevator Access & Reception Area: Professional and accessible layout

This high-quality, modern facility provides an excellent leasing opportunity for businesses looking to establish or expand their presence in Sarasota.

Situated in Sarasota's vibrant Rosemary District off of Orange Avenue. Quick access to US-41, I-75, and Sarasota-Bradenton International Airport.

OFFERING SUMMARY

Lease Rate:	\$15.95 SF/yr (NNN)
Available SF (Full Building):	30,331 SF
Year Renovated:	2017
Lot Size:	53,917 SF
Zoning:	IGD (Industrial General District) - flexible

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,876	32,228	69,036
Total Population	15,947	71,550	148,680
Average HH Income	\$97,686	\$92,630	\$102,953



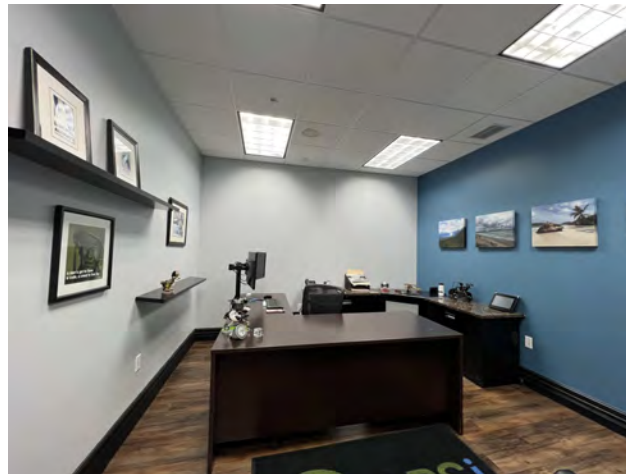
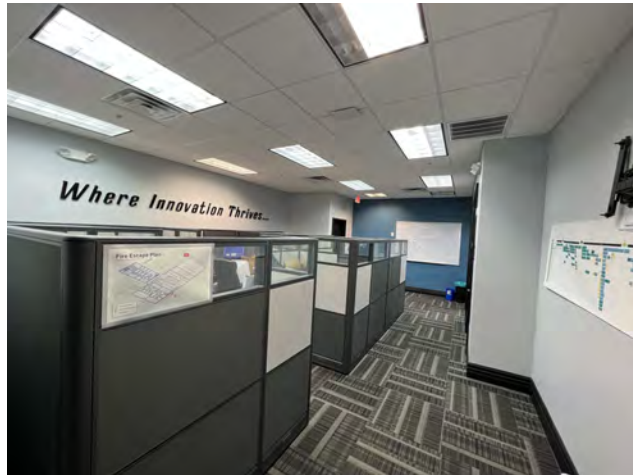
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Information deemed reliable but not guaranteed. Prices subject to change without notice.



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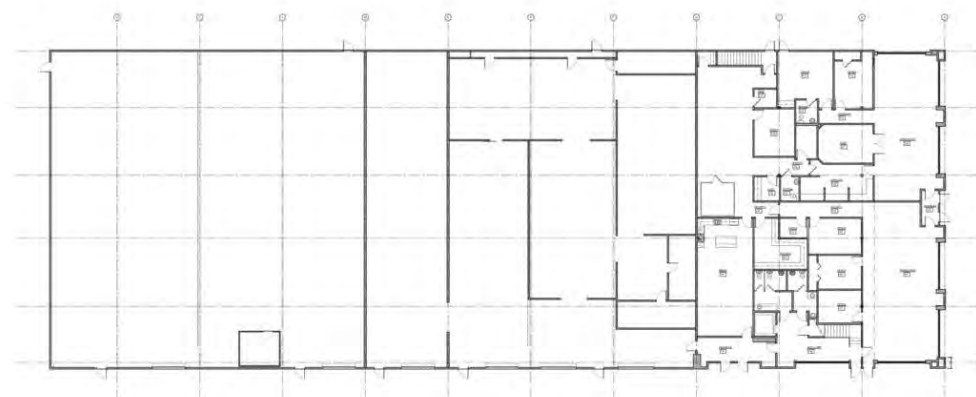


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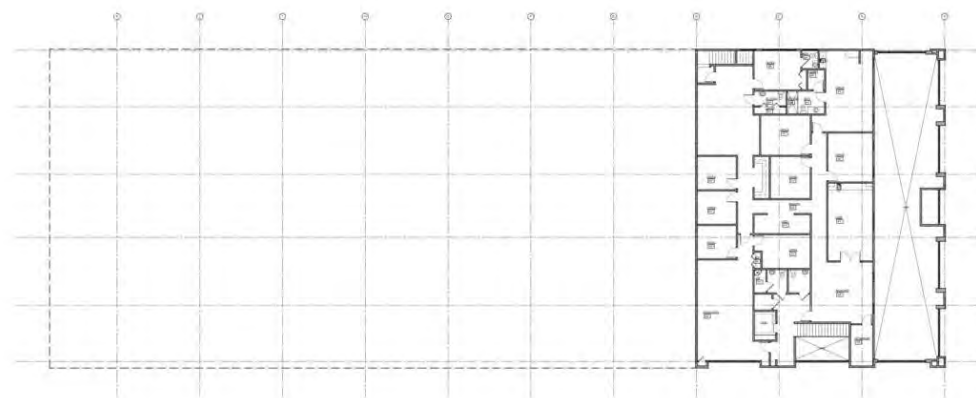
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GROUND FLOOR PLAN
SCALE 1/100=1:02



SECOND FLOOR PLAN
SCALE 1/16"=1'-0"

Area	WILLINGNESS TO PAY	
	2008-2009	2010
Overall mean	2.1200	2.1200
2008-2009	2.1200	2.1200
2010-2011	2.1200	2.1200
2011-2012	2.1200	2.1200
2012-2013	2.1200	2.1200
2013-2014	2.1200	2.1200
2014-2015	2.1200	2.1200
2015-2016	2.1200	2.1200
2016-2017	2.1200	2.1200
2017-2018	2.1200	2.1200
2018-2019	2.1200	2.1200
2019-2020	2.1200	2.1200
2020-2021	2.1200	2.1200
2021-2022	2.1200	2.1200
2022-2023	2.1200	2.1200
2023-2024	2.1200	2.1200
2024-2025	2.1200	2.1200
2025-2026	2.1200	2.1200
2026-2027	2.1200	2.1200
2027-2028	2.1200	2.1200
2028-2029	2.1200	2.1200
2029-2030	2.1200	2.1200
2030-2031	2.1200	2.1200
2031-2032	2.1200	2.1200
2032-2033	2.1200	2.1200
2033-2034	2.1200	2.1200
2034-2035	2.1200	2.1200
2035-2036	2.1200	2.1200
2036-2037	2.1200	2.1200
2037-2038	2.1200	2.1200
2038-2039	2.1200	2.1200
2039-2040	2.1200	2.1200
2040-2041	2.1200	2.1200
2041-2042	2.1200	2.1200
2042-2043	2.1200	2.1200
2043-2044	2.1200	2.1200
2044-2045	2.1200	2.1200
2045-2046	2.1200	2.1200
2046-2047	2.1200	2.1200
2047-2048	2.1200	2.1200
2048-2049	2.1200	2.1200
2049-2050	2.1200	2.1200
2050-2051	2.1200	2.1200
2051-2052	2.1200	2.1200
2052-2053	2.1200	2.1200
2053-2054	2.1200	2.1200
2054-2055	2.1200	2.1200
2055-2056	2.1200	2.1200
2056-2057	2.1200	2.1200
2057-2058	2.1200	2.1200
2058-2059	2.1200	2.1200
2059-2060	2.1200	2.1200
2060-2061	2.1200	2.1200
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2062-2063	2.1200	2.1200
2063-2064	2.1200	2.1200
2064-2065	2.1200	2.1200
2065-2066	2.1200	2.1200
2066-2067	2.1200	2.1200
2067-2068	2.1200	2.1200
2068-2069	2.1200	2.1200
2069-2070	2.1200	2.1200
2070-2071	2.1200	2.1200
2071-2072	2.1200	2.1200
2072-2073	2.1200	2.1200
2073-2074	2.1200	2.1200
2074-2075	2.1200	2.1200
2075-2076	2.1200	2.1200
2076-2077	2.1200	2.1200
2077-2078	2.1200	2.1200
2078-2079	2.1200	2.1200
2079-2080	2.1200	2.1200
2080-2081	2.1200	2.1200
2081-2082	2.1200	2.1200
2082-2083	2.1200	2.1200
2083-2084	2.1200	2.1200
2084-2085	2.1200	2.1200
2085-2086	2.1200	2.1200
2086-2087	2.1200	2.1200
2087-2088	2.1200	2.1200
2088-2089	2.1200	2.1200
2089-2090	2.1200	2.1200
2090-2091	2.1200	2.1200
2091-2092	2.1200	2.1200
2092-2093	2.1200	2.1200
2093-2094	2.1200	2.1200
2094-2095	2.1200	2.1200
2095-2096	2.1200	2.1200

PROJECT #	PROJECT NO	DESCRIPTION	DATE
A10	FILE NAME	PERMANENT	
	SHEET TITLE	PAGE 1	
	FILE #	PAGE 1	
	SOCKET COLOR WITH	PERMIT SET	
	PROJECT NUMBER	ACCOMMODATION	

WHEREAS EVERY ATTEMPT HAS BEEN MADE TO INCLUDE ALL DETAILS AND PERTINENT INFORMATION ON THE DRAWINGS, CONTRACTORS ARE RESPONSIBLE TO VERIFY ALL DIMENSIONS, DETAILS AND INFORMATION PROVIDED ON THE DRAWINGS. CONTRACTORS SHALL NOTIFY ARCHITECT, INC. IN WRITING, FOR ANY OMISSION OR DISCREPANCY ON THE DRAWINGS.



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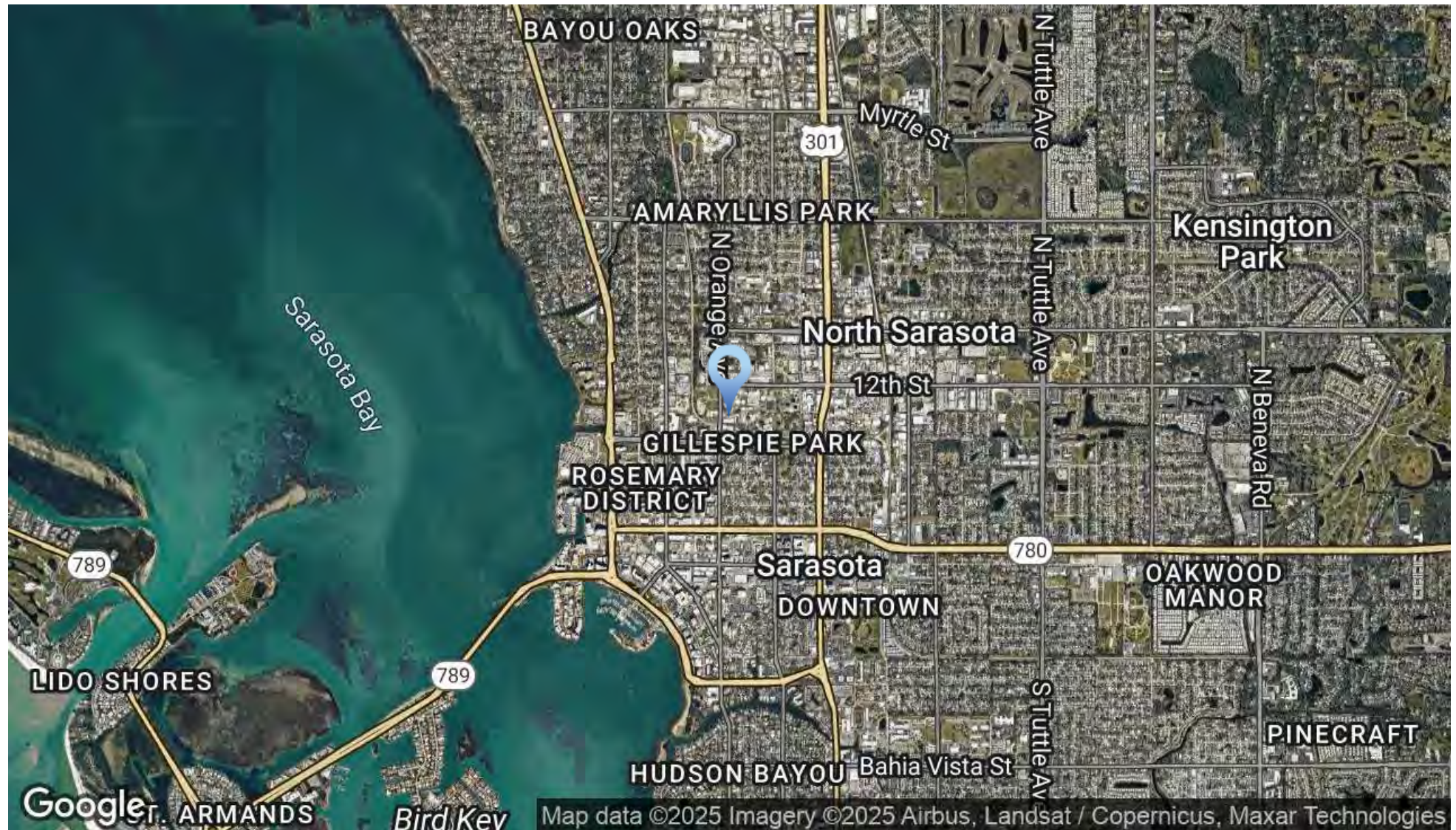
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