

DOWNTOWN SARASOTA

For Lease: Main Street & Orange Ave Office Space with Parking



This prime office is in the heart of Sarasota's central business district and features ground-floor entry adjacent to dedicated, on-site parking. Unit fronts on Orange Avenue.

Address	1599 Main St., Sarasota, FL, 34236
Building Location	Northwest corner Main Street and Orange Avenue
Size	3,200 sq. ft. +/- 22% of single-story, multi-tenant building
Parking	8 designated spaces with parking attendant
Rental Rate	\$17.00 per sq. ft. (\$54,400, annually), triple net, plus 7% sales tax

Monthly Tenant Expenses

Base Rent	\$4,533.33
Estimated CAM	\$1,722.67
Sub-Total	\$6,256.00
7% Sales Tax	\$ 437.92
Total	\$6,693.92

Tenant is also responsible for janitorial, telephone, separately metered electric and security for the unit.

Broker/Owner

Contact:
John B. Harshman, Broker
Phone: 941-951-2002 Fax: 941-366-5818
1575 Main St., Sarasota, FL 34236
Email: jbh@harshmanrealestate.com
Website: www.harshmanrealestate.com

Harshman & Company, Inc.
COMMERCIAL REAL ESTATE BROKER

Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and conditions or change in price without prior notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.