

# For Lease

**Harshman & Company, Inc.**  
COMMERCIAL REAL ESTATE BROKER

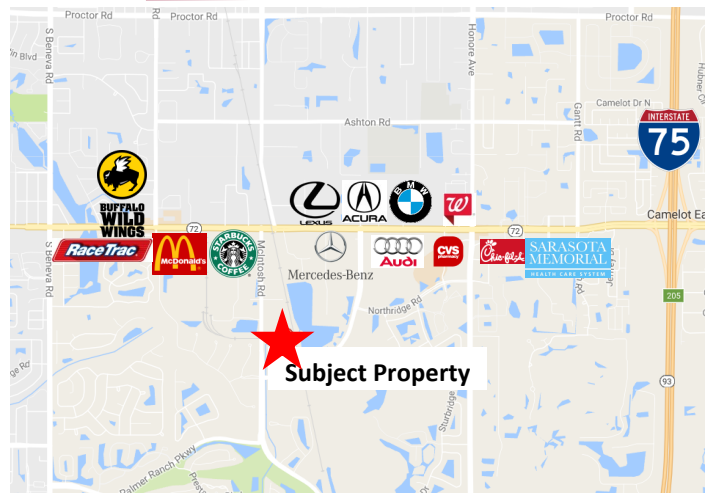
## Brand New Office Building Available



### Property Information

<b>Address</b>	6561 Palmer Park Cir, Sarasota, FL
<b>Rentable Area</b>	1,400 sq. ft. (+/-)
<b>Zoning</b>	ILW (Sarasota County)
<b>Parking</b>	Ample-on-site, non-designated
<b>Rental Rate</b>	\$18.00 per sq ft modified gross lease
<b>Availability</b>	Immediately, provide 90-120 days for buildout
<b>Tenant Pays</b>	Electric, janitorial & light bulb replacement
<b>Lease Term</b>	3 year minimum
<b>Annual Increase</b>	3.0% annual increase
<b>Security Deposit</b>	One month's rent
<b>Build Out</b>	Landlord <b>will build out</b> to tenants reasonable specification with Landlord standard finishes

### Aerial | Location



Demographics (2015)	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	5,312	60,087	129,659
2000-2015 Growth Rate	10.92%	15.59%	9.49%
Average HH Income	\$ 73,832	\$ 69,443	\$ 73,544

#### Contact:

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*Harshman & Company, Inc. is the exclusive listing agent for the Owner*

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