

# For Lease

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

## Downtown Live/Work Office Opportunity



### Property Information

<b>Address:</b>	238 S Links Ave, Sarasota, FL 34236
<b>Lot Size:</b>	6,399 sq ft +/-
<b>Building Size:</b>	1,350 sq ft +/- RSF
<b>Zoning:</b>	DTE – Downtown Edge (City of Sarasota)
<b>Lease Rate:</b>	<b>\$2,500.00 per month modified gross</b>
<b>Lease Term:</b>	3 years minimum
<b>Annual Increase:</b>	3%
<b>Security Deposit:</b>	One month's base rent
<b>Tenant Expenses:</b>	Separately metered electric/water/sewer/trash/recycling

#### Contact:

**John B. Harshman | Broker**

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

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