

South Tamiami Trail

OFFICE Building For Lease



Address	8482 S Tamiami Trail, Sarasota, Florida, 34238
Rentable Area	10,632 sq. ft. (+/-) total building 3,598 sq. ft. (+/-) available ground floor 4,150 sq. ft. (+/-) available second floor
Zoning	OPI - Sarasota County
Use	Office, Bank, School, Medical, House of Worship
Construction	Built in 1988. Effective year built 1994 (per Sarasota Co)
Parking	38 standard spaces and 2 handicapped spaces
Lease Price	\$19.95 per sq ft mod. gross ground floor \$12.95 per sq ft mod. gross second floor 3% annual increase
Security Deposit	One months modified gross rent
Term	3 years minimum
Tenant Expenses	Ground floor tenant pays separately metered electric, water and janitorial. 2nd Floor tenant pays separately metered electric and janitorial.

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

Harshman & Company, Inc.
COMMERCIAL REAL ESTATE BROKER

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