

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** The rezoning of the subject property from OPI to CG (commercial general) is almost completed and when finalized a wider variety of uses will be permitted including retail, restaurant, drive thru retail sales, vehicle parts sales, self-storage, all office, banks and medical, schools, churches, day care facilities, clubs and lodges, indoor firing range and others.
- 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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