

Downtown Sarasota—Main Street

RETAIL SPACE FOR LEASE



Address 1516 Main Street, Sarasota, Florida, 34236

Rentable Area 2,500 sq. ft. (+/-)

Zoning DTC-Downtown Core (City of Sarasota)

Use Retail/Office

Parking On street

Lease Rate \$29.50 per sq ft NNN

Building Features:

- 5-ton high efficiency a/c unit
- R31 rated roof
- 225 Amps
- One restroom
- Open Plan
- Rear Storage & Packaging Area

Monthly Tenant Expenses

Base Rent	\$6,145.83
R/E Taxes	\$ 666.38
Insurance	\$ 744.08
Sub-Total	\$7,556.29
6.7% Sales	\$ 506.27
Total	\$8,062.56

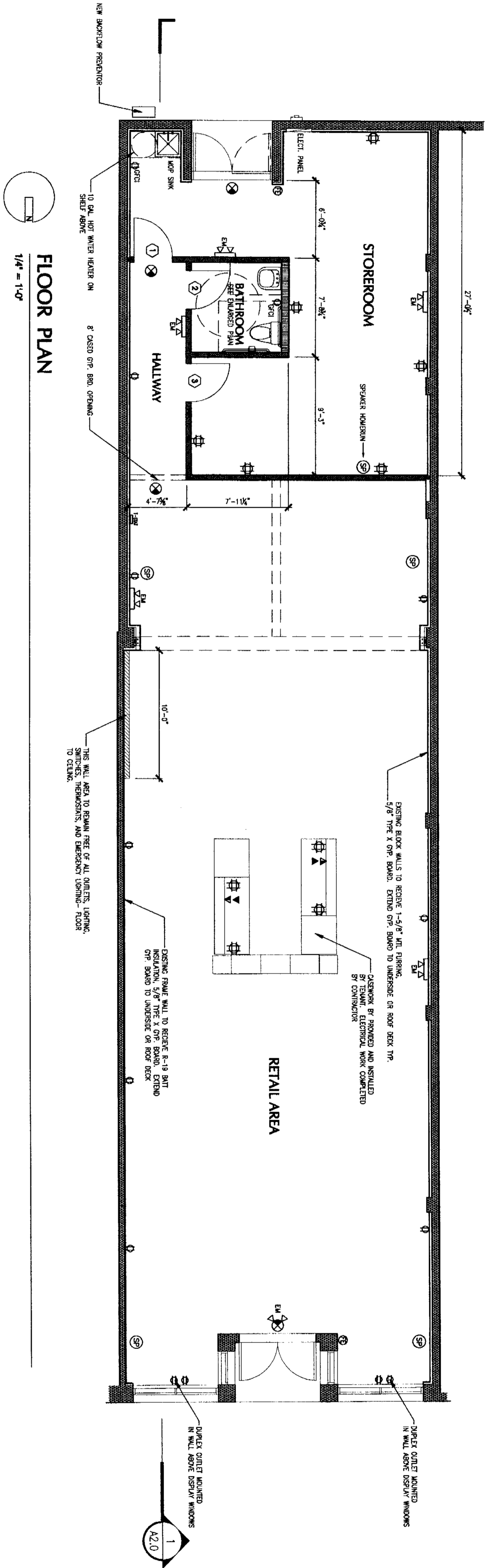
**Additional Tenant Expenses:
Electric, Water/Sewer & A/C Maintenance**

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



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

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.



FLOOR PLAN
1/4" = 1'-0"

KEY SIZE	DOOR MATERIAL	FRAME	HARDWARE	NOTES
1 3'-0" x 8'-0" x 1-3/4"	FLUSH WOOD SOLID CORE	WOOD FRAME	GROUP 1	SEE NOTES BELOW
2 3'-0" x 8'-0" x 1-3/4"	FLUSH WOOD SOLID CORE	WOOD FRAME	GROUP 2	SEE NOTES BELOW
3 3'-0" x 8'-0" x 1-3/4"	FLUSH WOOD SOLID CORE	WOOD FRAME	GROUP 3	SEE NOTES BELOW

- NOTES:**
- ALL DOORS TO BE LOCATED A MINIMUM OF 4" FROM FACE OF ADJACENT WALL.
 - CONTRACTOR SHALL PROVIDE ALL NECESSARY HARDWARE INCLUDING BUT NOT LIMITED TO: HINGES, CLOSING AND STOPS. PROVIDE DOOR BUMPS AS PER HARDWARE GROUP.
 - HINGE LOCKERS ARE INSTALLED. CONTRACTOR SHALL VERIFY DOOR SINKS IN ORDER TO SELECT "HANDSET" LOCKSET. WHEN AND WHERE APPLICABLE, LOCKS SHALL HAVE INTERCOMMUNICABLE CHANGERS TO ALLOW DOORS TO BE KEYS TOGETHER.
 - UNLESS OTHERWISE NOTED, ALL DOORS SHALL RECEIVE METAL STAIN FINISH AND A CERAMIC POLYURETHANE IN STAIN, WOOD TRIM AND FRAMES SHALL BE BURN OR WAX TO MATCH DOOR FINISH.
 - ALL TRIM CROWN SHALL BE 1X4 FLAT STICK.

- HARDWARE GROUPS:**
- GROUP 1: HANDSET - ALUM LOCK TUBLOC 72 STANDARD OPTAL LOCK MODEL #AZ270A FINISH- 280 SATIN CHROME
 CLOSER- NORTON MODEL #1501, FINISH 689 ALUMINUM
 DOOR BUMPER- DECORAL WEDSO OR EQUIVALENT FINISH- NICKLE
- GROUP 2: HANDSET- SCHLAGE AL-SERIES JUPITOR MODEL #AL40S FINISH BURN LOCK, FINISH #426 SATIN CHROME PLATED
 CLOSER- NORTON MODEL #1501, FINISH 689 ALUMINUM
 DOOR BUMPER- DECORAL WEDSO OR EQUIVALENT FINISH- NICKLE
- GROUP 3: HANDSET- VON DUPON GUARD-X EXT ALUM LOCK MODEL #2870 ST US28 FINISH- SPRAVED ALUMINUM FINISH
 DOOR BUMPER- DECORAL WEDSO OR EQUIVALENT FINISH- NICKLE

ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION	NOTES
Ⓢ	ELECTRIC PANEL	3 WIRE ELECTRICAL SWITCH MOUNT AT 4" AFF. UNLD.
Ⓢ	OVERHEAD ELECTRICAL RECEPTACLE MOUNTED AT 12" AFF. UNLD.	EMERGENCY EXIT SIGN
Ⓢ	OVERHEAD ELECTRICAL RECEPTACLE MOUNTED AT 12" AFF.	EMERGENCY LIGHTS MOUNTED AT 8'-0" AFF.
Ⓢ	SPARKERS PROVIDED BY OWNER	TELEPHONE RECEPTACLE
Ⓢ	ELECTRICAL SWITCH MOUNT AT 4" AFF. UNLD.	VOICE MAIL OUTLET
Ⓢ	OCCUPANCY SENSOR SWITCH MOUNT AT 4" AFF. UNLD.	COMMUNICATIONS RECEPTACLE ON SIGN EMERGENCY LIGHTING

FINISH SCHEDULE

UNIT	FLOOR	BASE	WALLS	CEILING	CLG. HGT.	REMARKS / NOTES
RETAIL AREA	STAINED CONCRETE	VINTL	GYPSUM BOV/ PNT	EXPOSED STRUCTURE	NA	FLOOR STAINING BY TENDANT
STOREROOM	STAINED CONCRETE	VINTL	GYPSUM BOV/ PNT	SUSP. ACCOUS. TILE	9'-0"	SEE CEILING NOTES FOR CEILING TILE SELECT.
BATHROOM	TILE	N/A	TILE	GYP. BOV/ PAINTED	8'-0"	SEE TILE NOTES FOR TILE SELECT.
HALLWAY	STAINED CONCRETE	VINTL	GYPSUM BOV/ PNT	GYP. BOV/ PAINTED	9'-0"	

WALL TYPE LEGEND

- 25 GA. 3-5/8" METAL STUDS @ 16" O.C. WITH SOUND ATTENUATION BATS, 1/2" GYP. BRD. EACH SIDE
- 25 GA. 6" METAL STUDS @ 16" O.C. WITH SOUND ATTENUATION BATS, 1/2" GYP. BRD. EACH SIDE.
- EXISTING WALLS

GENERAL NOTES:

- ALL GYP BOARD WALLS TO BE FINISHED SMOOTH - NO TEXTURE.
- ALL SHEET WALLS WITH NEIGHBORING SPACES TO BE FIRE CALKED PER CODE AND SEALED TO PREVENT SMOKE FROM PASSING THROUGH.
- PAINT ALL GYP BOARD WALLS WITH 2 COATS EGG SHELL FINISH - SHERWIN WILLIAMS FIBR-UMR 200 PANT.
- CONTRACTOR SHALL DELIVER SPACE CLEAN OF ALL DUST AND DEBRIS FOR TENDANT.
- PROFESSIONAL COORDINATE SCHEDULE WITH TENDANT.

EXTERIOR NOTES:

- ALL TENDANT SIGNAGE COMPLETED BY TENDANT

CEILING NOTES:

- CONTRACTOR TO BLOW COMPRESSED AIR AND SWEEP CLEAN EXISTING WOOD CEILING JOISTS IN EXPOSED CEILING AREAS. UPON COMPLETION OF CEILING CLEANING, SPRAY EXPOSED CEILING WITH LOW SHEEN CLEARCOAT SEALER.
- WALLS THAT HAVE EXPOSED GYP BOARD SHOWING IN THE CEILING JOIST AREA SHALL BE PAINTED FLAT BLACK FROM THE LEVEL OF THE TRACK LIGHTING UP TO ROOF DECK.
- ACOUSTICAL CEILING TILE SHALL BE USG #2742 LUSION 2744, EDGE: ST. COLOR: WHITE.

HVAC NOTES:

- CONTRACTOR SHALL INSTALL HVAC SYSTEM, INSTALL NEW DUCTS, SUPPLY AND RETURN, TO PROVIDE PROPER AND BALANCED HEATING/COOLING THROUGHOUT STORE SPACE AND RETAIL ROOMS. NEW DUCTS IN EXPOSED CEILING AREAS TO BE SPWAL AND LEFT UNPAINTED. FLEX DUCT SHALL BE USED IN HARD CEILING/CEILING TILE AREAS.
- CONTRACTOR TO ASSURE ANY ROOF REPAIR CAUSED BY MECHANICAL REMOVAL.
- CONTRACTOR SHALL PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT TO BE INSTALLED AS INDICATED IN FLOOR PLAN.

BATHROOM TILE NOTES:

- FLOOR TILE, GROUT, AND WALL TILE TO BE SELECTED BY OWNER, APPROVED BY PROVIDER.
- THERMOSTAT SCHEDULE SYSTEMS READ ROOM KEEP 100 DEG. KE- SATIN ANODIZED ALUMINUM. 1/2" X 2-1/2"

PAINT NOTES:

- ALL VERTICAL GYP BOARD THROUGHOUT RETAIL SPACE, HALL, AND STORE ROOM SHALL BE PAINTED PER CUSTOM SHERWIN WILLIAMS COLOR.

WALL SHEET-COLOR FORMULA:

INTERIOR	PROFESSIONAL	REG. GOLDMANT	02	12	64	128
PRIMER 200	100	100	100	100	100	100
EP-SH12	100	100	100	100	100	100
REG. GOLDMANT	100	100	100	100	100	100
5-2 NEW GREEN	2	17	-	-	-	-
V-3 DEEP GOLD	4	13	-	-	-	-

FIVE GALLON BROWN2251
EXTRA WHITE BR005H122

FLOOR NOTES:

- CONTRACTOR SHALL GRIND EXISTING CONCRETE FLOOR TO ELIMINATE ANY DISCONTINUITIES IN LEVEL, CLEAN FLOOR SURFACE. FINISHED FLOOR STAINING TO BE COMPLETED BY TENDANT.
- ALL TRIP HAZARDS INCLUDING BUT NOT LIMITED TO: DIVOTS, HOLES, AND CRACKS SHALL BE FILLED AND TROWLED FLUSH WITH EXISTING.
- FINAL FLOOR CLEANING PERIOD TO TENDANT'S PREFERENCE OF WORK TO BE ACCOMPISHED BY FLOOR SCOURER/PAW TO ASSURE FLOOR IS FREE OF DIRT. SCHEDULING OF THIS WORK TO BE COORDINATED WITH TENDANT.
- BATHROOM TILE TO BE SELECTED BY OWNER, AND APPROVED BY PROVIDER.
- UNLESS OTHERWISE NOTED ALL FLOOR AREAS TO RECEIVE 4" BLACK ONE BASE.

PLUMBING NOTES:

- CONTRACTOR SHALL INSTALL ALL PLUMBING TO CONFORM TO FLORIDA BUILDING CODES.
- CONTRACTOR SHALL SUPPLY AND INSTALL NEW WAP SINK AND FAUCET AS INDICATED ON PLAN. WAP SINK AND FAUCET TO BE PROVIDED BY OWNER. CONTRACTOR SHALL INSTALL TRAP OVER WAP SINK AREA AT A HEIGHT AS CLOSE TO FINISHED CEILING AS PRACTICAL.
- CONTRACTOR SHALL SUPPLY AND INSTALL NEW 10 GALLON HOT WATER HEATER ON SHELF OVER WAP SINK AREA AT A HEIGHT AS CLOSE TO FINISHED CEILING AS PRACTICAL.
- BATHROOM TOILET TO BE FLOOR MOUNTED METEORUS CHINA ELONGATED TOILET IN WHITE WITH ELONGATED OPEN SEAT. TOILET TO BE PROVIDED BY OWNER.
- BATHROOM SINK TO BE WALL MOUNTED VINTREOUS CHINA LAVATORY IN WHITE WITH TWO HANDLE CENTER SET. FAUCET IN CHROME. SINK AND FAUCET TO BE PROVIDED BY OWNER.

POWER/DATA NOTES:

- CONTRACTOR SHALL SUPPLY AND INSTALL 16 GAUGE SPEAKER WIRE FROM SPEAKER LOCATIONS INDICATED ON FLOOR PLAN. EACH SPEAKER TO BE WIRING BACK SEPARATELY TO SPEAKER HORN/IN LOCATION INDICATED ON FLOOR PLAN.
- POINT OF SALE COUNTERS REQUIRE (2) SEPARATE TELEPHONE LINE JACKS (EACH W/ SEPARATE DEDICATED LINE) AS INDICATED. TENDANT TO SUPPLY CONTRACTOR WITH LOCATIONS AND NUMBER OF POINT OF SALE COUNTERS. CONTRACTOR TO BE PROVIDED AND INSTALLED BY TENDANT. FINAL WIRING PROVIDED BY CONTRACTOR.
- POINT OF SALE COUNTERS REQUIRE (2) DEDICATED 20 AMP CIRCUITS W/ (2) CIRCU BREAKERS FOR EACH COUNTER. TENDANT TO SUPPLY CONTRACTOR WITH LOCATIONS AND NUMBER OF POINT OF SALE COUNTERS. CONTRACTOR TO BE PROVIDED AND INSTALLED BY TENDANT. FINAL WIRING PROVIDED BY CONTRACTOR.
- CONTRACTOR TO PROVIDE A DEDICATED SMOKE CIRCUIT.