

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	CG (commercial general) Sarasota County offers a wide variety of permitted uses 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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