

DOWNTOWN SARASOTA

COMMERCIAL PROPERTY FOR LEASE



Address: 27 N Pineapple Avenue, Sarasota, FL, 34236

Zoning: DTC - Downtown Core - City of Sarasota

Utilities: City of Sarasota water/sewer

Unit Size: 2,218 sq ft

Lease Rate: \$26/sq ft NNN

**Estimated
Tenant Expenses:** \$7.75/sq ft

Features: Building has been completely renovated
New storefront, new a/c and new roof

| | |
|--------------------------|-------------------|
| Monthly Base Rent | \$4,805.67 |
| CAM | \$1,432.46 |
| Sub-Total | \$6,238.13 |
| Sales Tax 6.5% | \$ 405.48 |
| Monthly Total | \$6,643.61 |



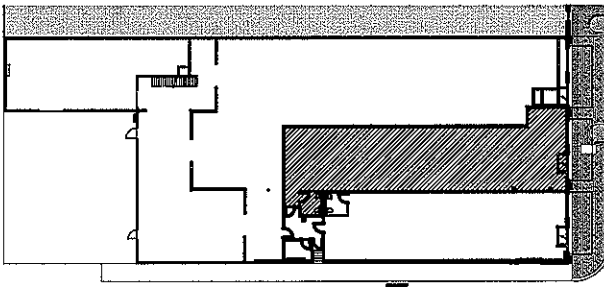
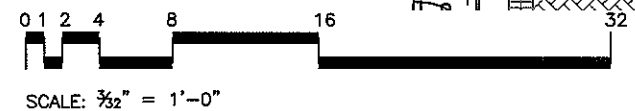
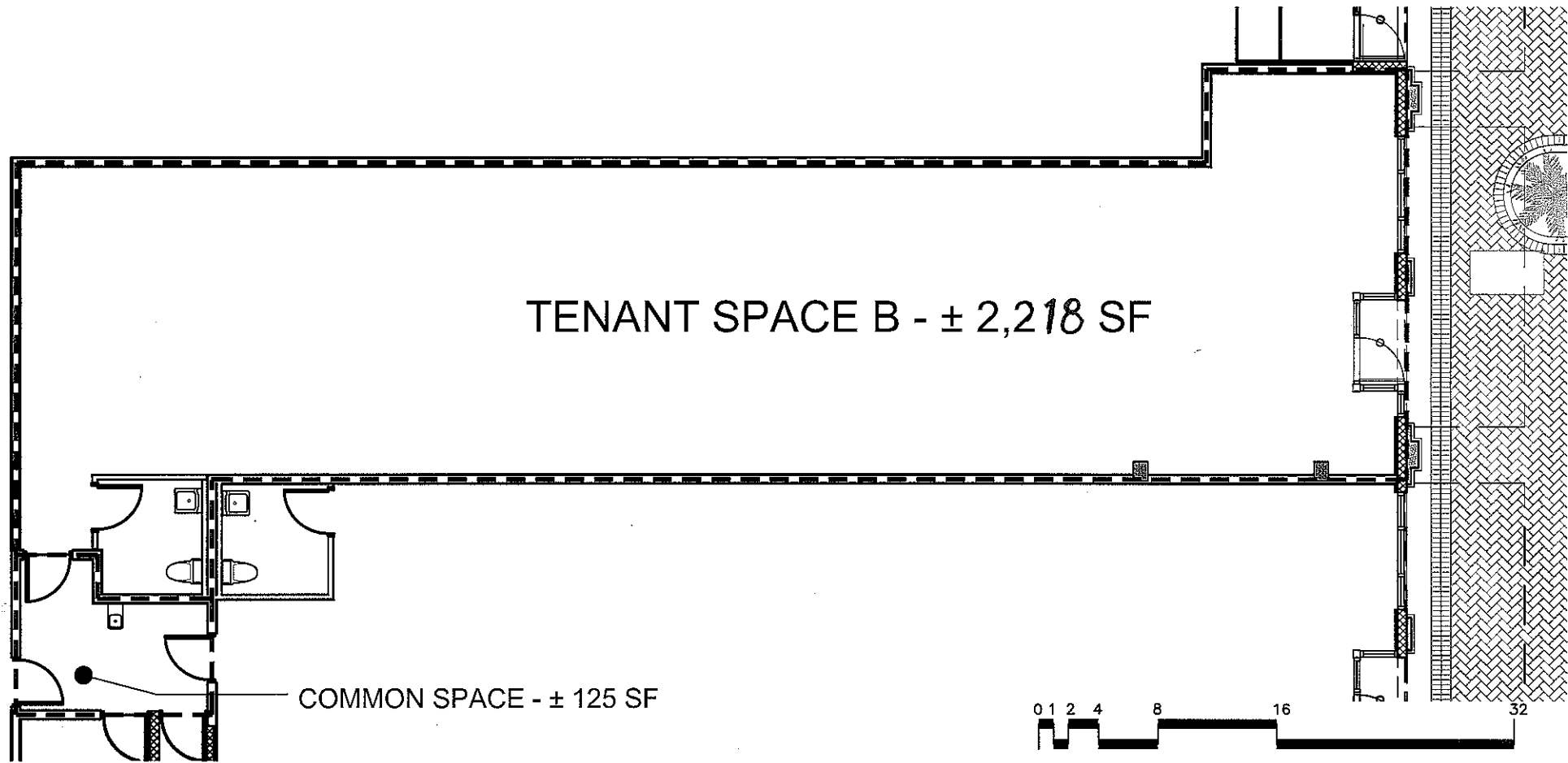
Harshman & Company, Inc. is the exclusive leasing agent for the Owner.

Harshman & Company, Inc.
COMMERCIAL REAL ESTATE BROKER

Contact:

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KEY PLAN

TENANT SPACE B - ± 2,218 SF

COMMON SPACE - ± 125 SF

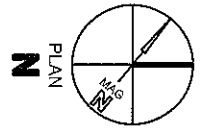
BOMA - GROSS LEASABLE AREA (GLA):

- At exterior enclosures, the measure line on the exterior face of the enclosure.
- At walls separating adjacent occupants, the centerline of the wall.
- At common areas, the lease line.

BOMA - COMMON AREAS

- At exterior enclosures, the measure line on the exterior face of the enclosure.
- At adjacent gross leasable areas, the boundary established in GLA.

LEASE LINE - A line forming a perimeter that encompasses all the constructed elements of a given occupant space; normally the center line of party walls or the exterior face of any walls that form the exterior enclosure.



Drawing Title: TENANT SPACE B
 Project file: -
 Scale: 3/32" = 1'-0"
 Date: DECEMBER 04, 2015

25 NORTH PINEAPPLE AVENUE

SARASOTA, FLORIDA



