DOWNTOWN SARASOTA

COMMERCIAL PROPERTY FOR LEASE

Previous use was open office plan



Zoning: DTC - Downtown Core - City of Sarasota

Utilities: City of Sarasota water/sewer

Unit Size: 6,500 sq ft main area 1,100 sq ft storage area w/overhead door 1,750 sq ft mezzanine

> \$24/sq ft NNN Base rent paid only on 6,500 sq ft

Estimated Tenant Expenses: \$7.75/sq ft

Features:

Lease Rate:

Sprinklered, New roof, 3 year old a/c

Monthly Base Rent	\$13,000.00
CAM	\$ 4,908.33
Sub-Total	\$17,908.33
Sales Tax 6.5%	\$ 1,164.04
Monthly Total	\$19,072.37

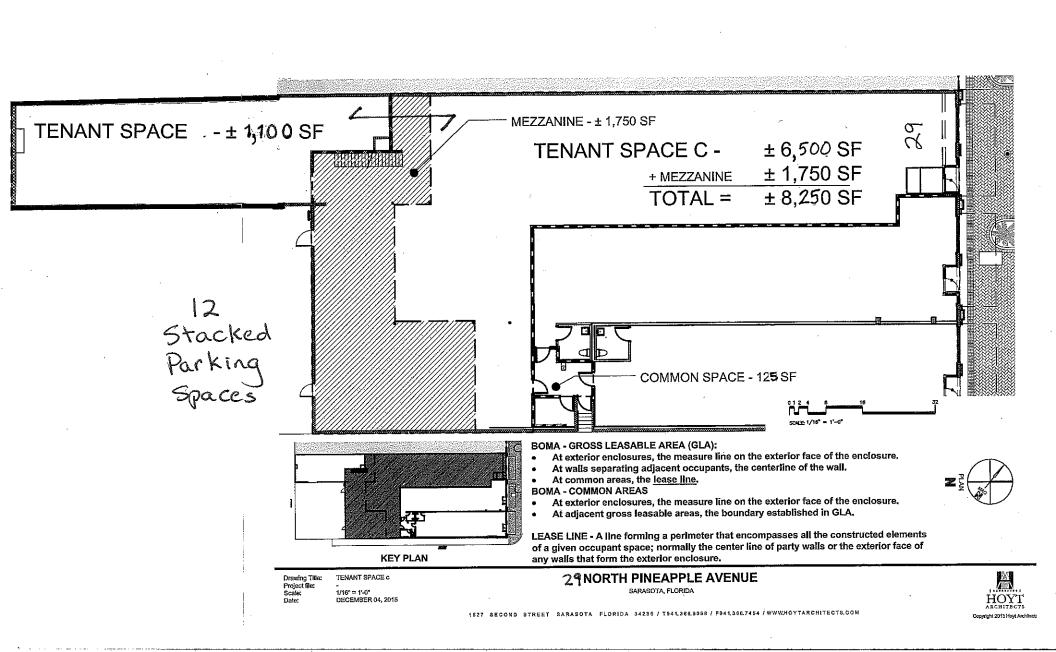


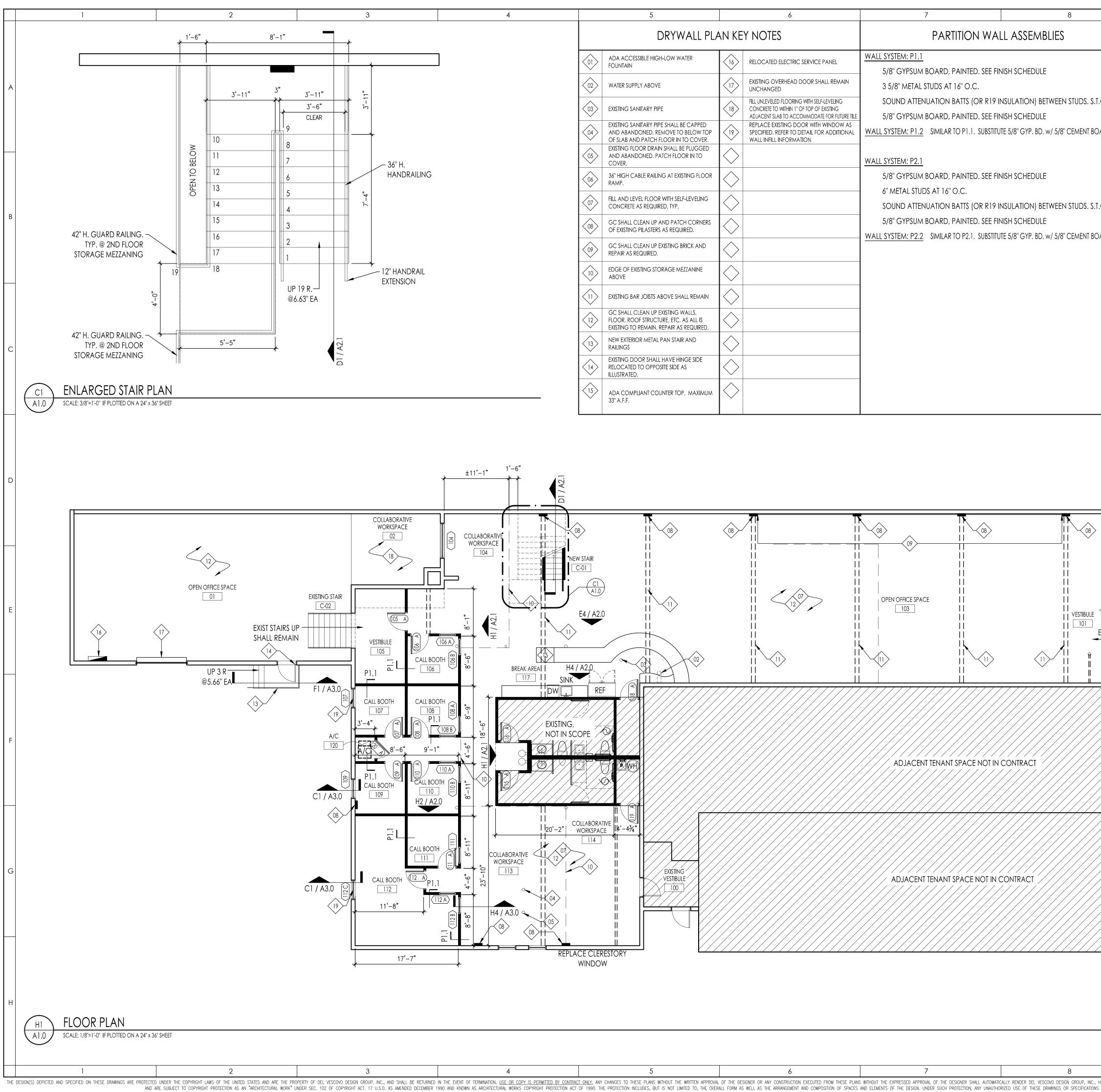
Harshman & Company, Inc. is the exclusive leasing agent for the Owner.



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

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01 FC	DRYWALL PLA ADA ACCESSIBLE HIGH-LOW WATER OUNTAIN	AN KE	Y NOTES RELOCATED ELECTRIC SERVICE PANEL	PARTITION WAL	L ASSEMBLIES
01 FC	OUNTAIN	16		MALL SYSTEMA, D1 1	
$ \begin{array}{c c} & & & & \\ \hline & & & & \\ \hline & & & & \\ \hline & & & &$	VATER SUPPLY ABOVE XISTING SANITARY PIPE XISTING SANITARY PIPE SHALL BE CAPPED AND ABANDONED. REMOVE TO BELOW TOP OF SLAB AND PATCH FLOOR IN TO COVER. XISTING FLOOR DRAIN SHALL BE PLUGGED AND ABANDONED. PATCH FLOOR IN TO COVER. 46" HIGH CABLE RAILING AT EXISTING FLOOR AMP. ILL AND LEVEL FLOOR WITH SELF-LEVELING CONCRETE AS REQUIRED, TYP. GC SHALL CLEAN UP AND PATCH CORNERS OF EXISTING PILASTERS AS REQUIRED. GC SHALL CLEAN UP EXISTING BRICK AND YEPAIR AS REQUIRED. DGE OF EXISTING STORAGE MEZZANINE ABOVE XISTING BAR JOISTS ABOVE SHALL REMAIN GC SHALL CLEAN UP EXISTING WALLS, LOOR, ROOF STRUCTURE, ETC. AS ALL IS XISTING TO REMAIN. REPAIR AS REQUIRED. HEW EXTERIOR METAL PAN STAIR AND YALLINGS XISTING DOOR SHALL HAVE HINGE SIDE		RELOCATED ELECTRIC SERVICE PANEL EXISTING OVERHEAD DOOR SHALL REMAIN UNCHANGED FILL UNLEVELED FLOORING WITH SELF-LEVELING CONCRETE TO WITHIN 1" OF TOP OF EXISTING ADJACENT SLAB TO ACCOMMODATE FOR FUTURE TILE REPLACE EXISTING DOOR WITH WINDOW AS SPECIFIED. REFER TO DETAIL FOR ADDITIONAL WALL INFILL INFORMATION	WALL SYSTEM: P1.1 5/8" GYPSUM BOARD, PAINTED. SEE FINI 3 5/8" METAL STUDS AT 16" O.C. SOUND ATTENUATION BATTS (OR R19 IN: 5/8" GYPSUM BOARD, PAINTED. SEE FINI WALL SYSTEM: P1.2 SIMILAR TO P1.1. SUBSTITUTE 5/8" GYPSUM BOARD, PAINTED. SEE FINI 6" METAL STUDS AT 16" O.C. SOUND ATTENUATION BATTS (OR R19 IN: 5/8" GYPSUM BOARD, PAINTED. SEE FINI 5/8" GYPSUM BOARD, PAINTED. SEE FINI WALL SYSTEM: P2.2 SIMILAR TO P2.1. SUBSTITUTE	SULATION) BETWEEN STUDS. S.T.C SH SCHEDULE E 5/8" GYP. BD. w/ 5/8" CEMENT BOA SH SCHEDULE SULATION) BETWEEN STUDS. S.T.C SH SCHEDULE

	9	10		
	WALL TYPE LEGEND			BUYER HERO
	WALL TYPE: SERIES DESIGNATION	STUD SPACING CHART		29 NORTH PINEAPPLE AVENUE SARASOTA, FL 34236
		10'-10" 362\$125-18 (25 GA) 16"		
T.C. 43 MIN.	WALL	12'-5" 362S125-33 (20 GA) 24" 13'-6" 362S125-33 (20 GA) 16"		OWNER
Dard (wet side)	EXISTING WALL U.N.O.	15'-6" 362\$125-33 (20 GA) 12" 16'-11" 362\$162-33 (20 GA) 12"		
	NEW WALL U.N.O. OR	19'-8" 362S162-33 (16 GA) 12" 26'-7" 600S162-33 (16 GA) 16"	$\left \right $	PROJECT NUMBER 16-38
	GENERAL NOTES			ARCHITECT / DESIGNER FLORIDA LICENSE: AA-26002369
Г.C. 43 MIN.	 ALL WALLS TO BE PERPENDICULAR TO EACH ALL INTERIOR FRAMING TO USE 3-5/8" AND 6" DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS & CONSTRUCTION. ALL DIMENSIONS ARE MEASURED FROM STUD 	В		
)ard (wet side)	 ALIGN FACES OF ADJACENT FINISHED SURFA GENERAL CONTRACTOR TO COORDINATE AL ARCHITECTURAL DRAWINGS. COORDINATION 		DEL VESCOVO DESIGN GROUP Architecture & Interior Design Consultancy	
	ELECTRICAL, AND AUDIO/VISUAL.			451 North Orange Avenue, Sarasota, Fl. 34236 tel (941) 321-9507 email: deldesign@aol.com fax (941) 827-9500 url: www.deldesign.com APPROVAL
				SIGN AND DATE BELOW FOR APPROVAL TO MOVE FROM [PERMIT SET DOCUMENT] PHASE TO [CONSTRUCTION ADMINISTRATION] PHASE
			С	Date
				Approval Signature
				Printed Name CONSULTANTS
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102				DRAWINGS PERMIT SET DOCUMENT
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				DRAWN BY TD
			G	CHECKED BY
				PERMIT SUBMISSION PLOT DATE
				DECEMBER 5, 2016 DECEMBER 3, 2016
				SHEET TITLE FLOOR PLANS
			Н	SEAL SHEET NUMBER
				A1.0
				TIMOTHY A. DEL VESCOVO FLORIDA LICENSE: ID-5344
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