

**DOWNTOWN SARASOTA**

# COMMERCIAL PROPERTY FOR LEASE

*Previous use was open  
office plan*



**Address:** 29 N Pineapple Avenue, Sarasota, FL, 34236

**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

**Lease Rate:** \$24/sq ft NNN  
Base rent paid only on 6,500 sq ft

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

**Features:** Sprinklered, New roof, 3 year old a/c

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



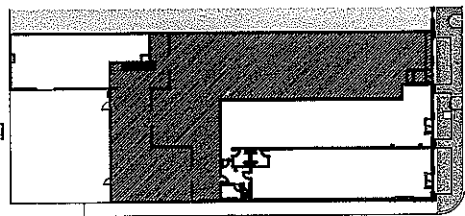
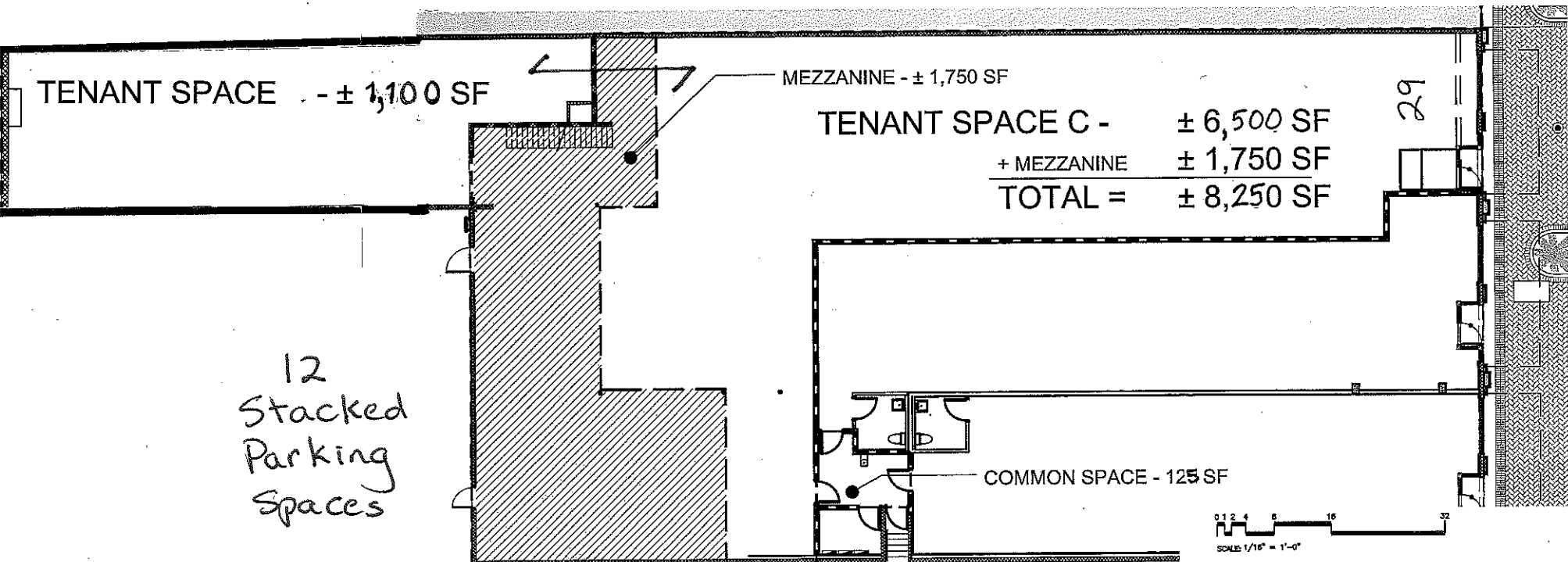
*Harshman & Company, Inc. is the exclusive leasing agent for the Owner.*



**Contact:**

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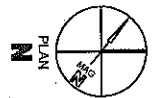
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KEY PLAN

- 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 c  
 Project file:  
 Scale: 1/16" = 1'-0"  
 Date: DECEMBER 04, 2015

**29 NORTH PINEAPPLE AVENUE**  
 SARASOTA, FLORIDA





