

Hospital Area

Now Available
**Great Hospital
Location**

**1435 S Osprey Ave,
Suite 200
Sarasota, FL 34239**



Suite 200 2,500 sq ft
Currently rented month-to-month to therapy type office users
in an Executive Suite fashion

Price \$ 14.00 per sq ft NNN

CAM \$ 8.34 per sq ft

Term 3 years minimum

Uses Medical office, Lab, Professional Office

Parking Surface Ample

Annual Increase 3.5% or CPI whichever is greater

Security Deposit Two months rent

| | | |
|--------------------------------------|-------------|----------------------------------|
| Estimated Rent & Expenses | \$ 2,916.67 | Per month base rent |
| | \$ 1,737.50 | CAM (Estimated) |
| | \$ 4,654.17 | Total monthly rent w/o sales tax |

Tenant pays separately: electric & janitorial.

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



Contact:
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