

# For Lease

**Harshman & Company, Inc.**  
COMMERCIAL REAL ESTATE BROKER

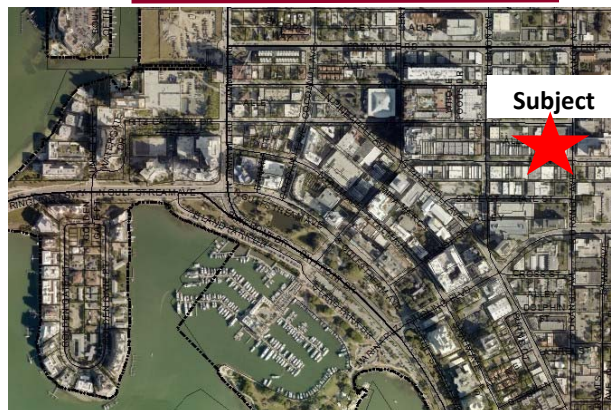
## Main Street & Orange Ave Office with Parking



### Property Information

<b>Address</b>	1599 Main Street Sarasota, FL
<b>Rentable Area</b>	3,255 sq ft +/-
<b>Use</b>	Office, Physical Therapy
<b>Parking</b>	Park in front of your office door Parking attendant on duty
<b>Rental Rate</b>	\$26.00 per sq ft NNN
<b>Availability</b>	July 2018
<b>CAM Expenses</b>	\$7.55 per sq ft
<b>Lease Term</b>	5 year minimum
<b>Annual Increase</b>	3.0% annual increase
<b>Security Deposit</b>	One month's rent

### Aerial | Location



### Monthly Tenant Expenses

<b>Base Rent</b>	\$7,052.50
<b>Estimated CAM</b>	\$2,047.94
<b>Sub-Total</b>	\$9,100.44
<b>6.8 % Sales Tax</b>	\$ 618.83
<b>Total</b>	\$9,719.27

Tenant is also responsible for janitorial, telephone, separately metered electric and security for the unit.

### Contact:

**John B. Harshman | Broker**  
P: 941-951-2002 | E: jbh@harshmanrealestate.com  
1575 Main St., Sarasota, FL 34236  
www.harshmanrealestate.com

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

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