

## Downtown Sarasota

# For Lease: Main Street & Orange Ave Office/ Retail with Parking



**Property Address:** 1567-1599 Main Street, Sarasota, FL 34236

**Location:** Northwest corner of Main Street and Orange Avenue

**Description:** Multi-tenant office building, ground floor w/signage on Main Street

**Size:** 3,255-11,000 sq ft +/- of single-story, multi-tenant building

**Parking:** Exclusive monitored private parking lot

**Rental Rate:** \$22-\$33 sq ft, triple net, plus sales tax

**Annual Increase:** CPI

**Additional Tenant:** Estimated CAM is \$8 per sq ft per month

**Expenses:** Tenant pays janitorial, separately metered electric and



### Broker/Owner

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



Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and conditions or change in price without prior notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.