

For Lease: Main Street Office With Parking



Property Information

Address	1561 Main St., Sarasota, FL, 34236
Description	Excellent visibility—Current Trust Company office space
Size	3,660 sq. ft. +/- of single-story, multi-tenant building
Parking	Exclusive adjacent parking lot with attendant
Term	5 years minimum
Lease Rate	\$40.00/sq ft NNN, + 6.5% sales tax
Annual Increase	CPI with 2% floor-6% ceiling
Additional Tenant Expenses	Tenant is responsible for janitorial, telephone, separately metered electric and security for the unit.

Available March 1, 2022

Monthly Base Rent	\$12,200.00
Estimated CAM (\$9/sf)	\$ 2,745.00
Sub-Total	\$14,945.00
6.5% Sales Tax	\$ 971.43
Total Monthly Payment	\$15,916.43

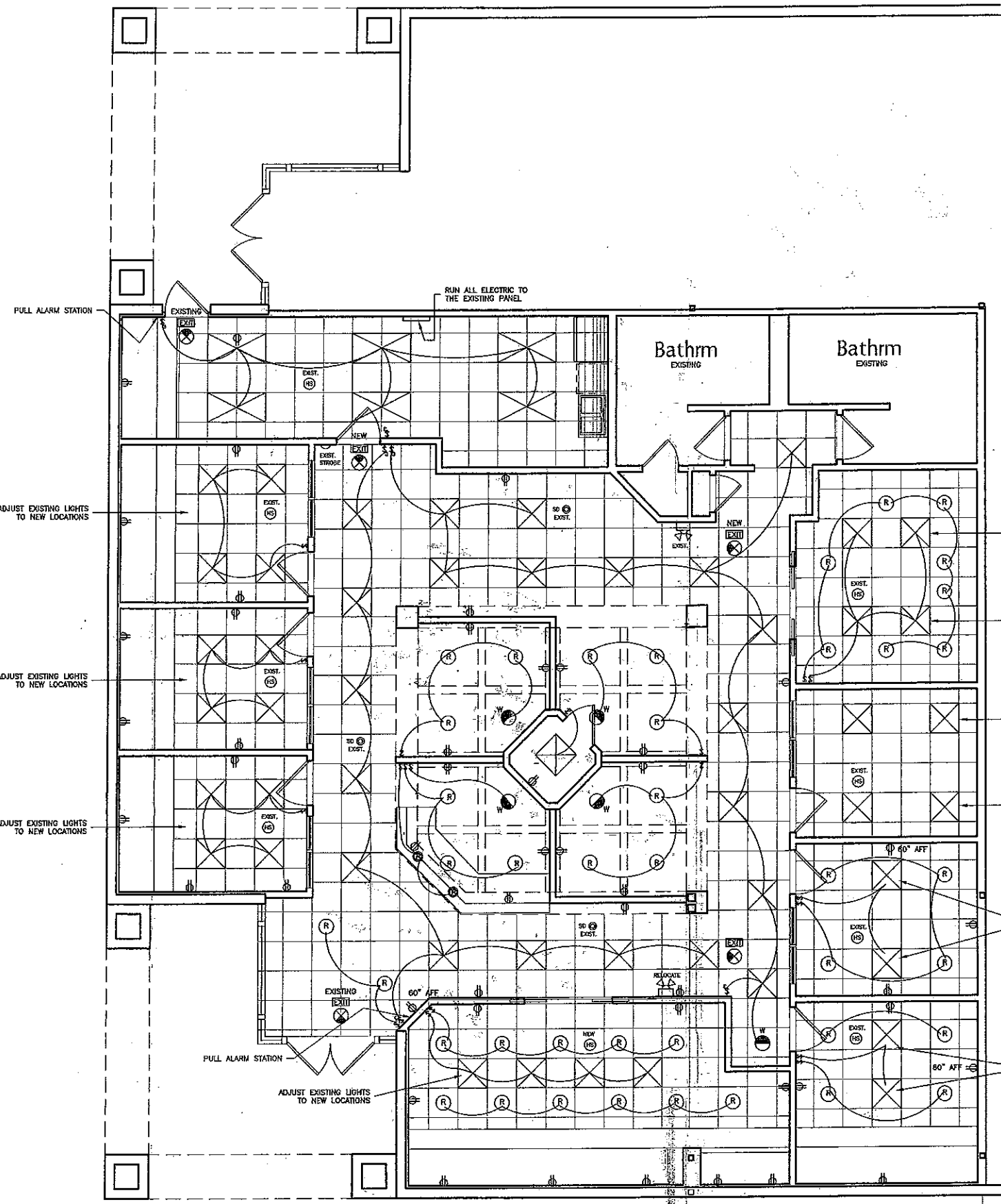
Broker/Owner

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.
 COMMERCIAL REAL ESTATE BROKER

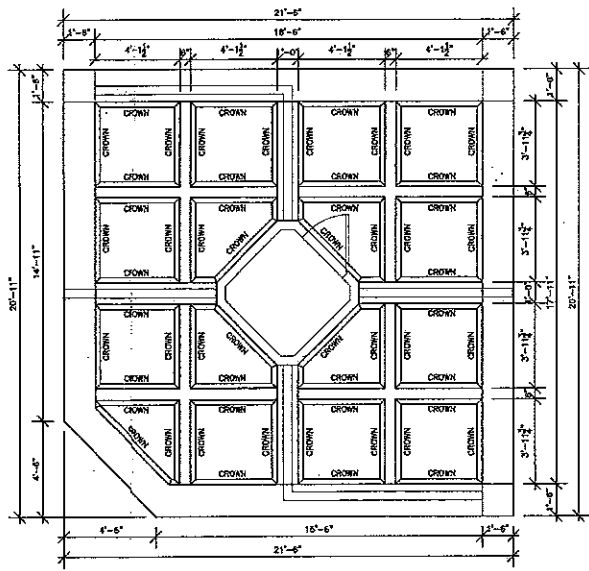
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- ELECTRICAL NOTES:**
- 1) ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION, BE A FLORIDA LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE TO COMPLY WITH ALL CODES LOCAL, COUNTY, STATE HAVING JURISDICTION.
 - 2) ALL WIRE SHALL BE COPPER. NO ALUMINUM WIRE ALLOWED.
 - 3) ALL WIRE SIZES SHALL BE IN ACCORDANCE TO APPLICABLE CODES.
 - 4) ALL DEVICES, EQUIPMENT AND FIXTURES ETC. SHALL HAVE APPROVAL STAMP OR STICKER BY U.L.
 - 5) THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL DEVICES & EQUIPMENT WITH THE OWNER INCLUDING TELEPHONE, COMPUTER, AND T.V. OUTLETS.

- ELECTRICAL LEGEND**
- WALL MOUNT SWITCH
 - WALL MOUNT THREE WAY SWITCH
 - WALL MOUNT FOUR WAY SWITCH
 - WALL MOUNT DIMMER SWITCH
 - WALL MOUNT 110V DUPLEX OUTLET
 - HALF OF DUPLEX OUTLET
 - WALL MOUNT 110V WEATHERPROOF DUPLEX OUTLET
 - WALL MOUNT 110V SINGLE OUTLET WITH RESET
 - FLOOR MOUNT FLUSH 110V DUPLEX OUTLET
 - CEILING MOUNT 110C DUPLEX OUTLET
 - WALL MOUNT 220V SINGLE OUTLET
 - CEILING MOUNT INCANDESCENT FIXTURE
 - CEILING MOUNT RECESSED FIXTURE
 - CEILING MOUNT RECESSED VAPOR PROOF FIXTURE
 - COMPUTER HOOK UP
 - CEILING MOUNT CHANDELIER/HANGING TYPE FIXTURE
 - WALL MOUNT FIXTURE
 - WALL MOUNT EXTERIOR FIXTURE
 - BULB AND SOCKET ON PULL CHAIN IN ATTIC
 - WALL MOUNT FLOOD LIGHT
 - CEILING MOUNT FLUORESCENT FIXTURE WITH DIFFUSER
 - CEILING MOUNT EXHAUST FAN
 - CEILING FAN
 - CEILING FAN ROUGH-IN
 - CEILING MOUNT SMOKE DETECTOR
 - PH - WALL PHONE JACK
 - T - WALL MOUNT T.V. JACK
 - AMP - WALL MOUNT AMP ELECTRICAL PANEL
 - W - WALL MOUNT THERMOSTAT
 - EMERGENCY LIGHTS WITH BATTERY BACK-UP SYSTEM
 - ILLUMINATED EXIT SIGN
 - HEAT SENSOR

NOTE: ALL DATA AND PHONE JACK LOCATIONS ARE TO BE PROVIDED TO LOW VOLTAGE INSTALLER BY OWNER



Electrical Plan
1/4" = 1'-0"

Reflective Ceiling Plan
1/4" = 1'-0"

COVIELLO
associa tes
941-486-1212
CUSTOM RESIDENTIAL DESIGN
AND COMMERCIAL DRAFTING

Designed For:
Caldwell Trust Company
1561 Main Street
Sarasota Fl, 34231

2180 West Dolphin Drive
Englewood Fl, 34223
(941) 475-4725

Arbas Group

DRAWN BY
ERIC DAVENPORT
PAGE DESCRIPTION
ELECTRICAL PLAN
DATE
3-23-2009
SCALE
1/4" = 1'-0"
JOB NUMBER
CALDWELL
SHEET

A3
OF 3 SHEETS