

For Lease: Main Street Office With Parking



Property Information

Address	1561 Main St., Sarasota, FL, 34236
Description	Excellent visibility, Beautifully appointed interior, New A/C unit
Size	3,660 sq. ft. +/- of single-story, multi-tenant building
Parking	Exclusive adjacent parking lot with attendant
Term	5 years minimum
Lease Rate	\$37.50/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.

Monthly Base Rent	\$11,437.50
Estimated CAM (\$9/sf)	\$ 2,745.00
Sub-Total	\$14,182.50
6.5% Sales Tax	\$ 921.86
Total Monthly Payment	\$15,104.36

Broker/Owner

Contact:

John B. Harshman | Broker
 P: 941-951-2002 | E: jbh@harshmanrealestate.com
 1800 2nd St., Suite 957 Sarasota, FL 34236
 www.harshmanrealestate.com

Harshman & Company, Inc.
 COMMERCIAL REAL ESTATE BROKER

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.