

# Medical and Professional Office For Lease 3231 Gulf Gate Drive Unit 102



**Unit Sizes**                    1,700 RSF

**Zoning**                        OPI - Office Professional Institution Sarasota County

**Parking**                      Adequate parking spaces in private lot \*\*\*\*\*

**Price**                         \$17 per sq ft NNN

**Term**                         3 years minimum

**Uses**                         Medical Dental and Professional Office

**Annual Increase**    3.5%

**Security Deposit**    One months rent

### Estimated Rent & Expenses

\$2,408.00	Per month base rent
\$ 874.08	CAM (\$6.17 per sf Estimated)
\$3,282.08	Total monthly rent w/o sales tax

**Tenant pays separately: electric, janitorial, HVAC maintenance/repair & light bulb replacement.**



**Contact:**

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