

# Medical and Professional Offices For Lease 3 Units at 3231 Gulf Gate Drive 2nd Floor



<b>Unit Sizes</b>	3,957 RSF ( unit 202=1,000 sq; unit 203=1,000 sq; unit 204= 1,957 sq)
<b>Zoning</b>	OPI - Office Professional Institution Sarasota County
<b>Parking</b>	Adequate parking spaces in private lot
<b>Price</b>	\$17 per sq ft NNN
<b>CAM</b>	\$6.20 per sq ft (estimated)
<b>Tenant pays:</b>	Electric, janitorial, HVAC maintenance/repair & light bulb replacement
<b>Term</b>	3 years minimum
<b>Uses</b>	Medical; Dental or Professional Office
<b>Annual Increase</b>	3.5%
<b>Security Deposit</b>	One months rent
<b>Note:</b>	<b>Landlord will consider upgrading units 203 and 204 depending on tenant and terms of lease.</b>

**Contact:**

John B. Harshman, Broker  
Phone: 941-951-2002 Fax: 941-366-5818  
1800 2nd St., Suite 957, Sarasota, FL 34236  
Email: jbh@harshmanrealestate.com  
www.harshmanrealestate.com



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