

**For Lease: Main Street Office With Parking**



**Property Information**

<b>Address</b>	1561 Main St., Sarasota, FL, 34236
<b>Description</b>	Excellent visibility, Beautifully appointed interior, New A/C unit
<b>Size</b>	3,660 sq. ft. +/- of single-story, multi-tenant building
<b>Parking</b>	To Be Determined
<b>Term</b>	2 years minimum
<b>Lease Rate</b>	\$35/sq ft NNN, + 6.5% sales tax
<b>Annual Increase</b>	3.5%
<b>Additional Tenant Expenses</b>	Tenant is responsible for janitorial, telephone, separately metered electric and security for the unit.

<b>Monthly Base Rent</b>	\$ 10,675.00
<b>Est. CAM (\$9.50/sf)</b>	\$ 2,897.50
<b>Sub-Total</b>	\$13,572.50
<b>6.5% Sales Tax</b>	\$ 882.21
<b>Total Monthly Payment</b>	\$14,454.71

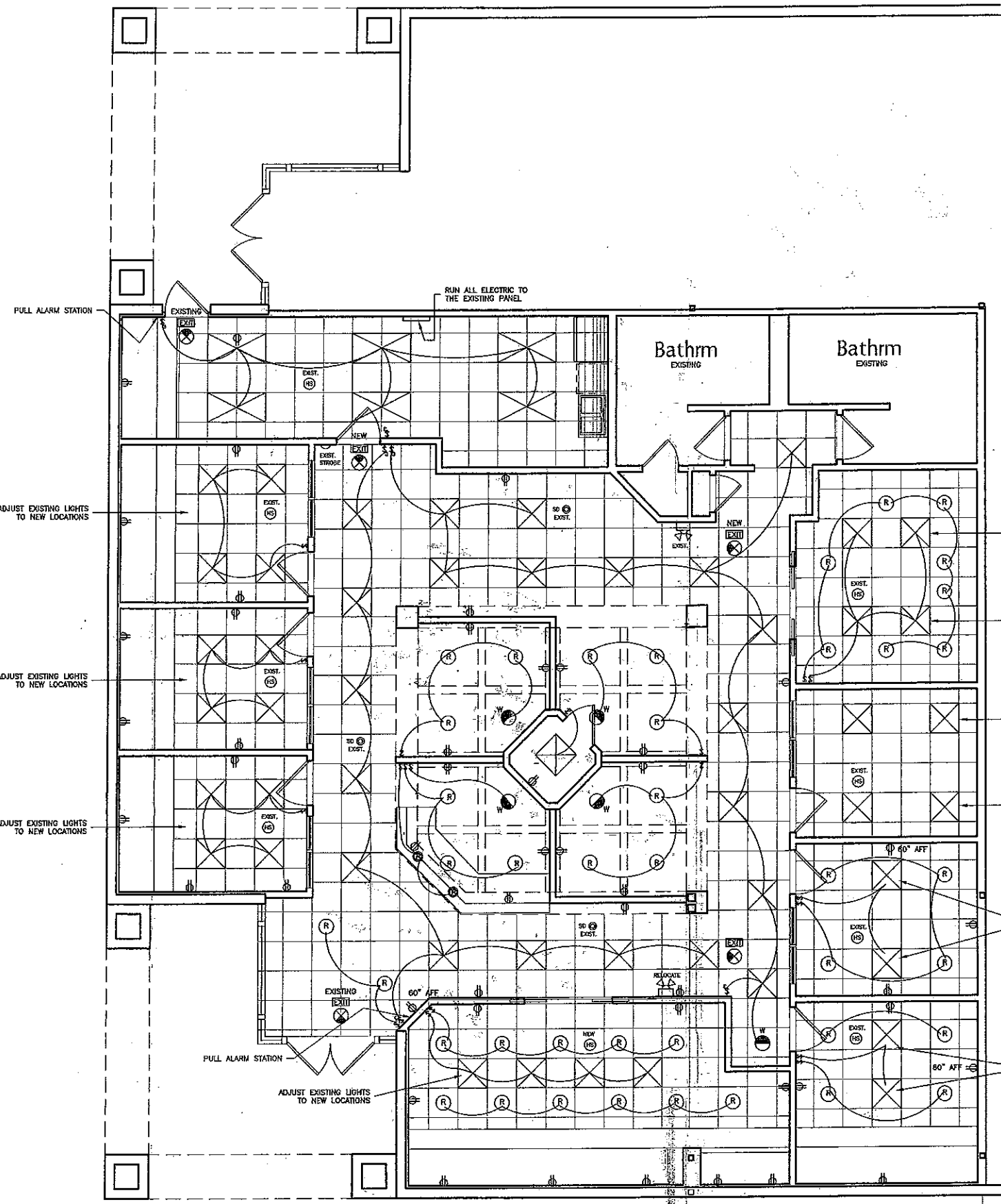
**Broker/Owner**

**Contact:**

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



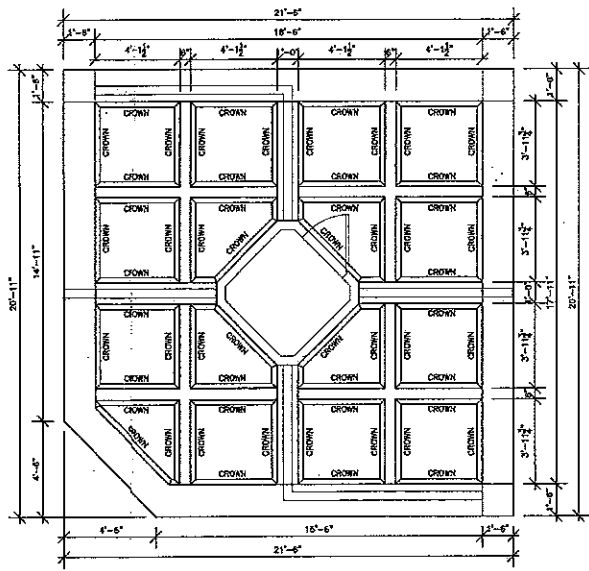
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- ELECTRICAL NOTES:**
- 1) ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION, BE A FLORIDA LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE TO COMPLY 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
  - 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 D'AVOUGH  
PAGE DESCRIPTION  
ELECTRICAL PLAN  
DATE  
3-23-2009  
SCALE  
1/4" = 1'-0"  
JOB NUMBER  
CALDWELL  
SHEET

**A3**  
OF 3 SHEETS