

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	To Be Determined
Term	2 years minimum
Lease Rate	\$35/sq ft NNN, + 5.5% sales tax
Annual Increase	3.5%
Additional Tenant Expenses	Tenant is responsible for janitorial, telephone, separately metered electric and security for the unit.

Monthly Base Rent	\$ 10,675.00
Est. CAM (\$9.50/sf)	\$ 2,897.50
Sub-Total	\$13,572.50
5.5% Sales Tax	\$ 746.49
Total Monthly Payment	\$14,318.99

Broker/Owner

Contact:

John B. Harshman | Broker
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