



FOR LEASE

For Lease | Office

BEAUTIFUL TURNKEY OFFICE SUITE!

1348 Fruitville Rd., Ste. 209, Sarasota, FL 34236

Michael Saunders & Company
TCN
WORLDWIDE
REAL ESTATE SERVICES
Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL |
941.957.3730 | MSCcommercial.com

PRESENTED BY:

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SUSAN H. GOLDSTEIN LLC, CCIM, MBA

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BEAUTIFUL TURNKEY OFFICE SUITE! OFFICE BUILDING

1348 FRUITVILLE RD., STE. 209, SARASOTA, FL



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Year Built:	2005
Building Size:	19,540
Zoning:	DTC
Traffic Count:	22,500

PROPERTY OVERVIEW

These condos can be combined into one space or offered individually. They are both stunning in their own characteristics, each offering different aspects.

Suite 208 complements its own simplicity with efficiency. With carpeting throughout and bright, open spaces filled with natural light, this flexible and adaptable space can fit just about any professional's needs and desires. The open floor plan also serves to those that require such yet offers two private offices alongside the open space. Whether it's a startup or a seasoned professional, this suits anyone who needs an efficient downtown space in the growing heart of Sarasota.

Suite 209 is the premium condo that the discerning professional needs. Fit with marble floors, unit #209 has a kitchenette, wide windows, and sleek glass paneling throughout the space. This pleasing aesthetic runs throughout the entire unit, creating an air of professionalism and class that makes a lasting impression. With the smart climate control system, the inside will remain cool for those long Floridian summers without hefty electric bills. The updated and tech-savvy space extends much more

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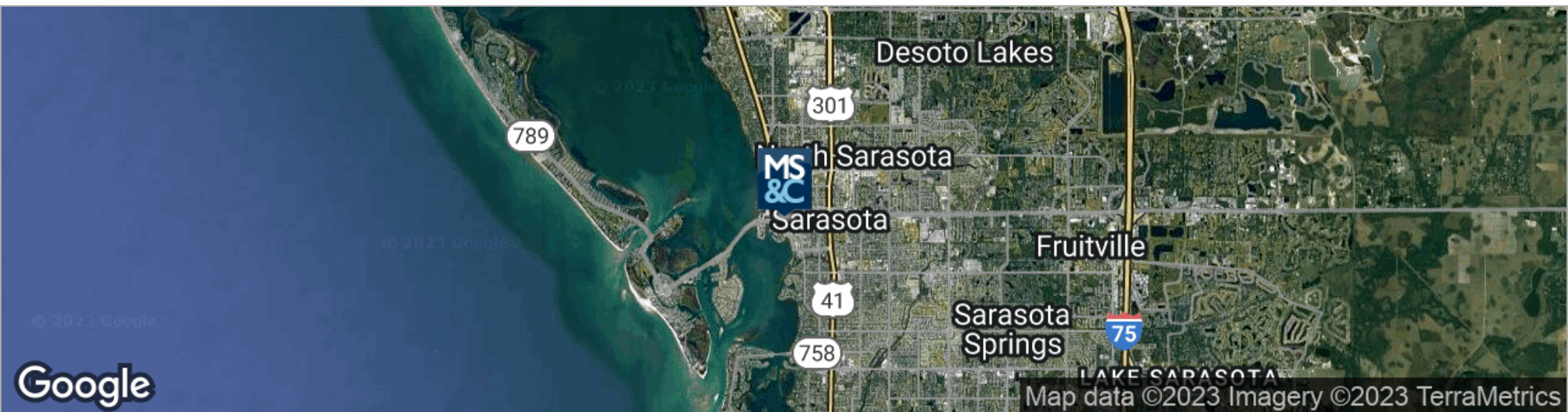
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Commercial

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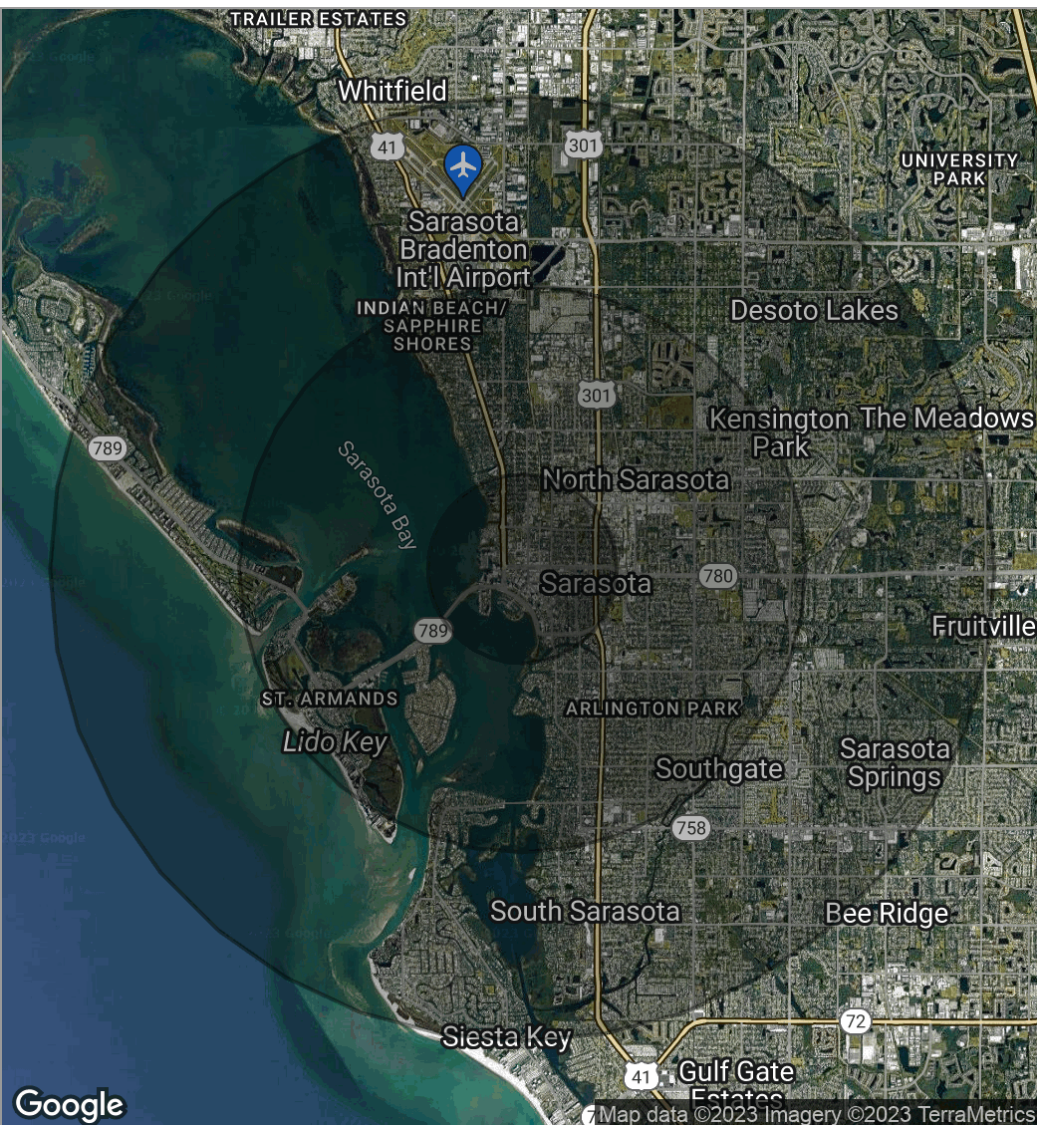
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,708	59,442	134,730
Median age	45.9	43.6	46.0
Median age (male)	43.1	41.8	44.4
Median age (Female)	48.8	46.0	47.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,693	25,653	59,035
# of persons per HH	2.1	2.3	2.3
Average HH income	\$78,935	\$68,446	\$69,574
Average house value	\$386,778	\$391,505	\$312,834

** Demographic data derived from 2020 ACS - US Census*



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PROFESSIONAL BACKGROUND

Eric is a fully integrated commercial real estate broker focused on the Sarasota market and specializing in the City of Sarasota and S. Tamiami Tr. He began his career in commercial real estate in 1997 while living in Miami and brought his passion and enthusiasm for the business home to Sarasota in 2000, starting at MSC Commercial. Since 2015, he has closed 75 sales/leasing transactions totaling over \$40,000,000 dollars in volume spanning the Sarasota/Manatee markets, working all facets of the industry. Over the years, he has developed an expansive network and utilizes his deep resources to generate unparalleled market information, providing Clients access to the very best marketing platforms and facilitating connectivity with a broad group of affiliates associated with constructing, maintaining and managing a commercial property.

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PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation
Columbia University Business School MBA
Duke University BA

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member
Columbia University Alumni Club Past President
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee

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