



# PINEAPPLE OFFICE CENTER

40 S PINEAPPLE AVENUE  
SARASOTA, FL 34236

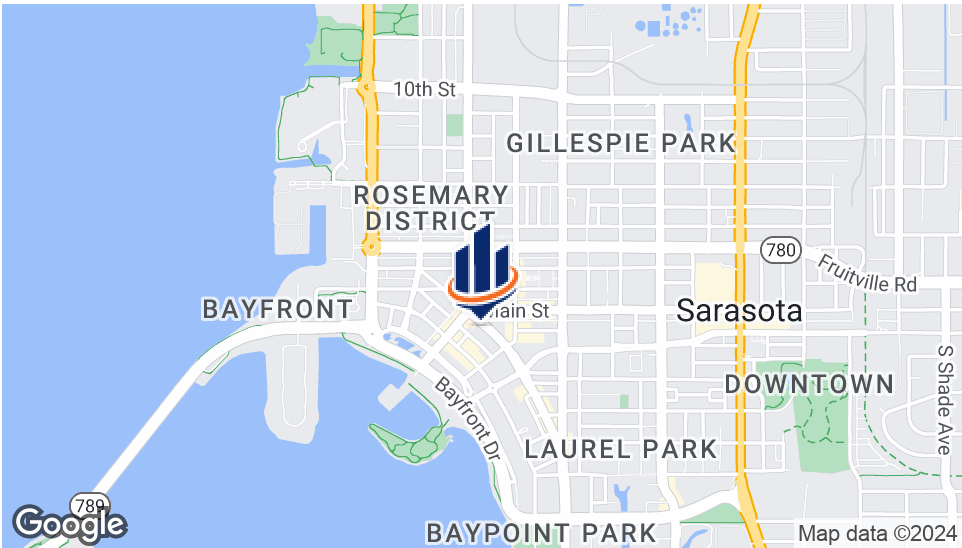
**Diane Lawson, CCIM**  
Senior Advisor  
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[diane.lawson@svn.com](mailto:diane.lawson@svn.com)

**Ryan Edwards**  
Associate Advisor  
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# Property Summary



### OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	8,126 SF
Available SF:	1,841 SF
Lot Size:	
Zoning:	DTC

### PROPERTY OVERVIEW

Nice, second floor office space in the heart of downtown Sarasota. This suite offers warm wood floors, several private offices and in-suite restrooms. Enjoy good visibility on S. Pineapple and the great shops, restaurants, and galleries within walking distance. SF is based on Rentable SF.

\$16/SF base rent + \$9 CAM

### PROPERTY HIGHLIGHTS

- Pleasant Finishes Throughout
- Convenient Garage Parking [\$20/mo through the City]
- Great Layout with Several Private Offices
- Downtown Location - Walk to Restaurants, Shops, etc.
- Can be divided in half

# Available Spaces

**LEASE RATE:** \$16.00 SF/YR

**LEASE TYPE:** NNN

**TOTAL SPACE:** 1,841 SF

**LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
200	Office Building	\$16.00 SF/yr	NNN	1,841 SF	Flexible	Second floor office space with multiple private offices, conference rooms, lobby/reception area, break room and more. \$16/SF base rent + \$9/SF CAM

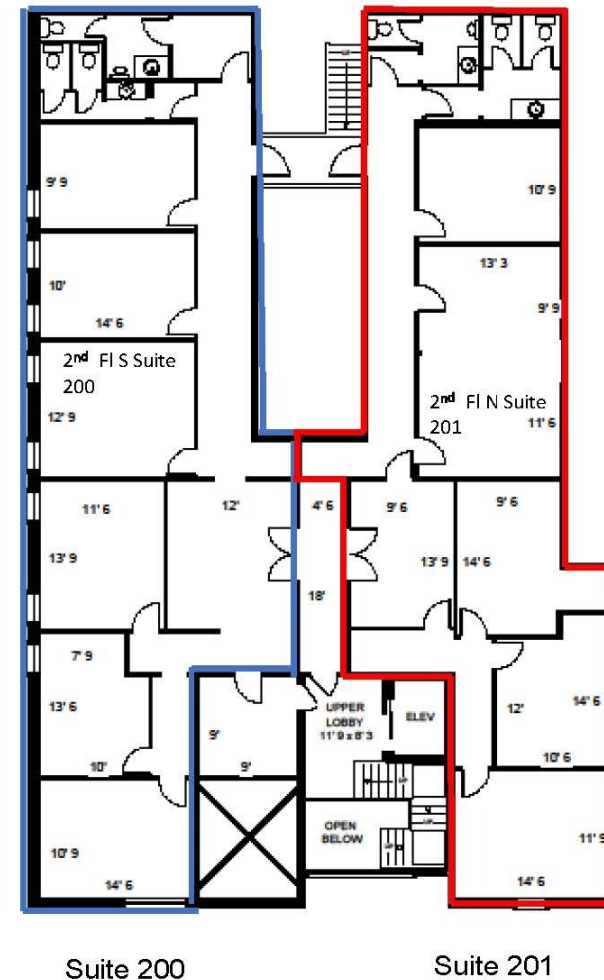


# Additional Photos



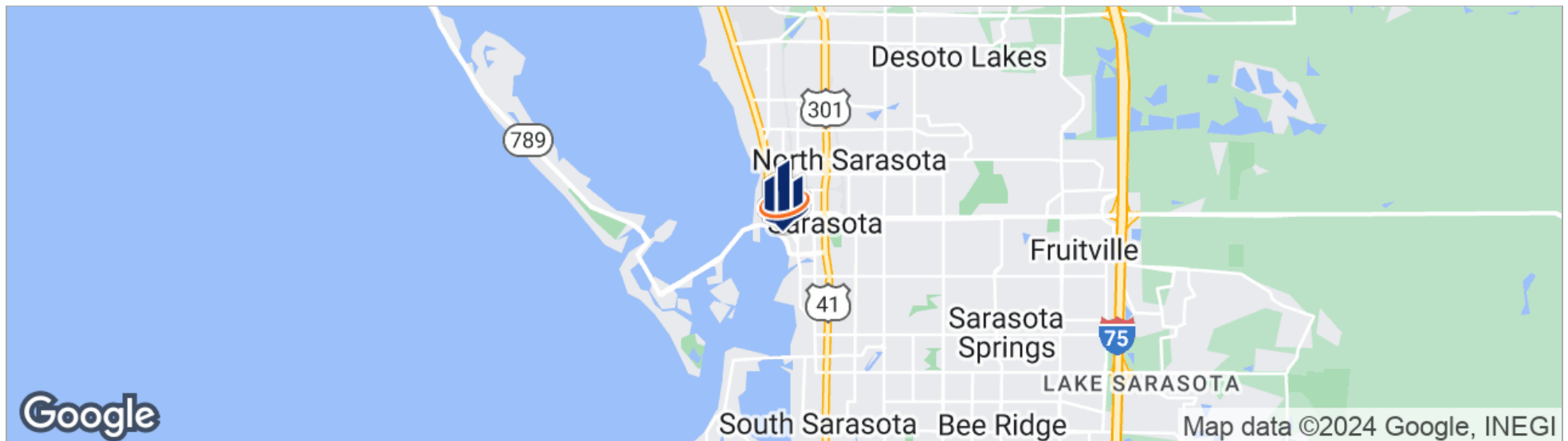
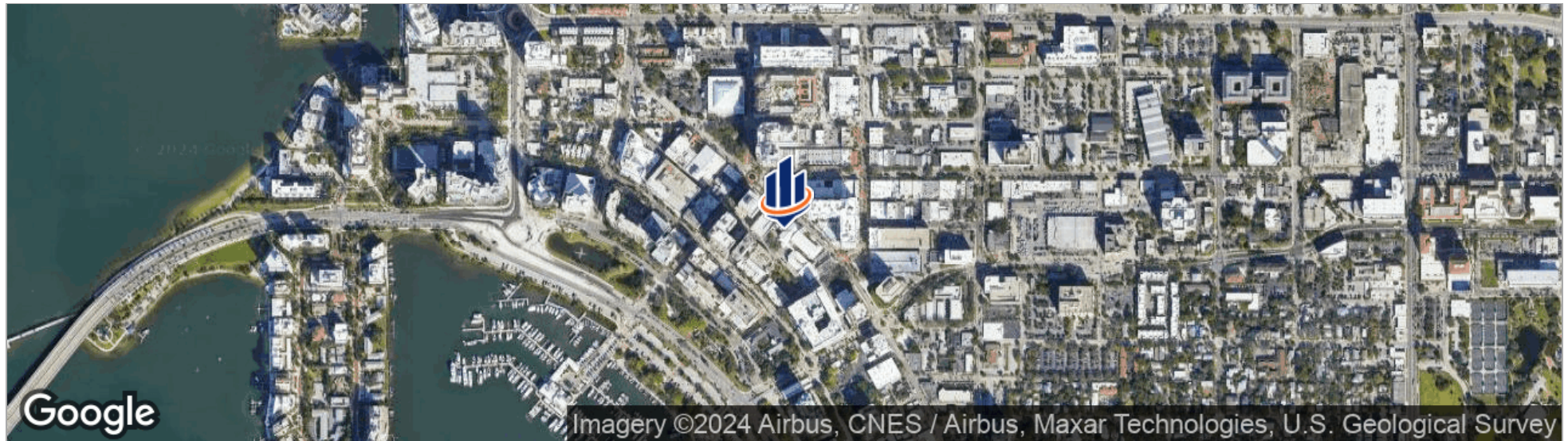


# Floor Plans



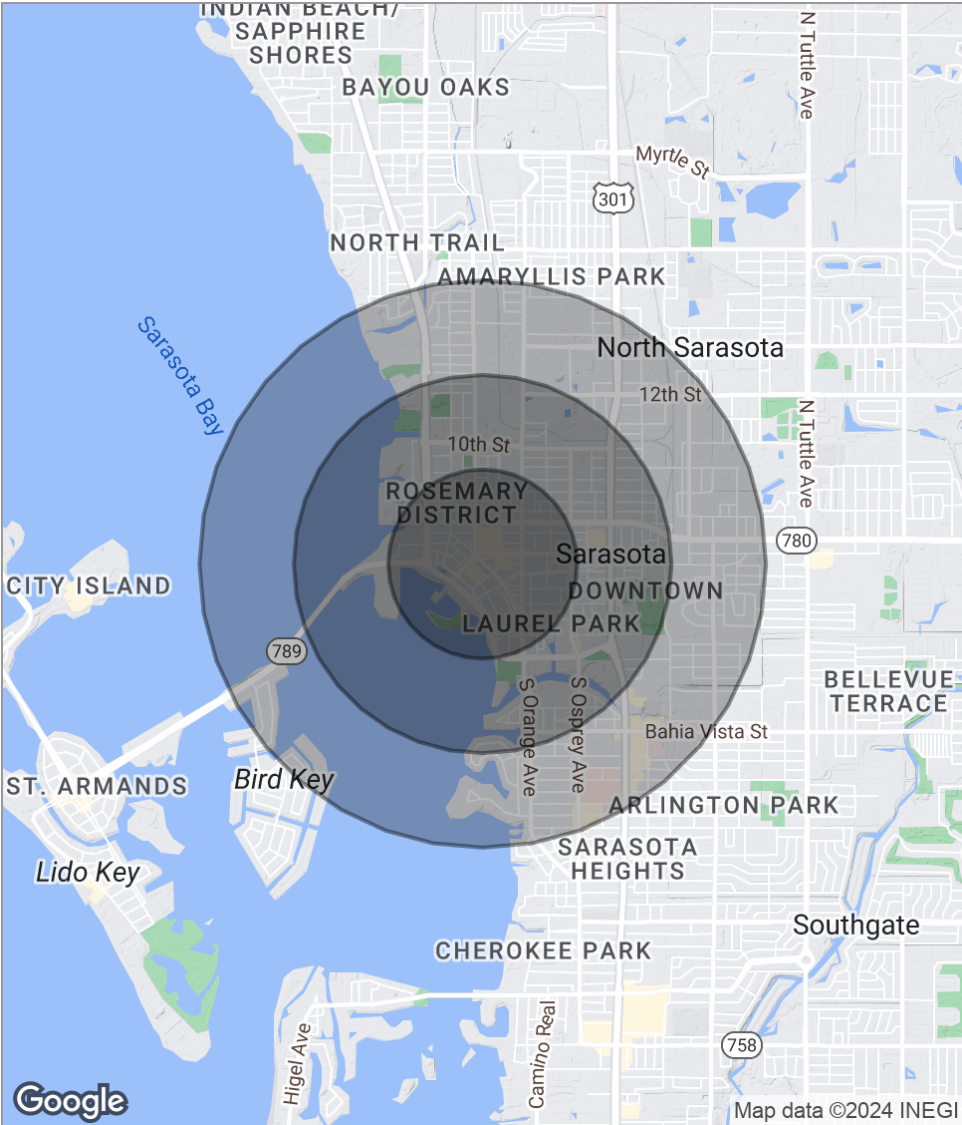


# Location Maps





# Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	3,710	11,092	19,913
Median age	59.5	54.7	51.4
Median age [Male]	56.8	52.9	50.4
Median age [Female]	64.5	58.6	53.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	3,028	7,877	12,237
# of persons per HH	1.2	1.4	1.6
Average HH income	\$86,373	\$77,769	\$75,186
Average house value	\$496,513	\$513,769	\$477,940

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



# Retailer Map





# Advisor Bio 1



**DIANE LAWSON, CCIM**

Senior Advisor

diane.lawson@svn.com

Direct: **941.780.6136** | Cell: **941.780.6136**

FL #BK581055

## PROFESSIONAL BACKGROUND

Diane Lawson has been in the commercial real estate industry for over 27 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in managing over 750,000 sf of office space and closed over 500 lease transactions. In 2005 she was recognized as one of Gulf Coast Business Review's Top 40 under 40 for her expertise in this industry in Sarasota and Manatee counties. She holds a broker's license and is one of only 6% of commercial brokers nationwide to be honored as a Certified Commercial Investment Member [CCIM] designee.

Diane lives in Bradenton and enjoys spending time with family, traveling and enjoying the gulf waters and beaches.

## EDUCATION

Eckerd College, BA

Certified Commercial Investment Member

## MEMBERSHIPS

Realtor Association of Sarasota and Manatee Counties

Florida Realtors

National Association of Realtors

**SVN | Commercial Advisory Group**  
1626 Ringling Boulevard, Suite 500  
Sarasota, FL 34236  
941.387.1200

# Advisor Bio 2



## **RYAN EDWARDS**

Associate Advisor

ryanedwards@svn.com

Direct: **847.800.2252**

## **PROFESSIONAL BACKGROUND**

Ryan Edwards serves as an Associate Advisor for SVN Commercial Advisory Group in Sarasota, FL. Ryan's focus is on retail, industrial, & medical office space.

Prior to joining SVN, he worked 7 years as a 3rd party logistics broker, where he presented consultative and value driven solutions to trucking companies executive level leadership to increase efficiencies and drive profitability. He also worked for a SAAS company where he worked with retail and restaurant owners in digitizing their business. These previous positions have given him great expertise and insight into the industrial, retail, and medical office space.

Ryan grew up in Northfield, IL a suburb outside of Chicago and received his bachelor's degree in political science at the University of Dayton. He currently resides in the Arlington Park neighborhood of Sarasota and enjoys playing golf and fishing.

## **EDUCATION**

BA. Political Science  
University of Dayton

## **MEMBERSHIPS**

RASM

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