



FOR SALE/LEASE

**5566 Broadcast Ct.
Sarasota, FL 34240**

PROPERTY FEATURES

- 4,857 SF well maintained and very professionally finished office condo for sale
- Asking \$899,000
- Great location for any professional office use or headquarters
- Numerous offices, conference rooms, and large open work area
- Ample open surface parking shared with other condo unit
- Also available for lease if preferred

	1 Mile	10 Miles	30 Miles
Total Households:	249	123,371	381,819
Total Population:	609	297,261	891,410
Average HH Income:	\$129,648	\$73,326	\$67,289

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

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Commercial

5566 BROADCAST CT. OFFICE BUILDING

5566 BROADCAST CT., SARASOTA, FL



Executive Conference Room



Reception

OFFERING SUMMARY

Sale Price:	\$899,000
Lease Rate:	Negotiable
Op Ex:	\$5.07/SF
Building Size:	4,857 SF
Available SF:	
Year Built:	2005
Zoning:	PCD
Submarket:	Lakewood Ranch

PROPERTY OVERVIEW

This 4,857 SF office condo is located on Broadcast Ct. within the Professional Parkway office district. This is a great location for any type of professional office headquarter with easy access and a private and professional setting. The subject office is one of two identically sized condo units, with the available unit being 5566 Broadcast Ct. located on the Northern (right when looking from front) half of the building. There is ample open surface parking that is shared between the two units. The interior of the space has very high end finishes and looks very professional. The layout has an open reception area, a conference room, public restrooms, and then the back office which consists of many offices/conference rooms surrounding an open work area perfect for cubicles or a call center. New residential development recently approved for directly across the street. The building is also available for sale.

PROPERTY HIGHLIGHTS

- 4,857 SF well maintained and very professionally finished office condo for sale
- Asking \$899,000
- Great location for any professional office use or headquarters
- Numerous offices, conference rooms, and large open work area
- Ample open surface parking shared with other condo unit

Michael Saunders & Company[®]



Licensed Real Estate Broker

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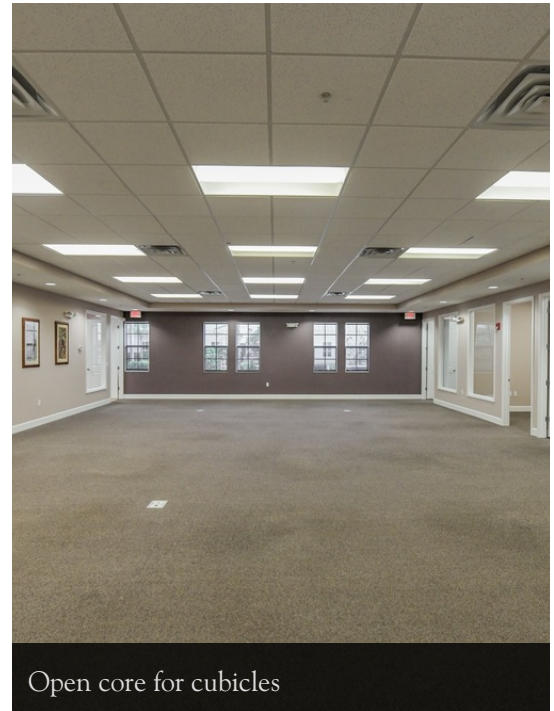
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Multiple entries and ample parking



Executive Office



Open core for cubicles

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Large Breakroom



Division of Condo Unit



Aerial

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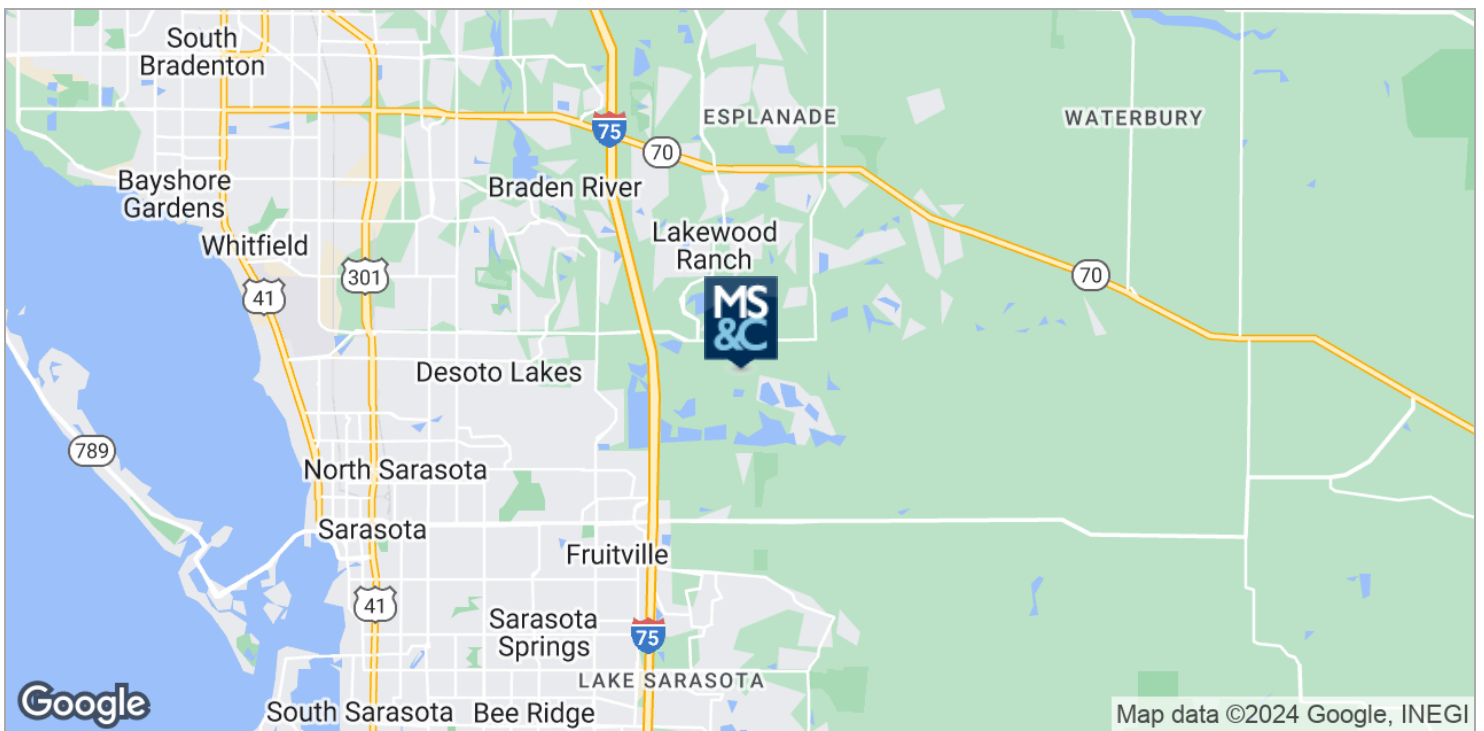
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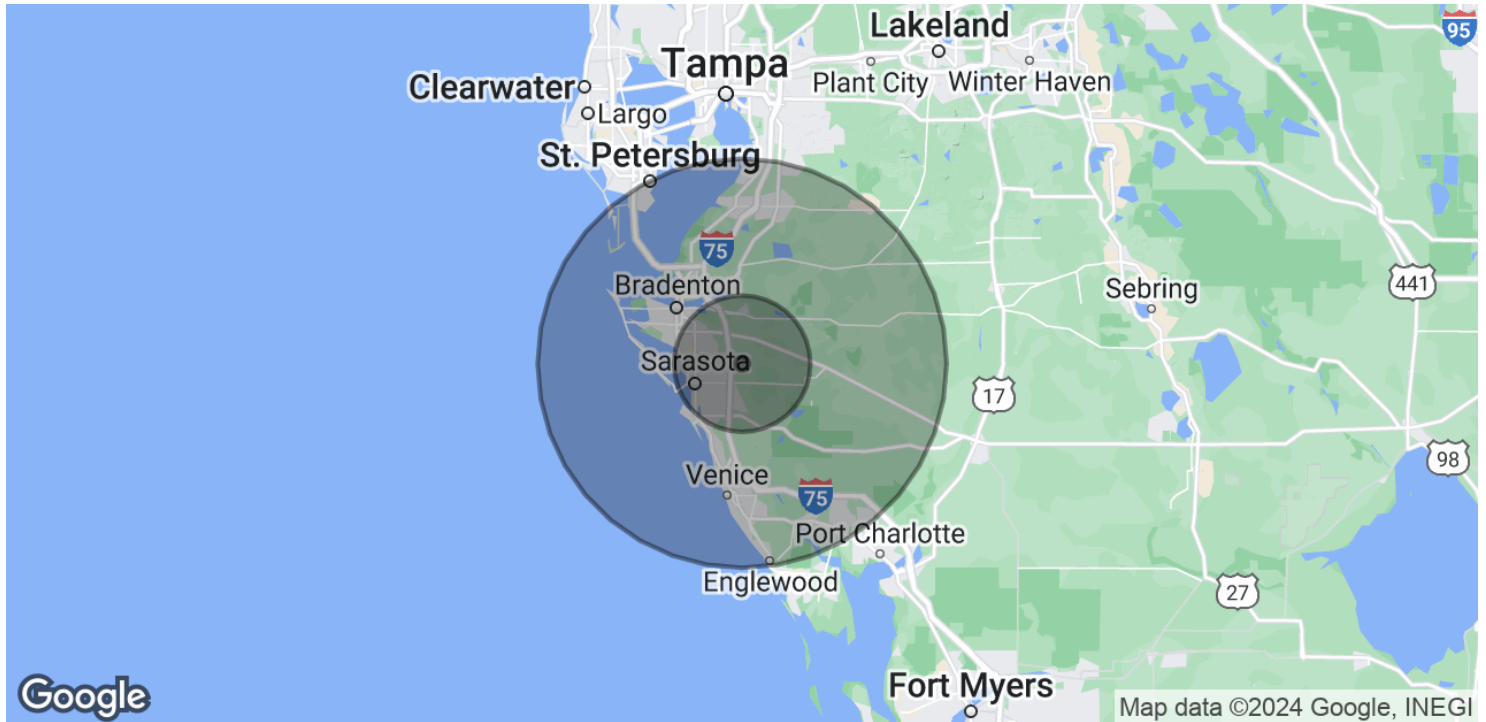
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POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	609	297,261	891,410
Average age	55.9	45.4	47.8
Average age (Male)	57.0	44.4	46.7
Average age (Female)	55.6	46.5	48.8

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	249	123,371	381,819
# of persons per HH	2.4	2.4	2.3
Average HH income	\$129,648	\$73,326	\$67,289
Average house value	\$669,296	\$320,217	\$285,300

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 17+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies. In 2005, Lee joined his father, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience. Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr currently sits on the board as a community member for the Sarasota School of Arts and Sciences (SSA+S). As an active member in the business community, Lee Jr. is a recent past member of the Board of Directors for the Greater Sarasota Chamber of Commerce and Past Chair of their City Priorities Council. He is also the 2010 Past President of Commercial Investment Division (CID) under the Realtor Association of Sarasota and Manatee.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, a residential agent with Michael Saunders & Company, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

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