



The Perfect Location With Presence, Visibility, And Panache

6230 University Parkway, Lakewood Rch, FL 34240

Michael Saunders & Company



Licensed Real Estate Broker

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

PRESENTED BY:

SUSAN H. GOLDSTEIN LLC, CCIM, MBA

Senior Commercial Advisor

941.957.3730

susangoldstein@michaelsaunders.com

BEST IN CLASS PROFESSIONAL OFFICE AVAILABLE OFFICE BUILDING

6230 UNIVERSITY PARKWAY, LAKEWOOD RCH, FL



OFFERING SUMMARY

Available SF: 3977 to 9696

Lease Rate: \$25 to \$28 PSF NNN

Lot Size: 2.55 Acres

Year Built: 2008

Building Size: 36,945

Zoning: PDMU

PROPERTY OVERVIEW

Take advantage of this optimal location, visibility and direct frontage to University Parkway at the gateway to Lakewood Ranch. Less than half a mile from I-75, this iconic, three-story office building in the heart of consumer and family activity features spaces ranging from 3977 to 9696 square feet optimized with efficient design for professional and medical users.

PROPERTY HIGHLIGHTS

- Direct frontage and access on University Parkway
- Located less than half a mile from I-75
- In the heart of Lakewood Ranch and University Parkway activity and all points North and South
- Amazing views of Lake Osprey from various vantage points
- Space available between 3977 and 9696 +/- sf



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LEASE RATE: -

TOTAL SPACE: 2,500 - 9,696 SF

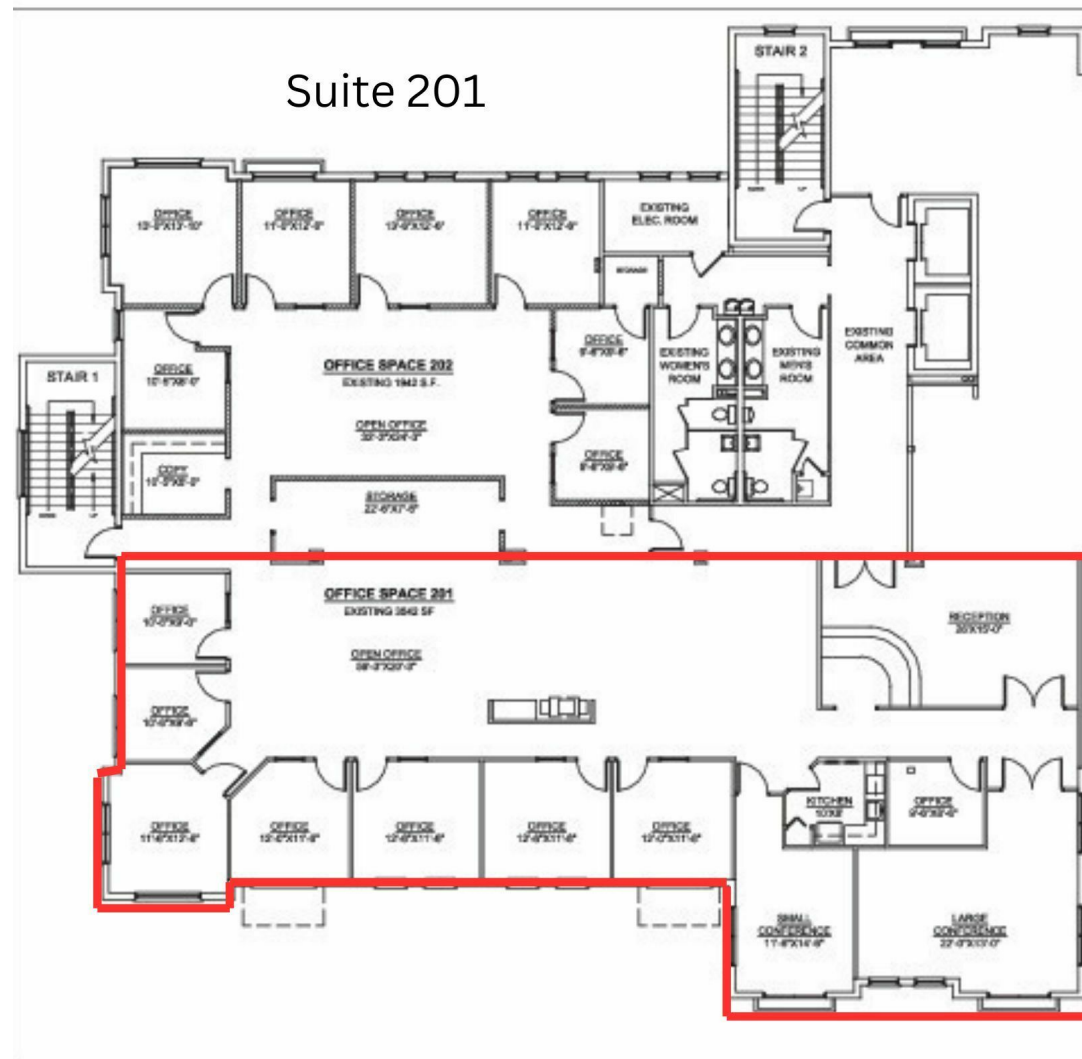
LEASE TYPE: NNN

LEASE TERM: -60 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 201	Professional Office	\$25.00 SF/yr	NNN	3,977 SF	60 months	Professional office unit with conference rooms, reception area and open concept work area.
Suite 203	Medical	\$28.00 SF/yr	NNN	4,942 SF	60 months	Thoughtfully laid out medical practice space complete with check-in/out areas, well-designed waiting area, internal suite restrooms, multiple exam rooms and specialty treatment rooms. Various areas offer amazing views of Lake Osprey, perfect for encouraging a healthy and happy environment for tenants.
Suite 301	Office Building	\$25.00 SF/yr	NNN	6,000 - 9,696 SF	60 months	Professional Office with multiple private offices, conference rooms, reception area and large breakroom.

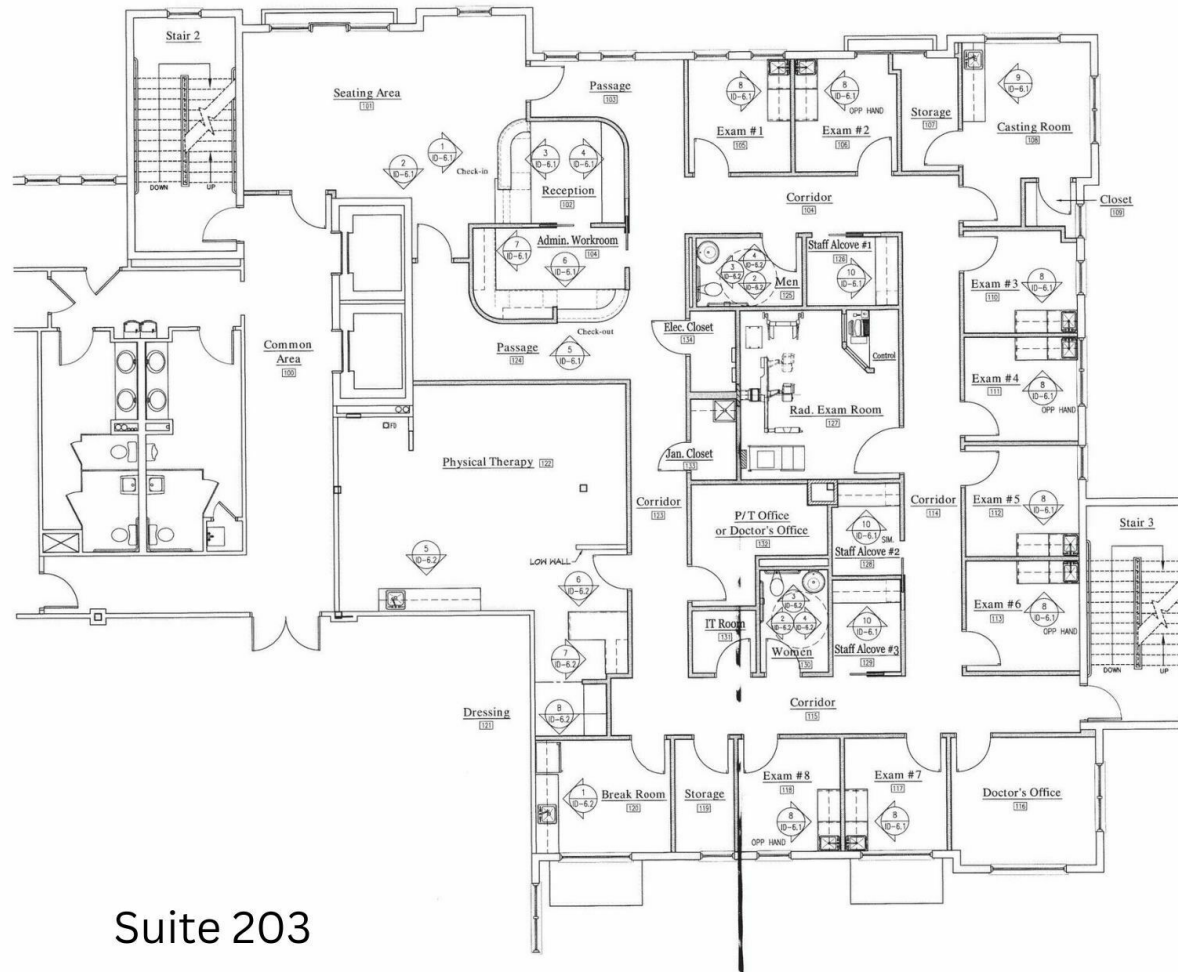
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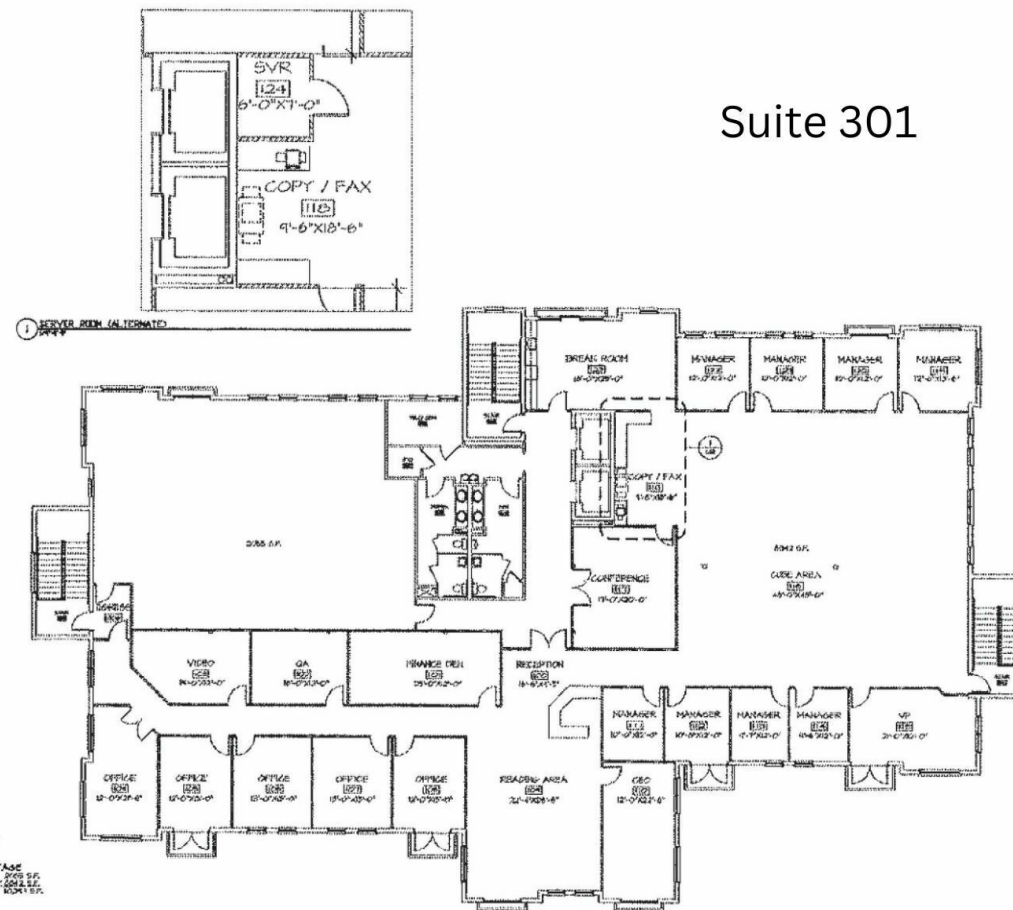


Suite 203

Floor Plan - 2nd Floor Office Space
scale: 1/4" = 1'-0"

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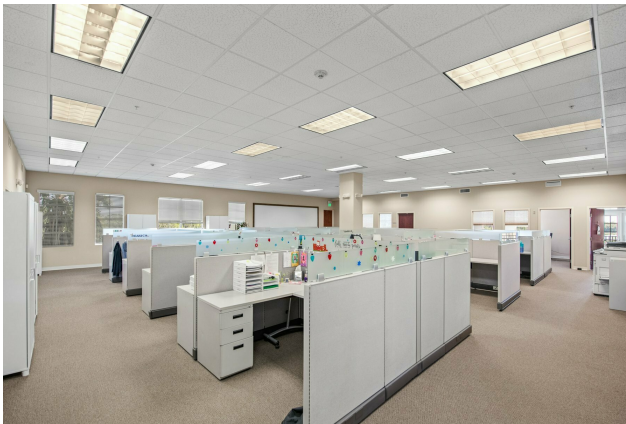
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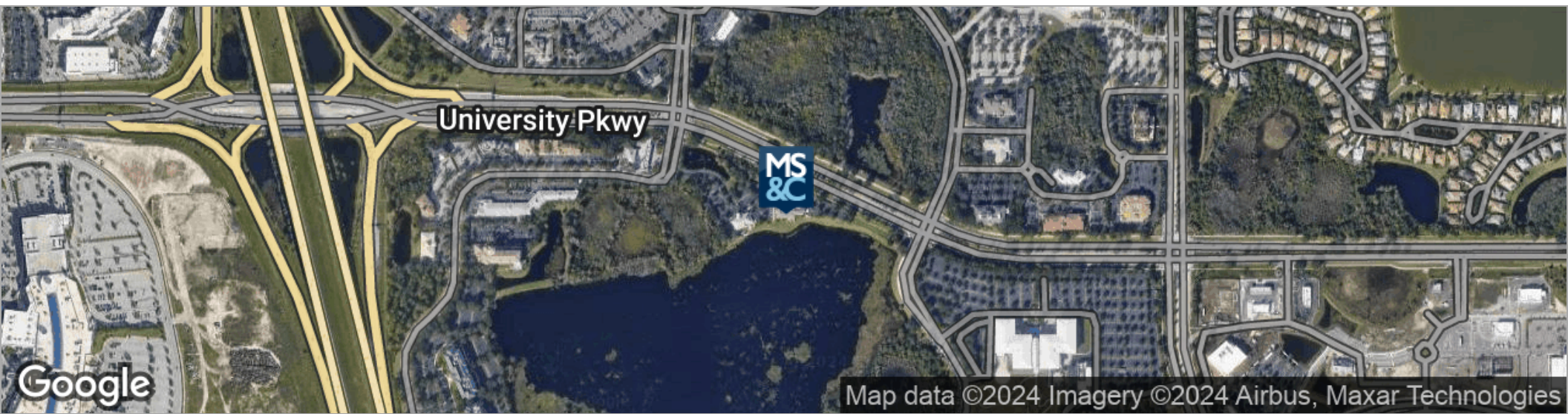
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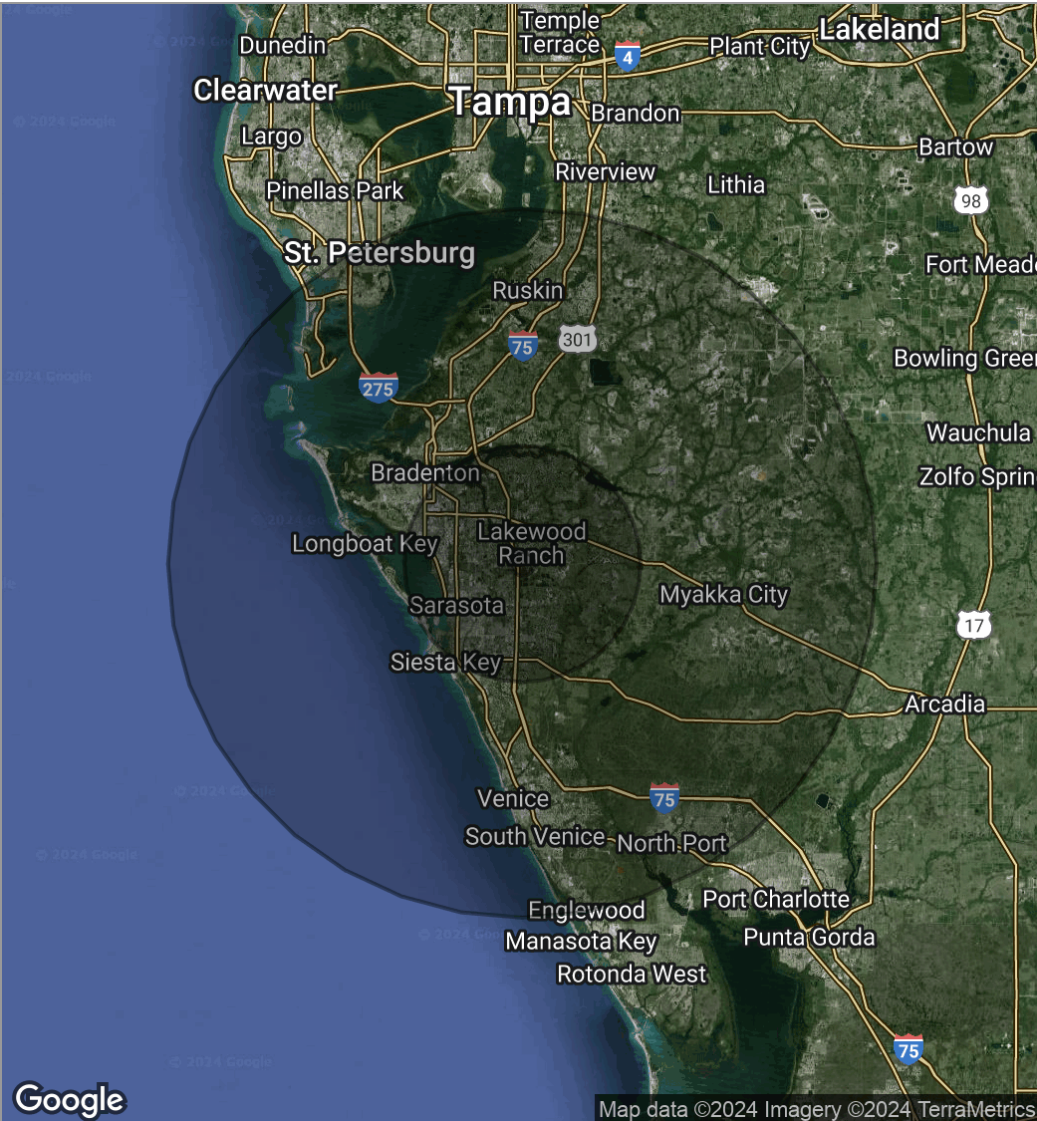
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	2,497	342,952	911,164
Median age	46.6	45.1	47.7
Median age (male)	44.5	44.2	46.5
Median age (Female)	46.5	46.3	48.7
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	1,041	142,378	390,639
# of persons per HH	2.4	2.4	2.3
Average HH income	\$100,641	\$71,045	\$67,008
Average house value	\$564,847	\$319,446	\$285,541

* Demographic data derived from 2020 ACS - US Census



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Sarasota, FL 34236
T 941.957.3730
C 941.350.9747
susangoldstein@michaelsaunders.com
FL #3125850

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