



LEASE

EastGate

5500 BEE RIDGE RD SUITE 201

Sarasota, FL 34233

PRESENTED BY:

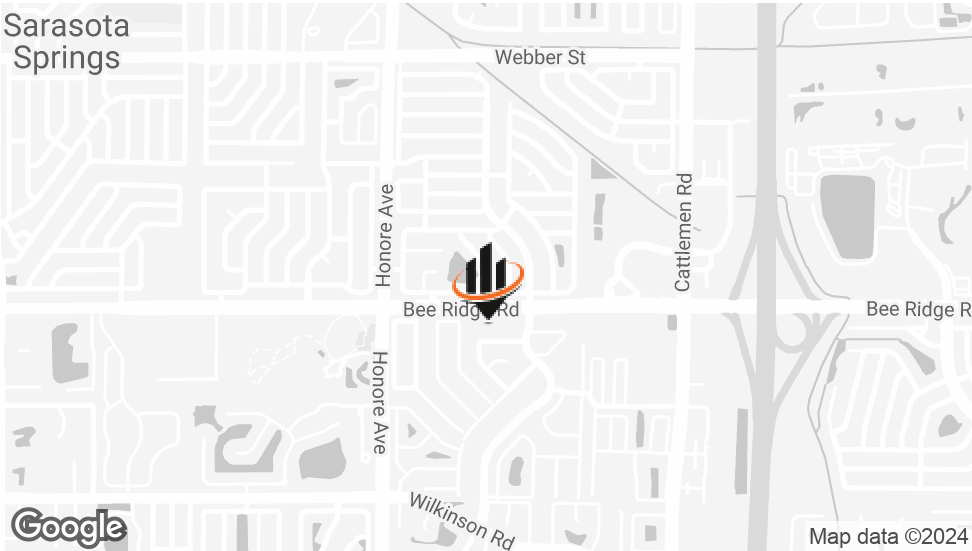
BRAD LINDBERG

O: 941.356.0338

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FL #BK3176823

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$28.00 SF/yr (MG)
AVAILABLE SF:	1,187 SF
YEAR BUILT:	2007
RENOVATED:	2007
ZONING:	OPI
MARKET:	Sarasota I-75 Corridor
SUBMARKET:	Sarasota/Bradenton/Venice

PROPERTY OVERVIEW

Excellent professional office space available just off of I-75 on Bee Ridge Rd. Perfect for professionals seeking easy access to the highway and busy downtown Sarasota.

This 1187 SF space offers a clean, professional environment on the second floor with a modified gross lease.

PROPERTY HIGHLIGHTS

- Great Location to I-75
- Abundant Parking
- Close to Shopping and Restaurants
- Elevator

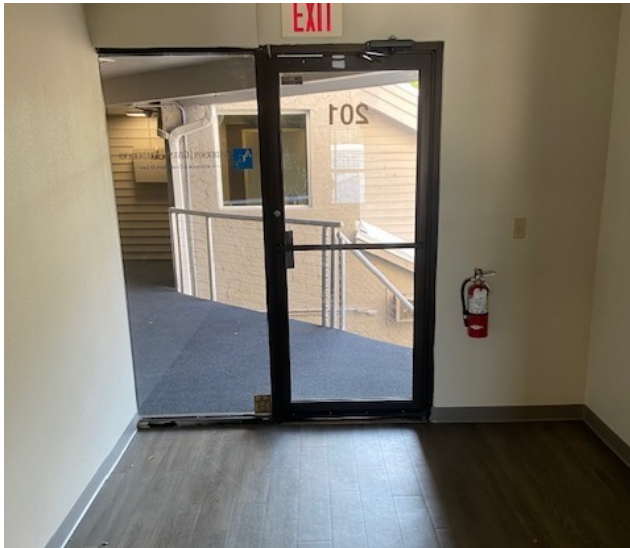
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ADDITIONAL PHOTOS



BRAD LINDBERG

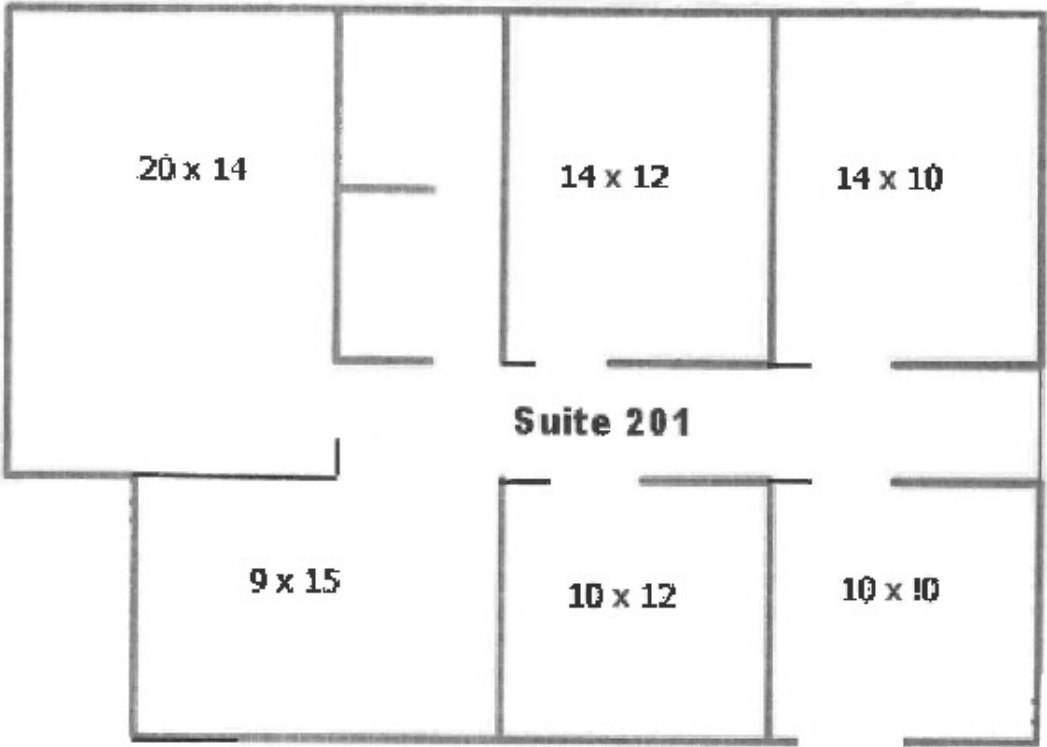
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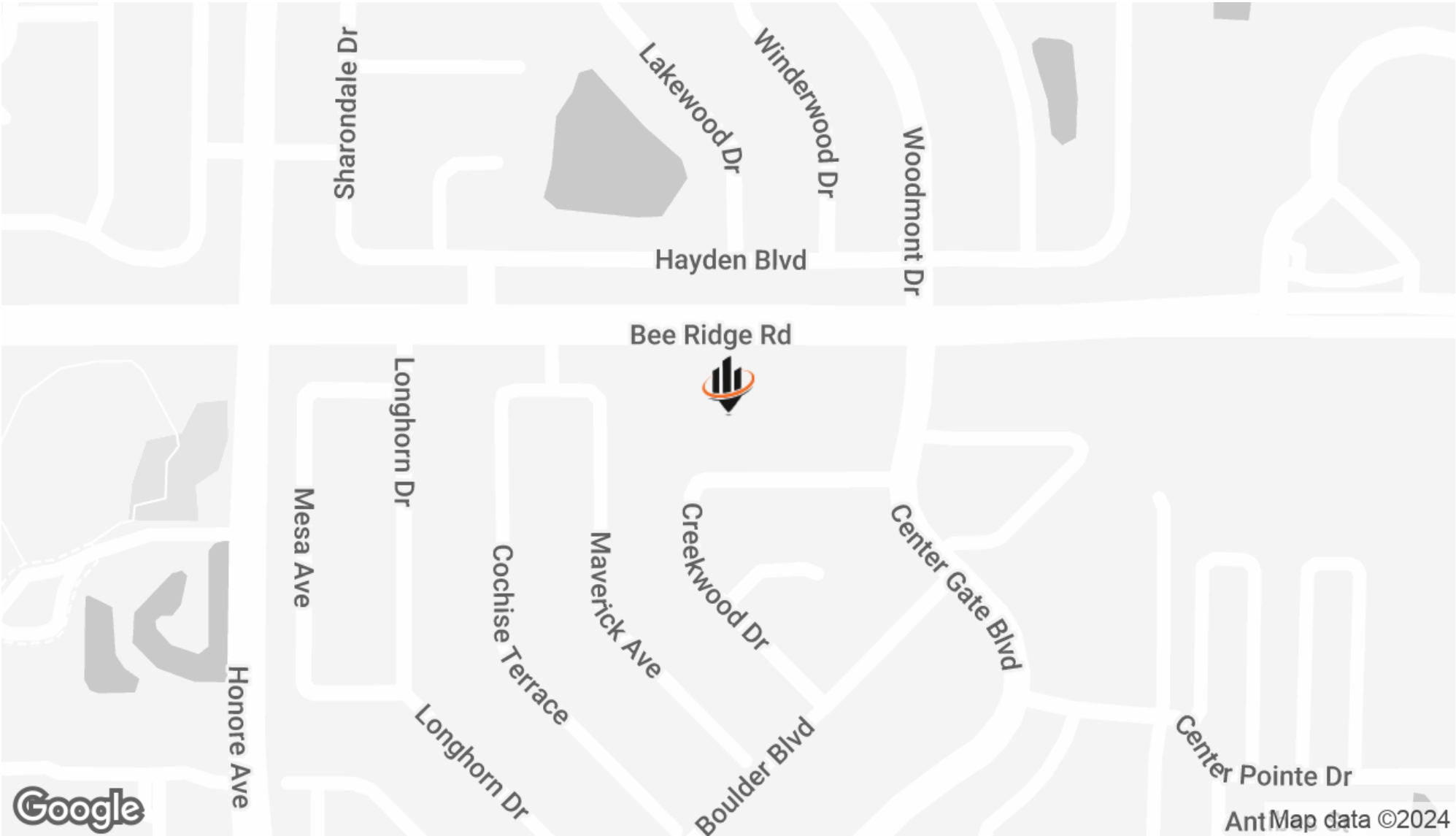
SUITE 201 FLOOR PLAN

1,200 Rentable Square Feet
All measurement are
approximate



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LOCATION MAP



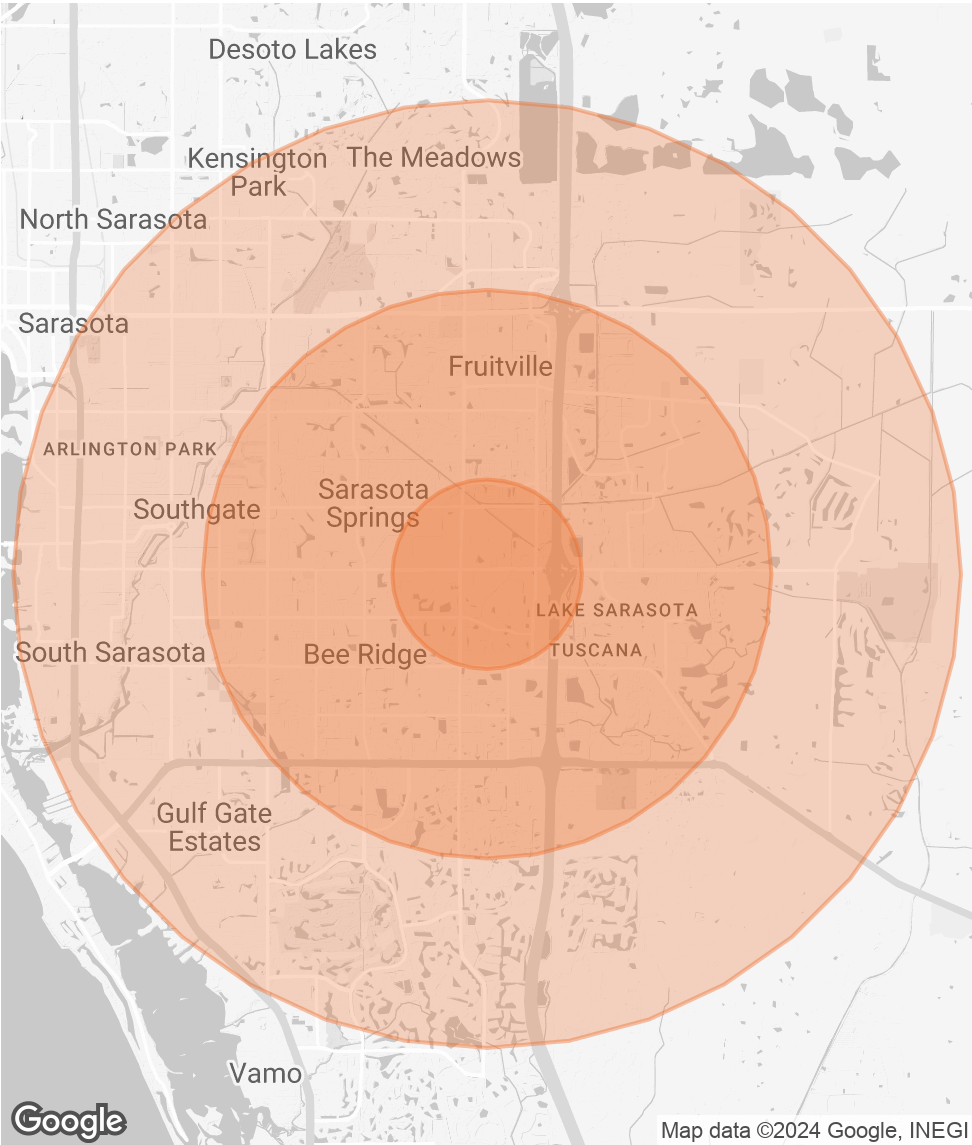
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,586	61,434	144,027
AVERAGE AGE	45.4	46.5	47.9
AVERAGE AGE (MALE)	44.5	44.5	46.2
AVERAGE AGE (FEMALE)	45.9	48.2	49.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,276	25,502	62,439
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$65,256	\$73,306	\$68,586
AVERAGE HOUSE VALUE	\$221,852	\$260,654	\$270,012

* Demographic data derived from 2020 ACS - US Census



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