



IANBLACK
REALESTATE
THE PLACE FOR SPACE

SARASOTA COMMERCE CENTER II

101 Paramount Drive, Sarasota, FL 34232



PROPERTY OVERVIEW

Class A, Energy Star rated Office Building located just minutes from the I-75/Fruitville Road Interchange. This stunning waterfront building is set in a park-like campus with lush landscaping and live oak trees. It is located within walking distance to restaurants, shopping, and other desirable destinations complimented by its high walkability factor.

This 3-story building has common areas that compliments its high-end finishes and is easily accessible to employees and clients. Key highlights include security card access, conference centers, fitness centers, and an expansive lakeside patio with tables and chairs. Along with the many amenities offered, this property has a substantial amount of parking with 928 spaces generating a ratio of 6.25 spaces per 1,000 square feet.

PROPERTY SUMMARY

Lease Rate:	\$32.00 SF/yr (Full Service)
Available SF:	5,522 SF
Year Built:	1999
Building Size:	157,351
Market:	Bradenton-Sarasota-Venice
Submarket:	Fruitville Road & I-75



Presented By:

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Information deemed reliable but not guaranteed. Prices subject to change without notice.

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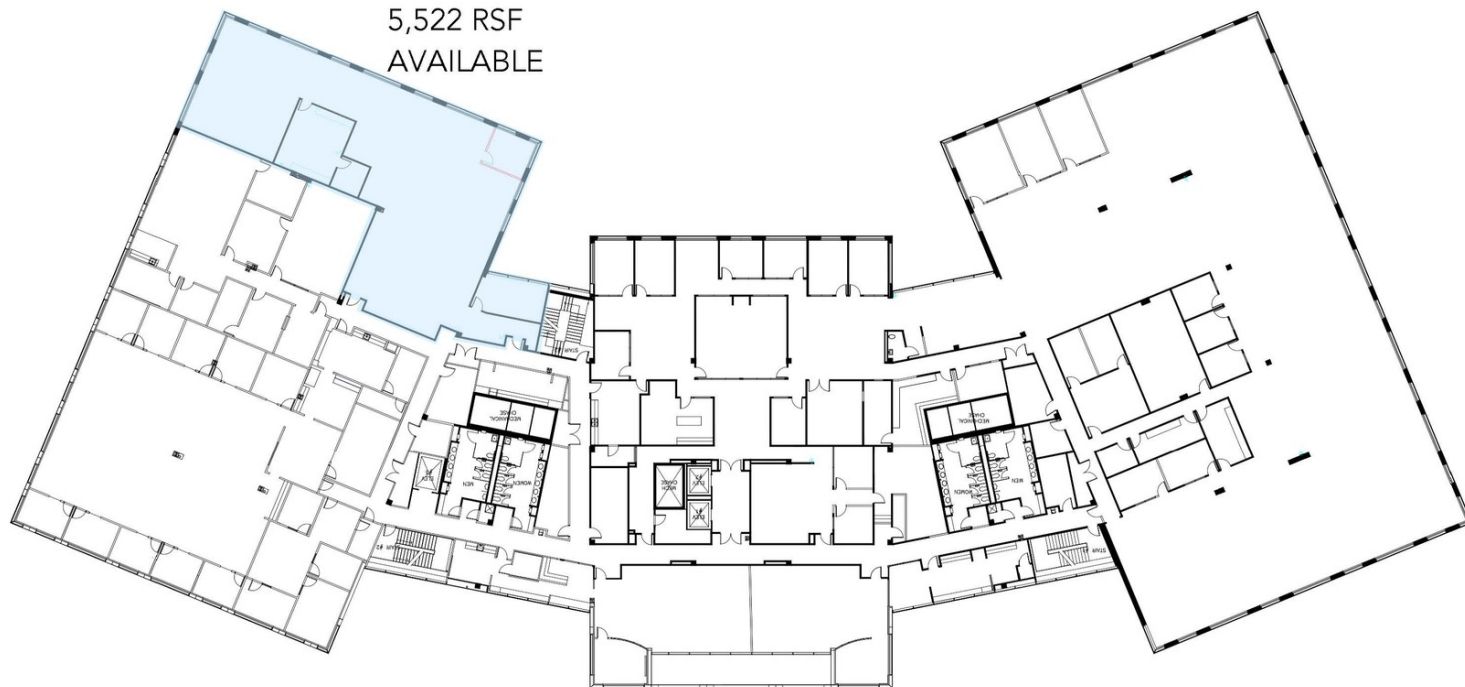
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SUITE 230
5,522 RSF
AVAILABLE



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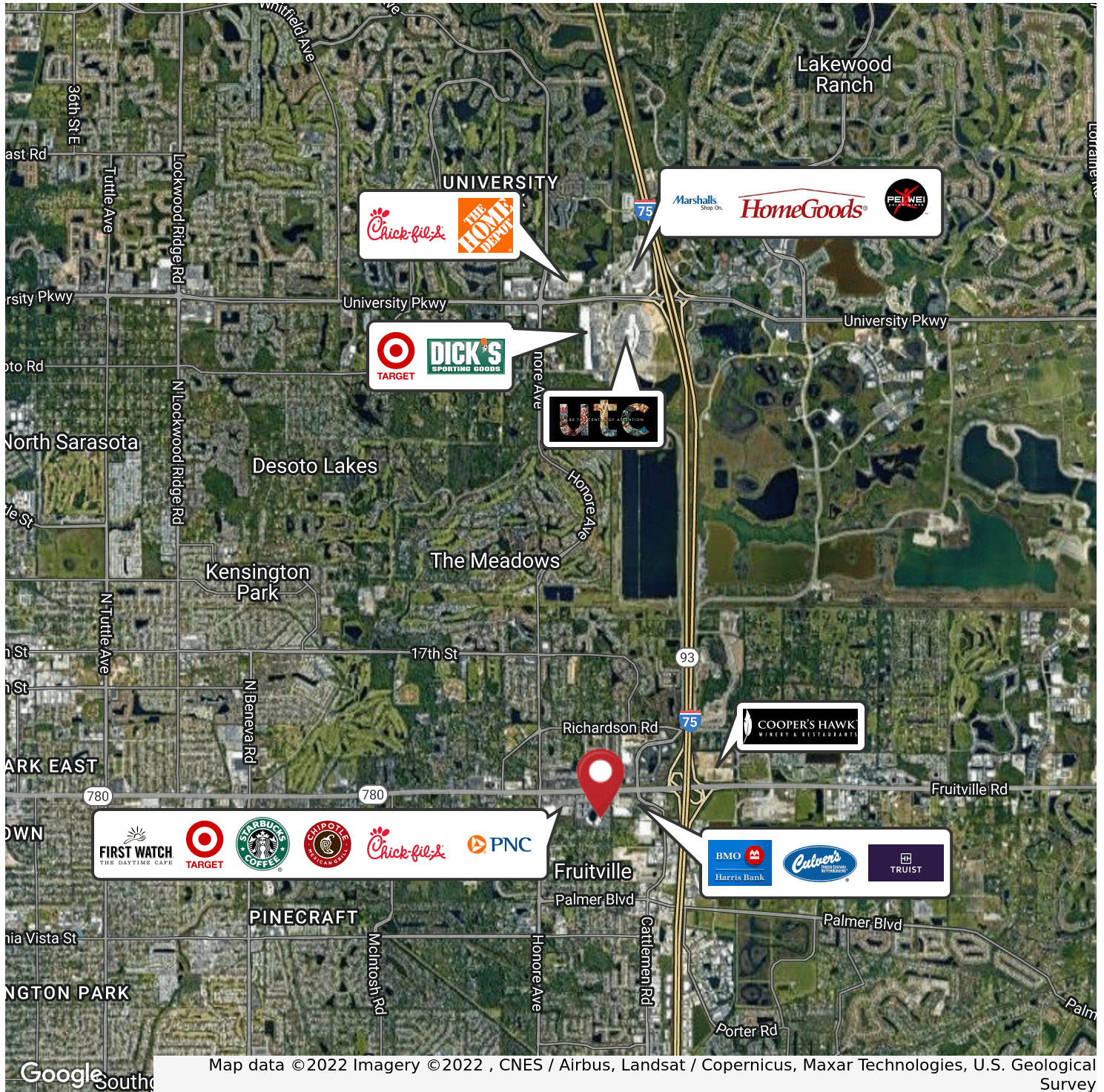
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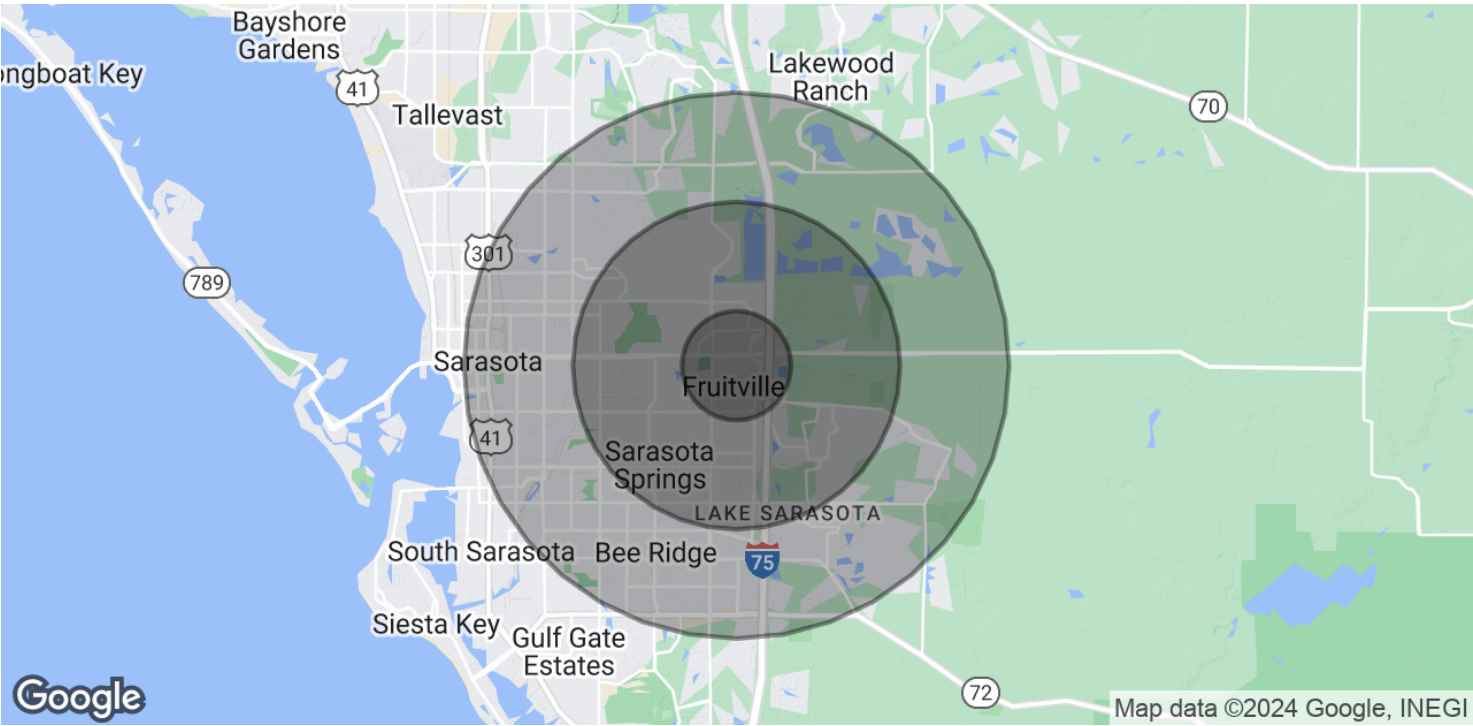
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,898	50,072	143,245
Average Age	40.1	46.1	45.9
Average Age (Male)	36.4	44.8	44.2
Average Age (Female)	41.5	46.9	47.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,984	20,862	60,413
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$69,429	\$68,320	\$67,626
Average House Value	\$272,661	\$237,100	\$283,508

* Demographic data derived from 2020 ACS - US Census

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