



FOR LEASE

For Lease | Office

Well Priced Office Options In The Heart Of Downtown Sarasota

1777 Main St, Sarasota, FL 34236

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

1777 MAIN STREET TRUIST BUILDING DIRECT LEASE OFFICE BUILDING

1777 MAIN ST, SARASOTA, FL



OFFERING SUMMARY

Available SF:	4,463 - 37,660 SF
Lease Rate:	\$23.50 SF/yr (MG)
Lot Size:	2.38 Acres
Year Built:	1975
Building Size:	104,968
Zoning:	DTC
Market:	Sarasota
Submarket:	Downtown Sarasota

PROPERTY OVERVIEW

This Class A Office building captures the vibrance of Downtown Sarasota at a great rate. Located preeminently at the corner of Osprey Avenue and Main Street, this 10 story building features beautiful views and provides large windows that capture natural light.

PROPERTY HIGHLIGHTS

- Abundant surface parking by Downtown Sarasota Standards.
- Walking distance to great restaurants and amenities
- Join Truist in this iconic building.



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LEASE RATE: \$23.50 PSF

LEASE TYPE: Modified Gross

TOTAL SPACE: 4,463 - 37,660 SF

LEASE TERM: 60 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 200	Office Building	\$23.50 SF/yr	Modified Gross	9,423 - 37,660 SF	60 months	
Suite 302	Office Building	\$23.50 SF/yr	Modified Gross	4,463 SF	60 Months	
Suite 800	Office Building	\$23.50 SF/yr	Modified Gross	9,426 - 37,660 SF	60 months	Available 8/1/2023

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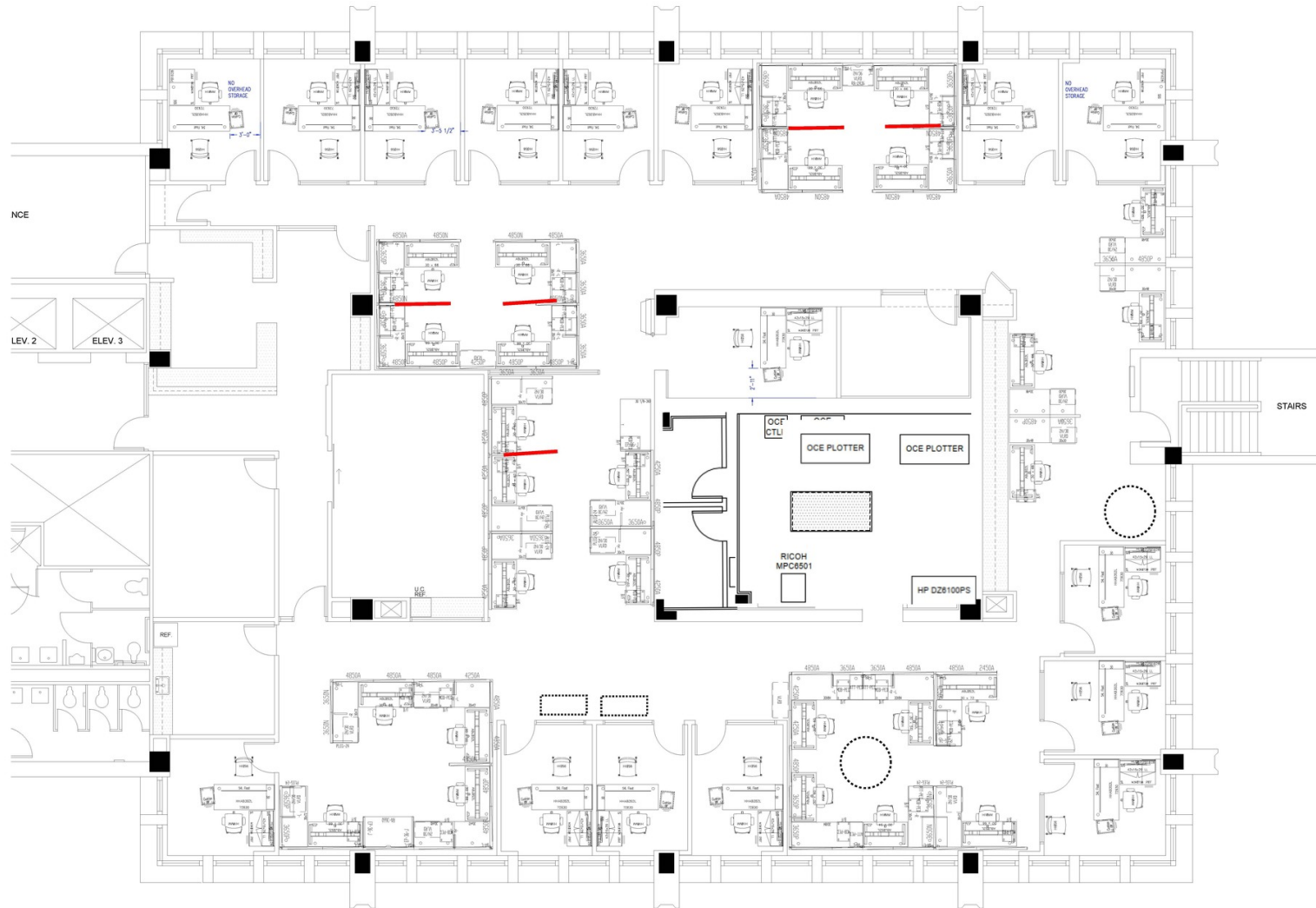
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RALEIGH, NC

Kimley-Horn

Sarasota Florida

Sarasota Retrofit- 2nd Floor
Preliminary Drawing

GENERAL NOTES

1. These drawings are conceptual and for further development only. An architectural seal is required for all drawings and construction needs including electrical and data.
2. Staples will provide blocking equipment, in writing, to the C.C. for required furniture pieces (typically wall mounted overhead) prior to the completion of all general conditions.
3. All locked storage is provided offices and open areas (lockers) with keypad access per customer and ventilation using exterior doors.
4. The customer's IT vendor is responsible for providing and installing all data cabling, data ports and facelists, and must coordinate with the furniture operations team.
5. The customer is responsible for mapping an electrical to connect the building to an existing furniture systems as Staples supplied electrical while when indicated.
6. 2x4 electrical is standard for systems furniture.
7. When necessary, floor area and wall and ceiling locations will be provided based upon the furniture piece from Staples Business Advantage in coordination with the building and provided by the client/contractor. Rev. Overall dimensions are to be field verified and compared to the dimensions shown before any building process. If any overall dimensions does not match the provided dimensions within a tolerance of +/- 1/8", please immediately notify Staples Business Advantage in writing and adjust furniture placement and layout as needed.

Disclaimer

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Signatures

Date & Designation

11/15/2017 Updated Drawing

Designer

WENDY FARRROW

Check Date

11/15/2017

Project Manager

WENDY FARRROW

Update Date

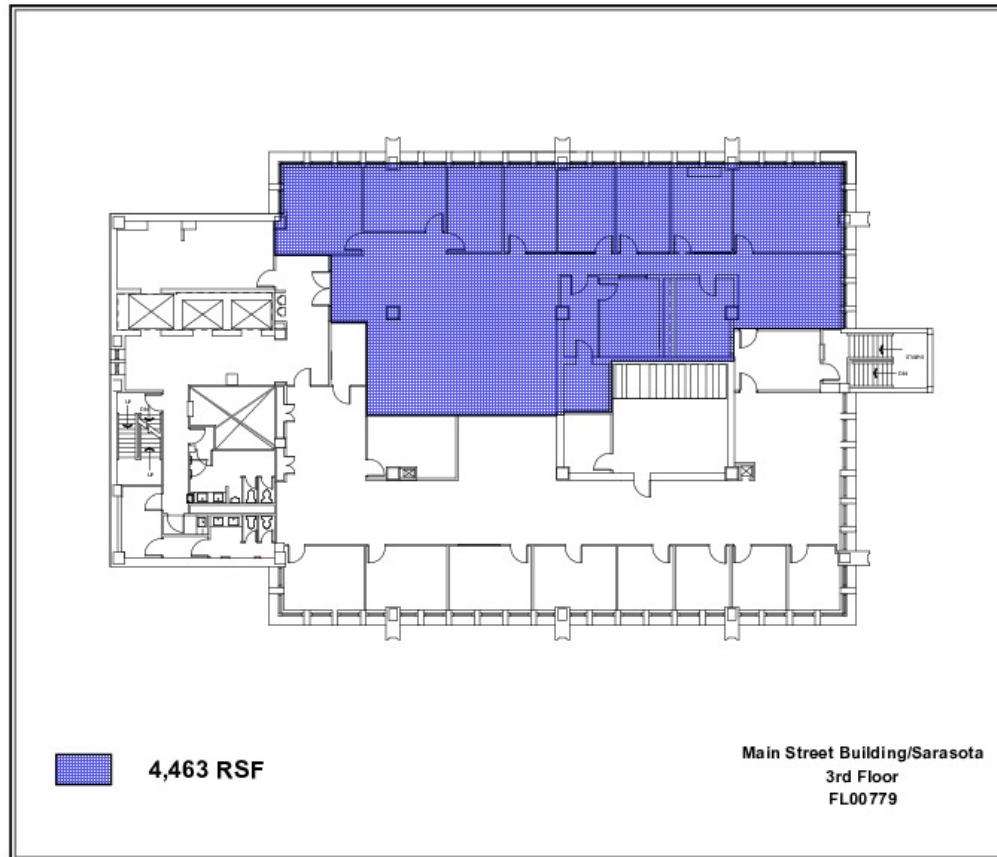
11/15/2017

1/2018

1/2018

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FLOOR PLAN NAME

Floor Plan Information

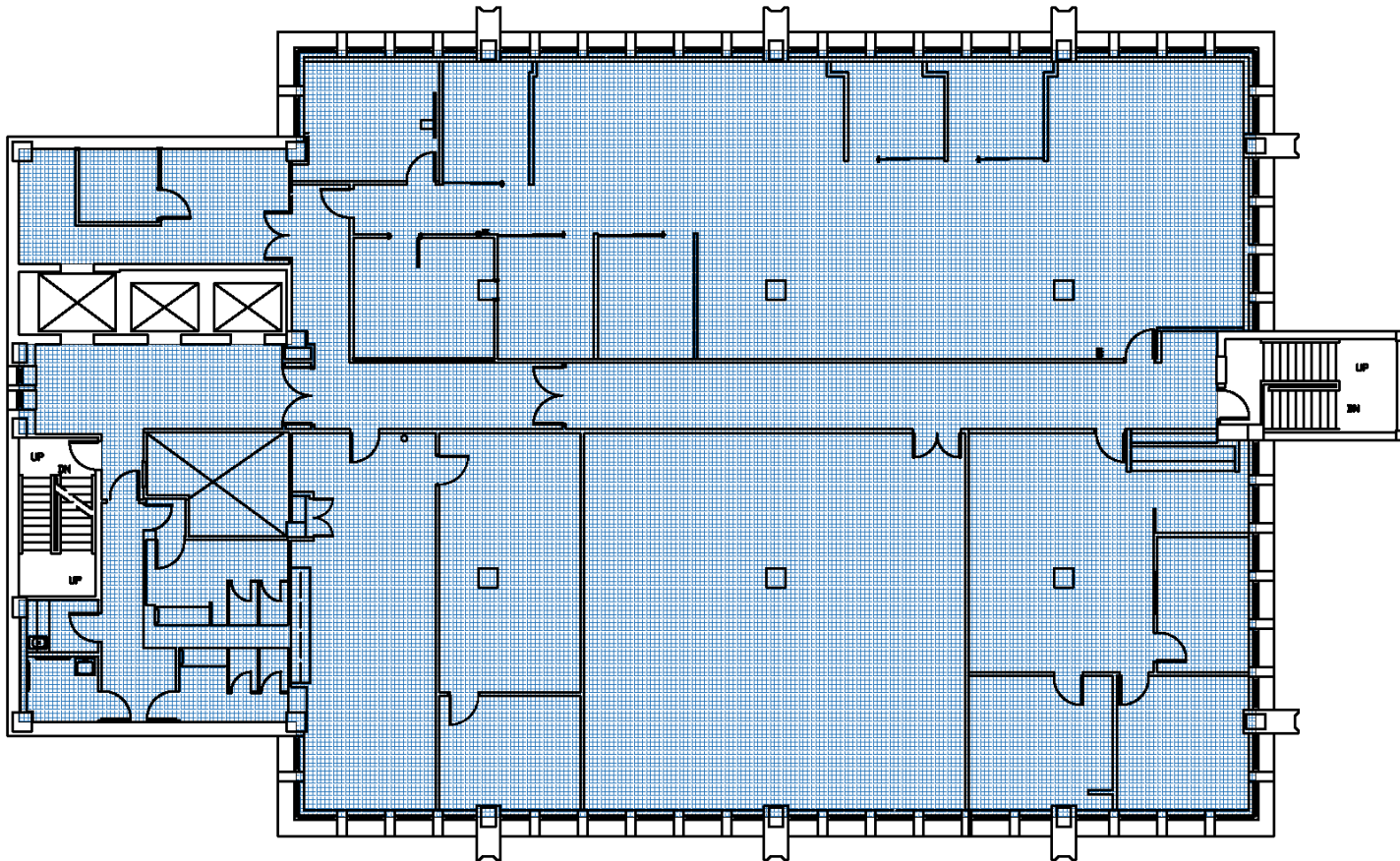
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**1777 MAIN STREET TRUIST BUILDING DIRECT LEASE
OFFICE BUILDING**

1777 MAIN ST, SARASOTA, FL



8th Floor 9423 RSF

Main Street Building / Sarasota

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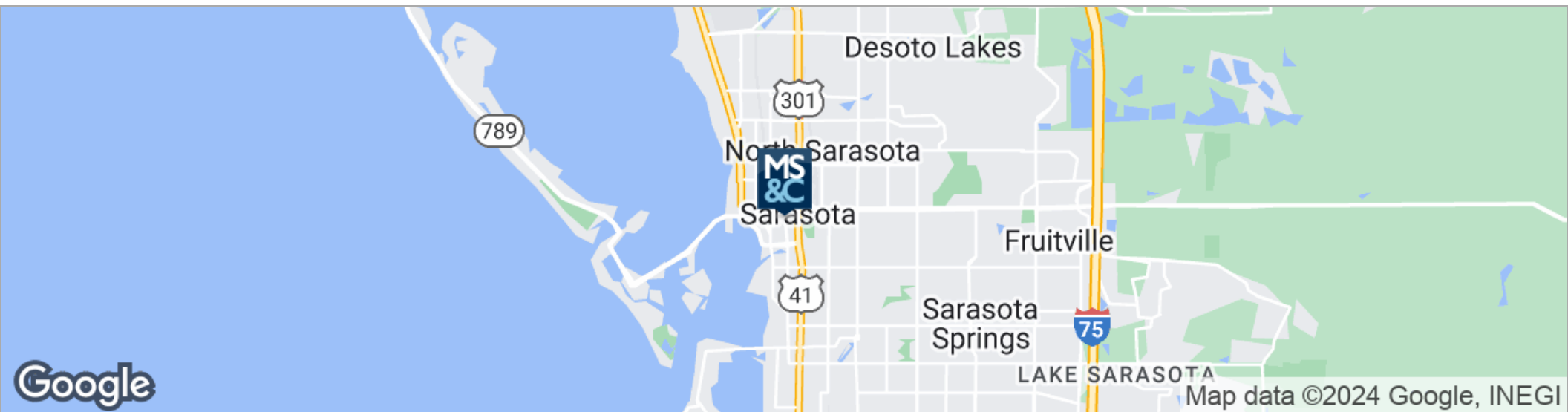
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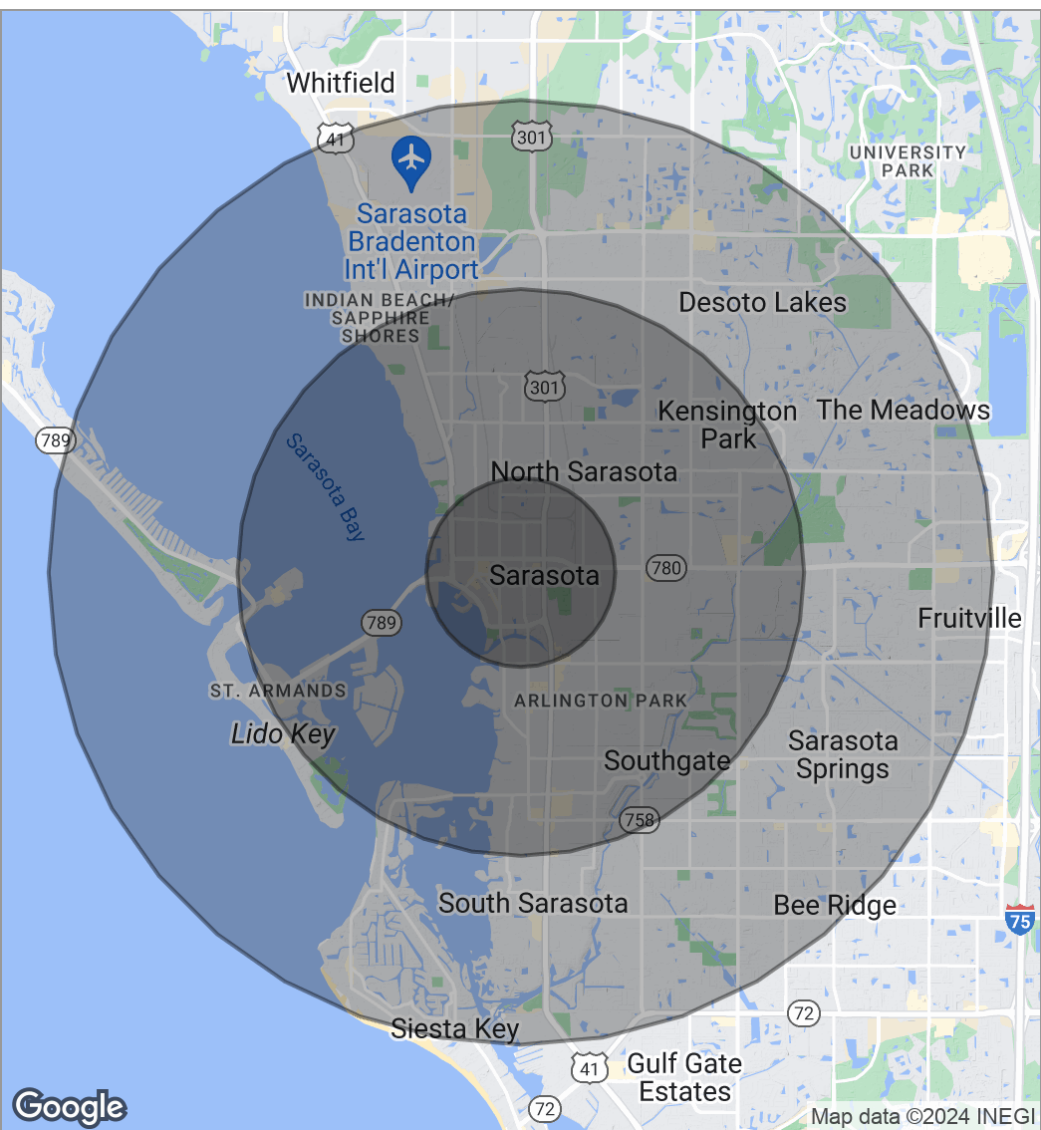
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1777 MAIN STREET TRUIST BUILDING DIRECT LEASE

OFFICE BUILDING

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,328	70,148	149,938
Median age	41.3	43.9	46.0
Median age (male)	38.7	42.0	44.4
Median age (Female)	44.0	46.2	47.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,012	30,185	65,637
# of persons per HH	2.3	2.3	2.3
Average HH income	\$68,256	\$64,127	\$68,634
Average house value	\$357,092	\$362,032	\$297,729

* Demographic data derived from 2020 ACS - US Census



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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