

2014 4TH ST EXECUTIVE SUITES OFFICE BUILDING

2014 4TH ST, SARASOTA, FL



ADDRESS

**2014 4th St
Sarasota, FL 34237**

PROPERTY FEATURES

- Single and double offices available
- Asking \$25/SF NNN
- Great location within minutes of the heart of Downtown
- Common conference room and reception

	0.25 Miles	0.5 Miles	1 Mile
Total Households:	439	1,756	7,034
Total Population:	1,053	3,959	15,174
Average HH Income:	\$59,571	\$57,762	\$55,663

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.



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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	6,484 SF
Available SF:	Fully Leased
Lot Size:	15,525 Acres
Year Built:	1983
Renovated:	1990
Zoning:	DTE
Market:	Downtown Edge

PROPERTY OVERVIEW

Executive suites of various sizes available in this well located building just on the outskirts of downtown. Single and double offices available and some have additional copy room/paralegal cubicles available. The building is within walking distance of the courthouse and Main St. making it ideal for attorneys or any other professional office user. Common conference rooms and reception available if needed. Some furniture can remain if requested.

LOCATION OVERVIEW

Located just behind the intersection of US 301 and Fruitville Rd, this property is just minutes from the heart of Downtown and all of the new development coming to the eastern portion of Main St. Within walking distance to the courthouse, many restaurants, and Main St, this is an ideal location for any type of professional office user.

SPACES

LEASE RATE

SPACE SIZE



Commercial

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Michael Saunders & Company.



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
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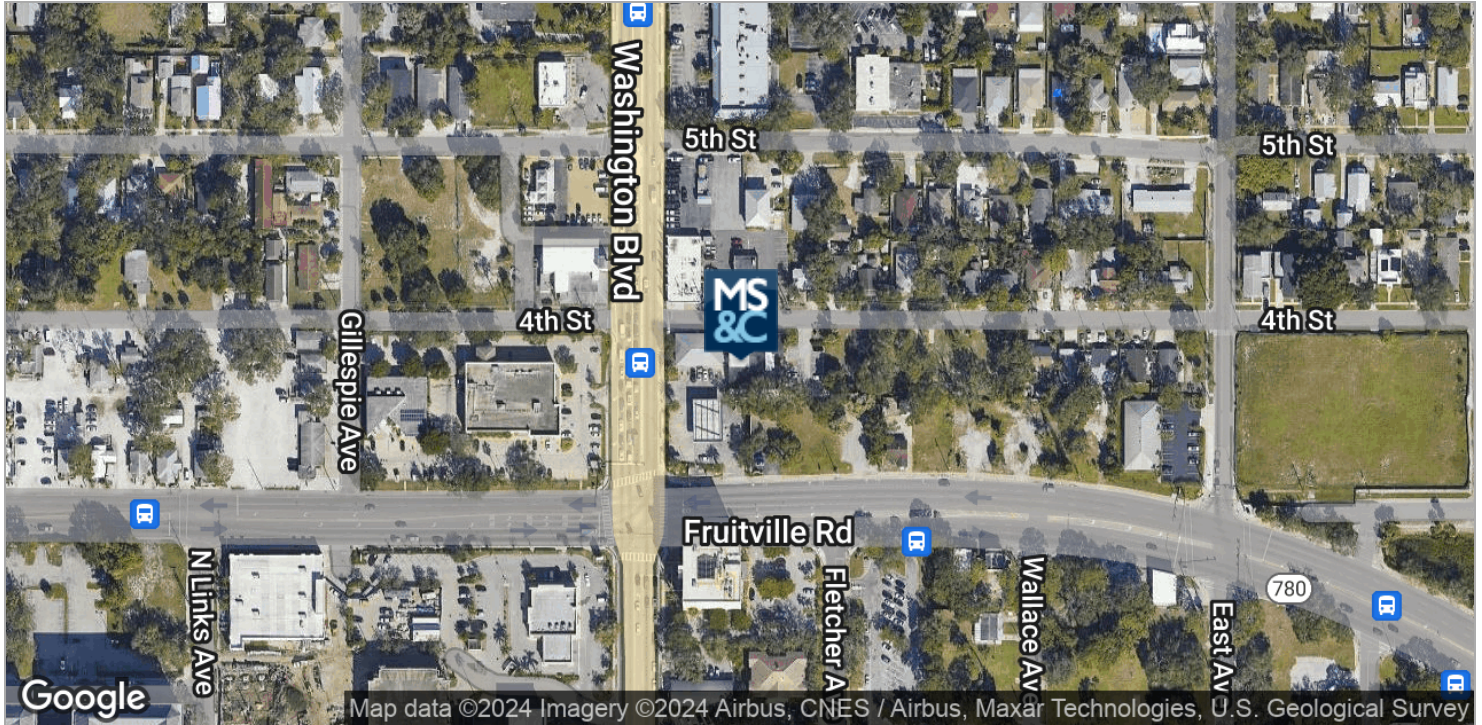
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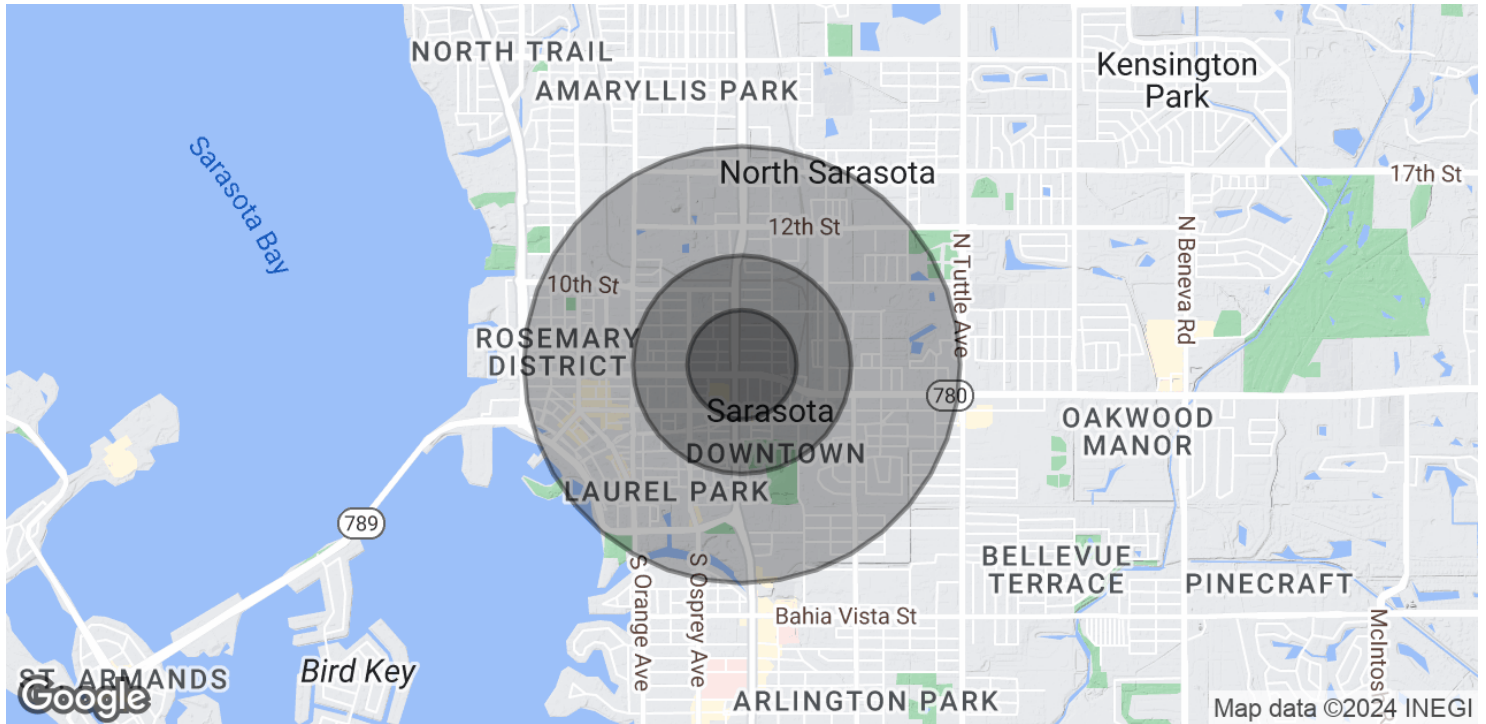
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,053	3,959	15,174
Average Age	40.8	41.8	41.0
Average Age (Male)	39.8	40.4	38.6
Average Age (Female)	42.2	43.1	43.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	439	1,756	7,034
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$59,571	\$57,762	\$55,663
Average House Value	\$163,182	\$164,840	\$167,748

* 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 Valerie 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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