



OFFICE LEASE

Office Space In Lakewood Ranch: Where Convenience Meets Professionalism

6968 Professional Parkway East, Sarasota, FL 34240

Michael Saunders & Company
Licensed Real Estate Broker
TCN
WORLDWIDE
REAL ESTATE SERVICES

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

PRESENTED BY:

SUSAN H. GOLDSTEIN LLC, CCIM, MBA

Senior Commercial Advisor
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PRIME OFFICE SPACE IN LAKEWOOD RANCH: WHERE CONVENIENCE MEETS PROFESSIONALISM OFFICE BUILDING

6968 PROFESSIONAL PARKWAY EAST, SARASOTA, FL



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available Size:	5,271 SF
Pass thru expenses:	\$5.87 SF
Location	Lakewood Ranch
County	Sarasota-
Zoning:	PDMU

PROPERTY OVERVIEW

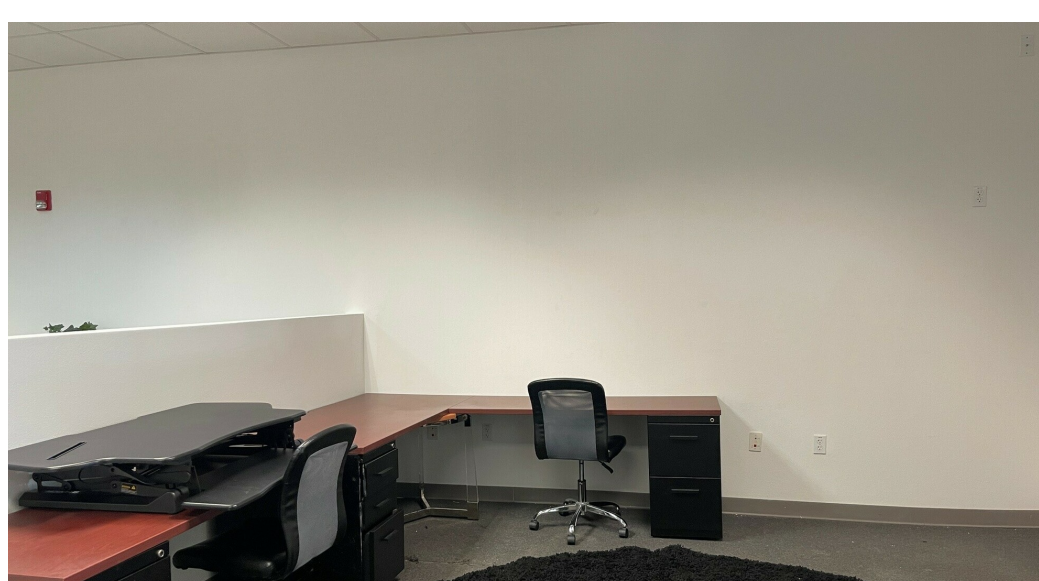
Unlock Your Business's Potential in Lakewood Ranch—Elevate your professional presence in a single-story, multi-tenant office building, perfectly positioned at the heart of Lakewood Ranch. This space is designed to cater to both medical and professional businesses seeking premium office solutions.

Exceptional Accessibility & Visibility Enjoy the convenience of private access and parking from both the front of the building and back. With abundant parking spaces available for you and your clients, your Businesses will benefit from unparalleled ease of access.



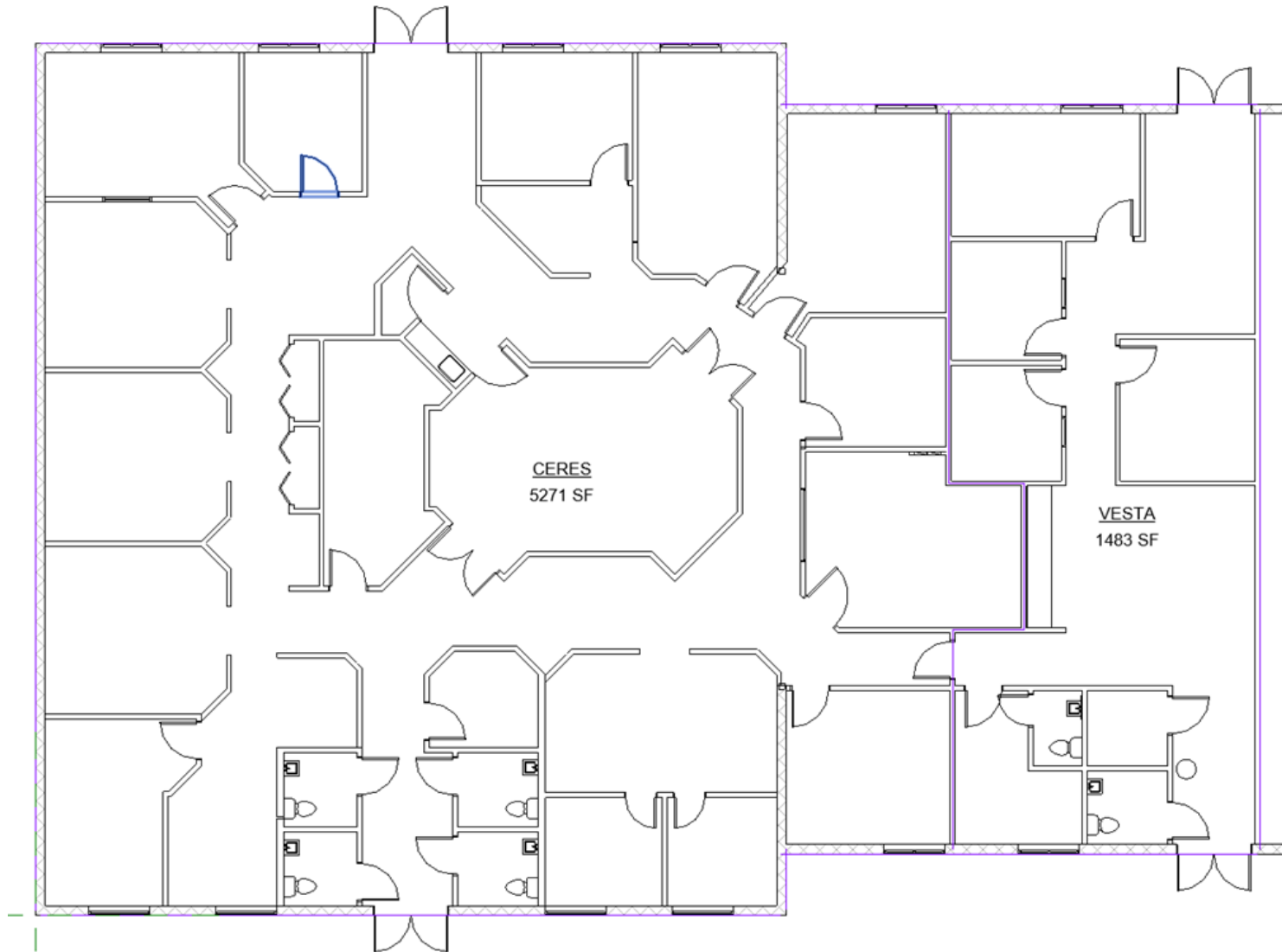
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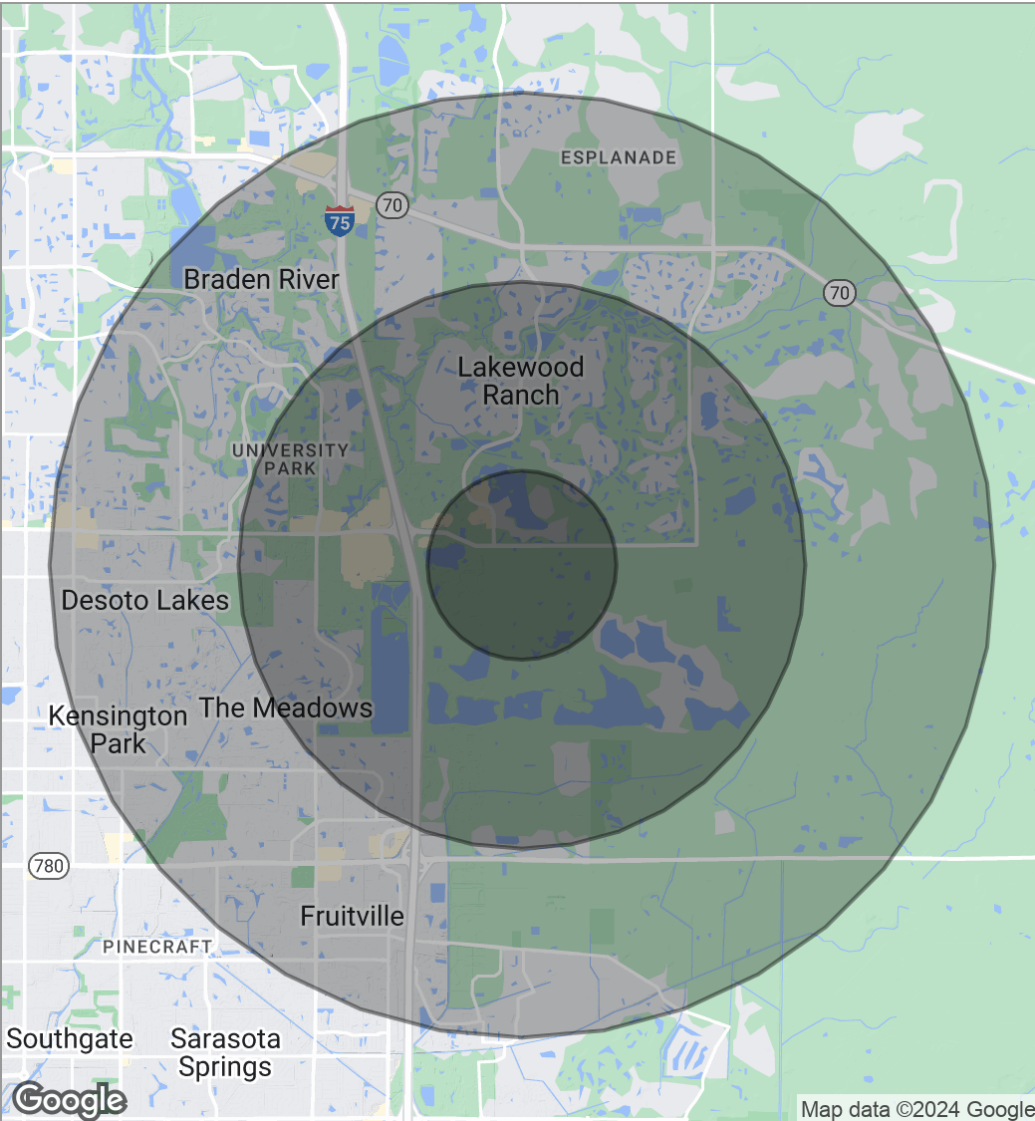
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,613	24,057	86,555
Median age	59.9	56.3	52.3
Median age (male)	56.2	56.2	50.7
Median age (Female)	63.5	56.7	53.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,031	13,810	44,477
# of persons per HH	1.6	1.7	1.9
Average HH income	\$95,082	\$90,318	\$88,390
Average house value	\$465,645	\$430,159	\$354,974

** 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