

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,203 - 4,434 SF

Lease Rate: \$18.00 - 20.00 SF/yr (MG)

Building Size: 34,155 SF

Zoning: CG

Market: North
Port-Bradenton-Sarasota

PROPERTY OVERVIEW

Join Sun Trust in these great office spaces on the island in Venice. Prominently located building on S. Nokomis Avenue just blocks from Venice Ave.

AVAILABLE SPACES

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

100 SOUTH WASHINGTON BLVD
Sarasota, FL, 34236
941.957.3730 | MSCcommercial.com

PRESENTED BY:

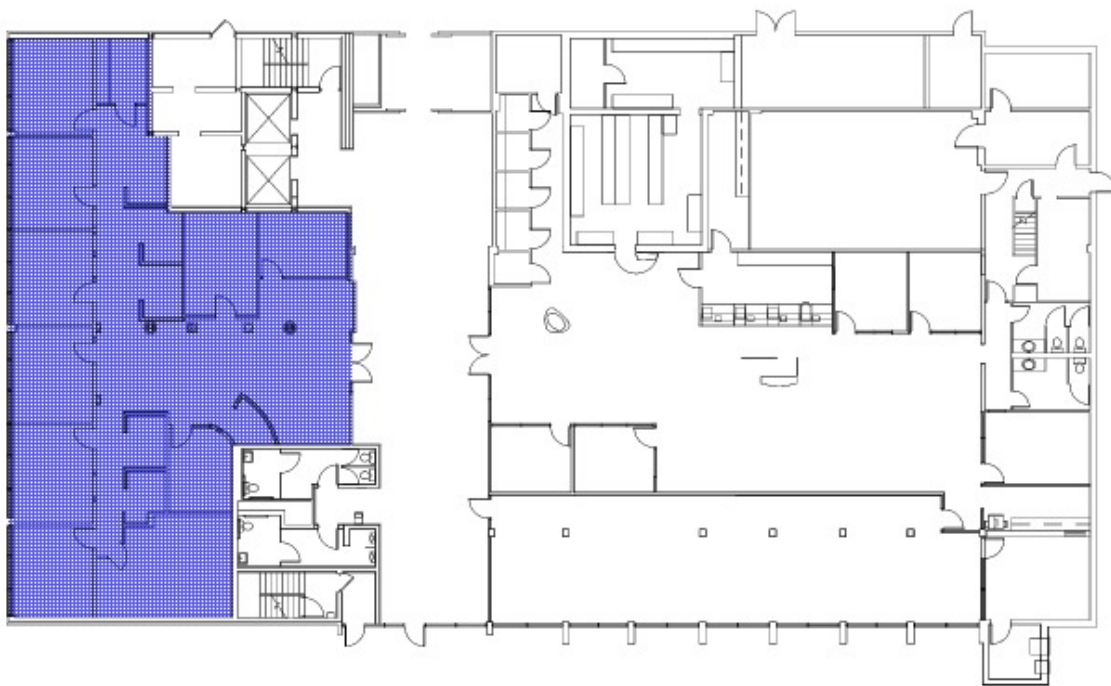


SUSAN GOLDSTEIN, CCIM

Senior Commercial Real Estate Advisor
941.350.9747
susangoldstein@michaelsaunders.com

FLOOR PLANS

EXHIBIT A



 4,102 RSF

Downtown Venice Building
1st Floor
FL00844

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

100 SOUTH WASHINGTON BLVD
Sarasota, FL, 34236
941.957.3730 | MSCcommercial.com

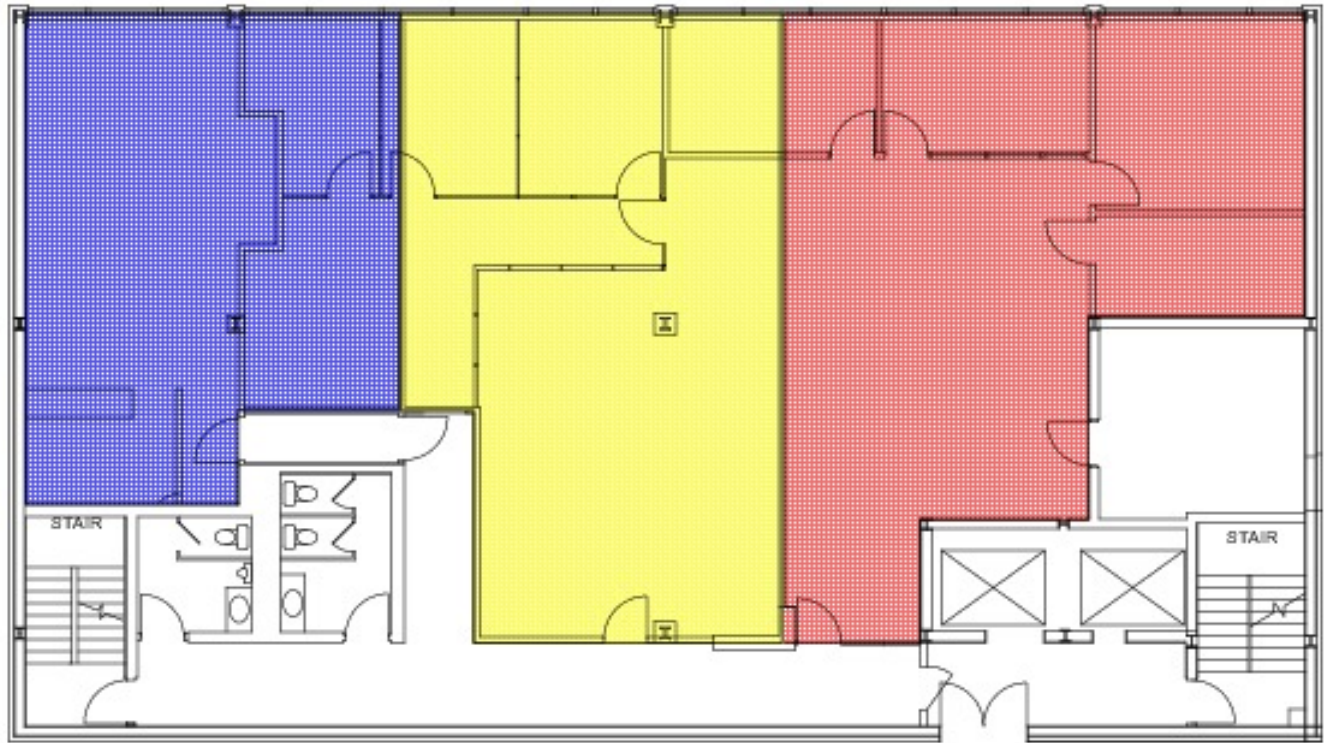
PRESENTED BY:



SUSAN GOLDSTEIN, CCIM

Senior Commercial Real Estate Advisor
941.350.9747
susangoldstein@michaelsaunders.com

FLOOR PLANS



1,170 RSF



1,542 RSF



1,644 RSF

**Downtown Venice Building
2nd Floor
FL00844**

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

100 SOUTH WASHINGTON BLVD
Sarasota, FL, 34236
941.957.3730 | MSCcommercial.com

PRESENTED BY:

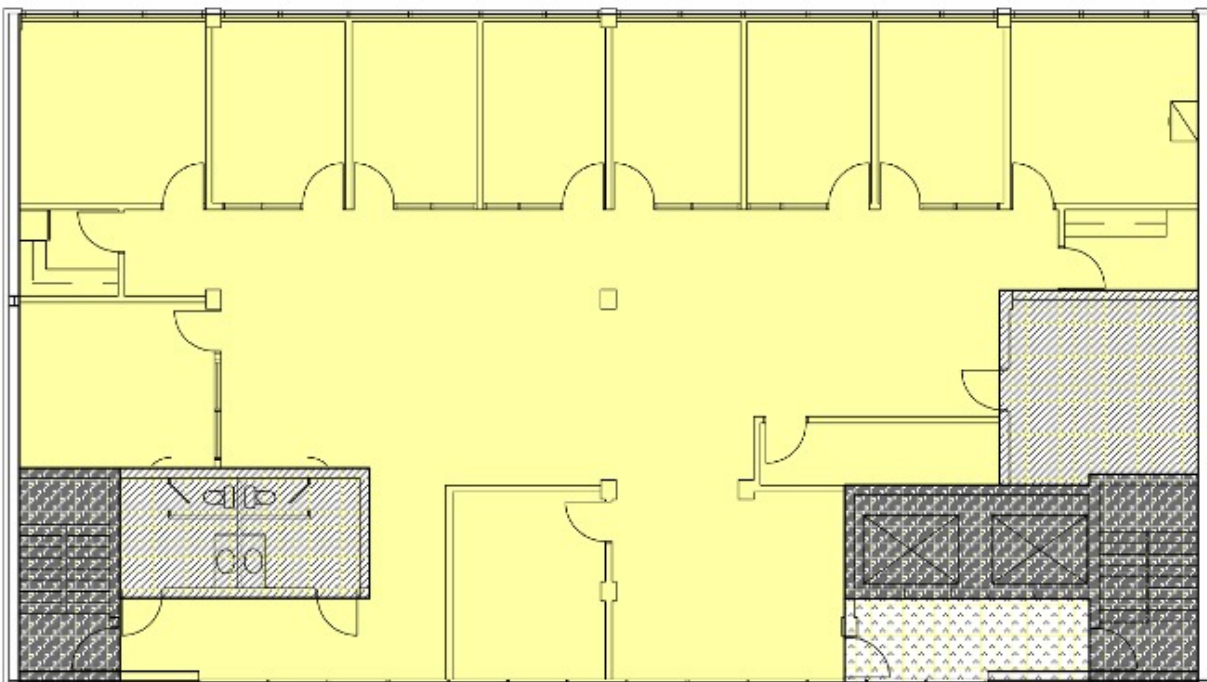


SUSAN GOLDSTEIN, CCIM

Senior Commercial Real Estate Advisor
941.350.9747
susangoldstein@michaelsaunders.com

FLOOR PLANS

EXHIBIT A-3



 - 4,434 RSF

**Downtown Venice Building
3rd Floor
FL00844**

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

100 SOUTH WASHINGTON BLVD
Sarasota, FL, 34236
941.957.3730 | MSCcommercial.com

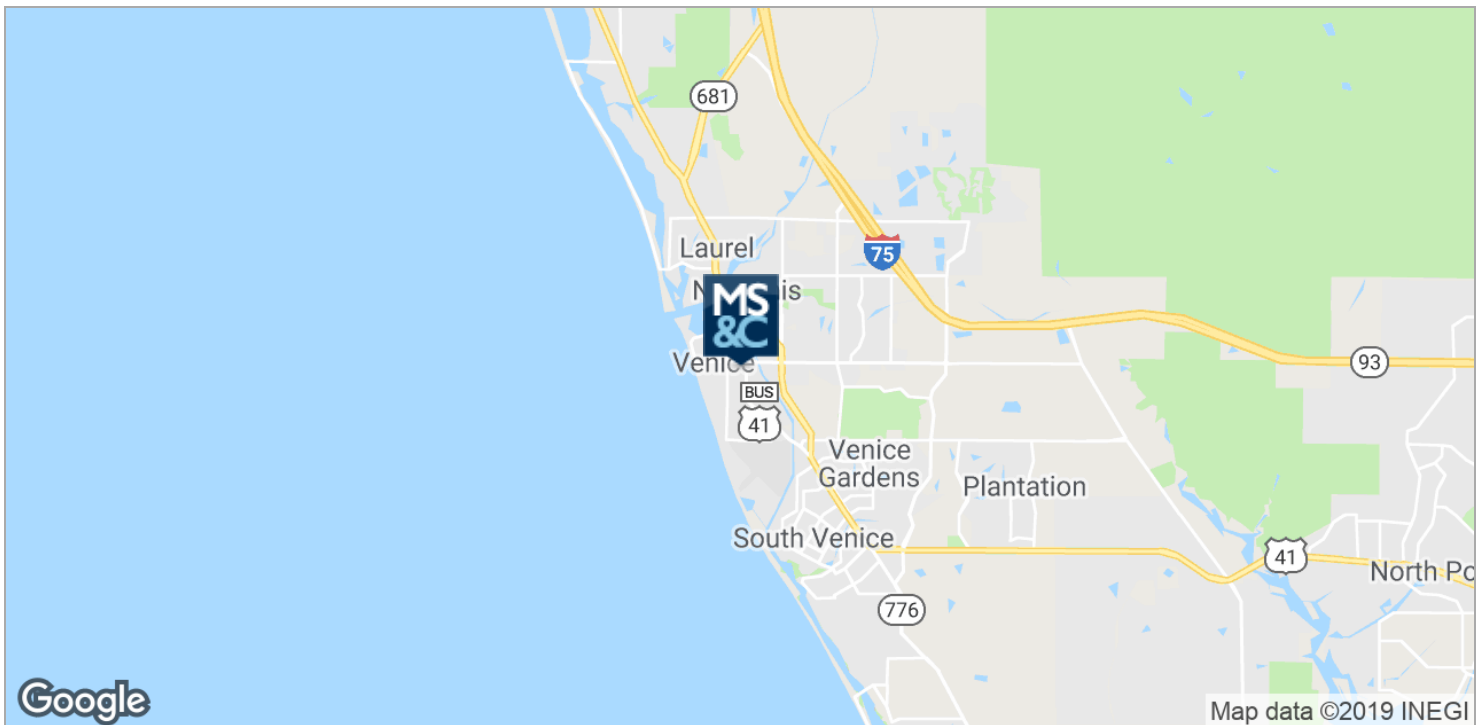
PRESENTED BY:



SUSAN GOLDSTEIN, CCIM

Senior Commercial Real Estate Advisor
941.350.9747
susangoldstein@michaelsaunders.com

LOCATION MAPS



Michael Saunders & Company
LICENSED REAL ESTATE BROKER

100 SOUTH WASHINGTON BLVD
Sarasota, FL, 34236
941.957.3730 | MSCcommercial.com

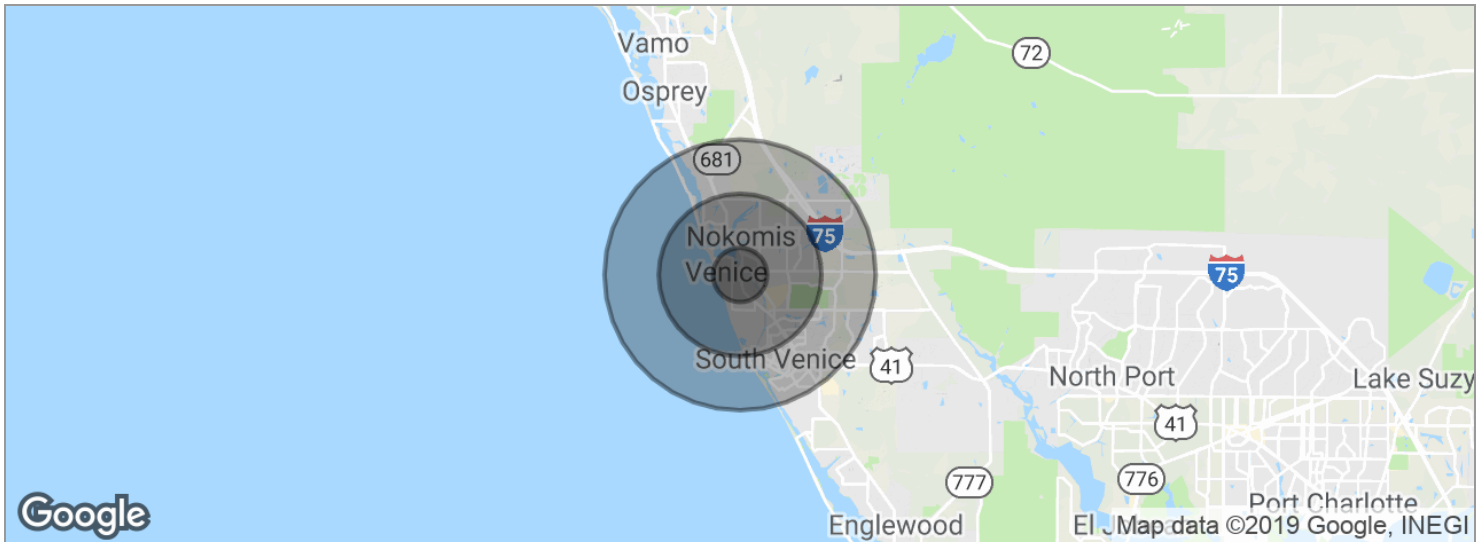
PRESENTED BY:



SUSAN GOLDSTEIN, CCIM

Senior Commercial Real Estate Advisor
941.350.9747
susangoldstein@michaelsaunders.com

DEMOGRAPHICS MAP



POPULATION

1 MILE

3 MILES

5 MILES

Total population	5,093	32,659	64,375
Median age	64.0	60.0	58.9
Median age (Male)	63.1	59.1	58.4
Median age (Female)	64.7	61.0	59.4

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	2,839	16,414	31,683
# of persons per HH	1.8	2.0	2.0
Average HH income	\$66,113	\$59,721	\$60,921
Average house value	\$287,284	\$280,702	\$277,175

* Demographic data derived from 2010 US Census

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

100 SOUTH WASHINGTON BLVD
Sarasota, FL, 34236
941.957.3730 | MSCcommercial.com

PRESENTED BY:



SUSAN GOLDSTEIN, CCIM

Senior Commercial Real Estate Advisor
941.350.9747
susangoldstein@michaelsaunders.com

BIOGRAPHY

SUSAN GOLDSTEIN, CCIM

Senior Commercial Real Estate Advisor



100 South Washington Blvd
Sarasota, FL 34236
T 941.350.9747
C 941.350.9747
susangoldstein@michaelsaunders.com
FL #3125850

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 client's ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

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, insure 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 Investment Division (CID) of the Realtor Association of Sarasota and Manatee 2019 President, Board Member, Past Secretary and Education Chair
Realtor Association of Sarasota and Manatee: Past Public Policy Chair, Form Based Code Task Force Chair, Attorney/ Realtor Committee Chair
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member
Columbia Alumni Club Immediate Past President

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

100 SOUTH WASHINGTON BLVD
Sarasota, FL, 34236
941.957.3730 | MSCcommercial.com

PRESENTED BY:



SUSAN GOLDSTEIN, CCIM

Senior Commercial Real Estate Advisor
941.350.9747
susangoldstein@michaelsaunders.com