



IANBLACK
REALESTATE
THE PLACE FOR SPACE

LIVE OAK OFFICE CENTER

2201 Cantu Court, Sarasota, FL 34232



PROPERTY OVERVIEW

Centrally located between Fruitville and Bee Ridge Roads. Amenities include picnic tables, mail room with vending machines and FedEx & UPS drop boxes, onsite gym with locker rooms. Ample shaded parking area with live oak trees - 4/1,000 parking ratio. Close proximity to myriad of restaurants, banks, and retail centers.

Suite 104 - 3,261 RSF 9 offices, 2 conference rooms and break room
Suite 110 - 2,014 RSF 2 offices, conference, ensuite restrooms and open area for collaboration
Suite 116A - 873 RSF Reception, 1 office, conference, ensuite restroom and open area for collaboration
Suite 205 - 2,526 RSF Available August 2020. 2 offices, conference room, ensuite restroom and reception
Suite 219 - 3,148 RSF Reception, 3 offices, conference, ensuite restrooms and open area for collaboration

PROPERTY SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	873 - 3,261 SF
Building Size:	20,000
CAM:	\$6.73 Estimate for 2020
Submarket:	Sarasota



Presented By:

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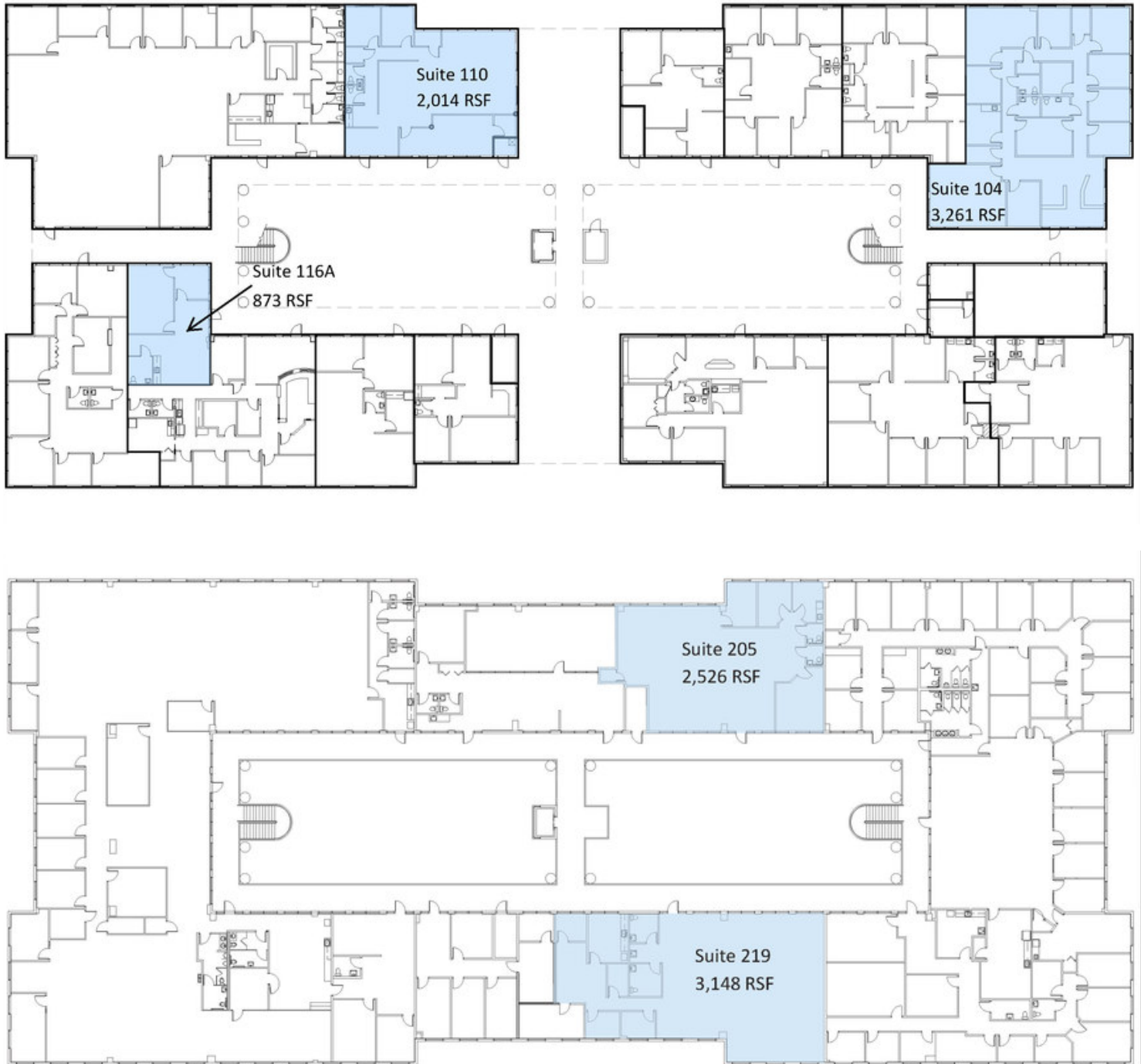
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Information deemed reliable but not guaranteed. Prices subject to change without notice.
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