



SIGNATURE OFFICE SPACE IN LAKEWOOD RANCH  
6710 PROFESSIONAL PKWY W, SARASOTA, FL 34240

IANBLACK  
REAL ESTATE

THE PLACE FOR SPACE

## SIGNATURE OFFICE SPACE IN LAKEWOOD RANCH

6710 Professional Pkwy W, Sarasota, FL 34240



### PROPERTY SUMMARY

Available RSF:	1,117 RSF
Lease Rate:	\$23.00 SF/yr (MG)
Building Size:	58,496 SF
Building Class:	A
Zoning:	PCD
Market:	Bradenton-Sarasota-Venice
Sub Market:	Lakewood Ranch
Cross Streets:	Professional Pkwy E, Lake Osprey Dr

*Please Contact:*

**MELISSA HARRIS**

941.906.8688 x114

[melissa@ian-black.com](mailto:melissa@ian-black.com)

### PROPERTY OVERVIEW

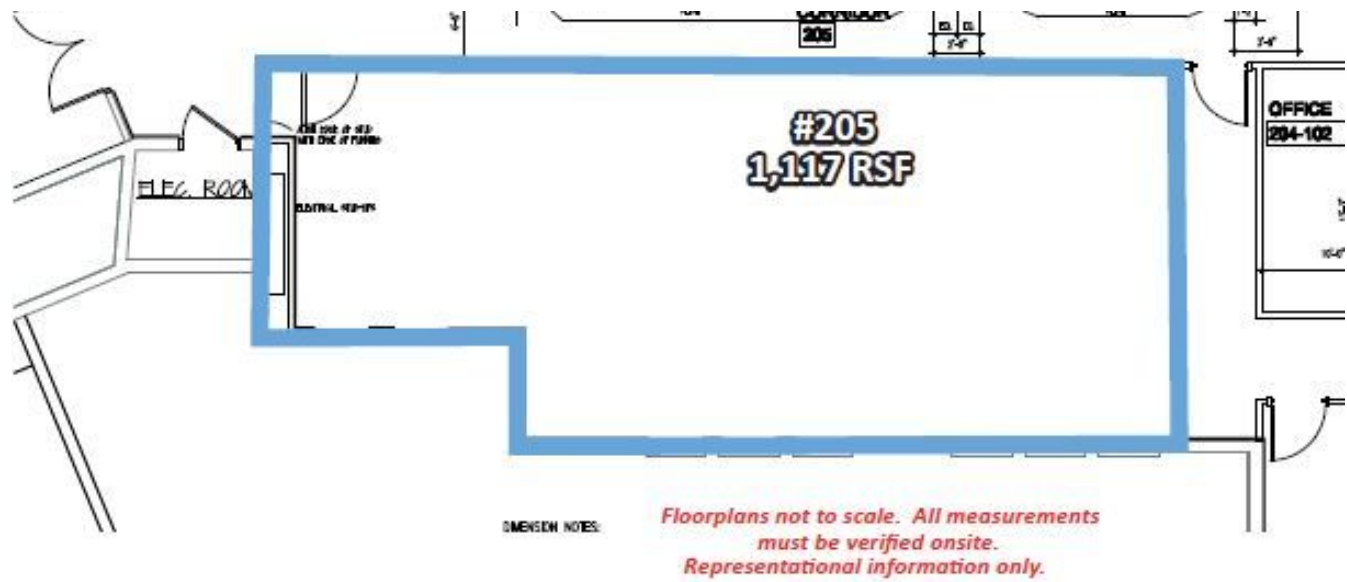
Signature office building in Lakewood Ranch with a single second floor office suite available. Excellent location and convenient proximity to the I-75/University Parkway Interchange and all vicinity amenities.

### PROPERTY HIGHLIGHTS

- Class A Mediterranean-style building in Lakewood Ranch with elegant lobby and interiors
- Office Suite available on 2nd floor suitable for professional firms
- Easy access to I-75 and all Lakewood Ranch amenities
- Ample onsite parking

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 205	Office Building	\$23.00 SF/YR	Modified Gross	1,117 SF	Negotiable	

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Main Entrance



Beautiful Entry Doors



Main Building Lobby



Directory Signage



Ample Parking

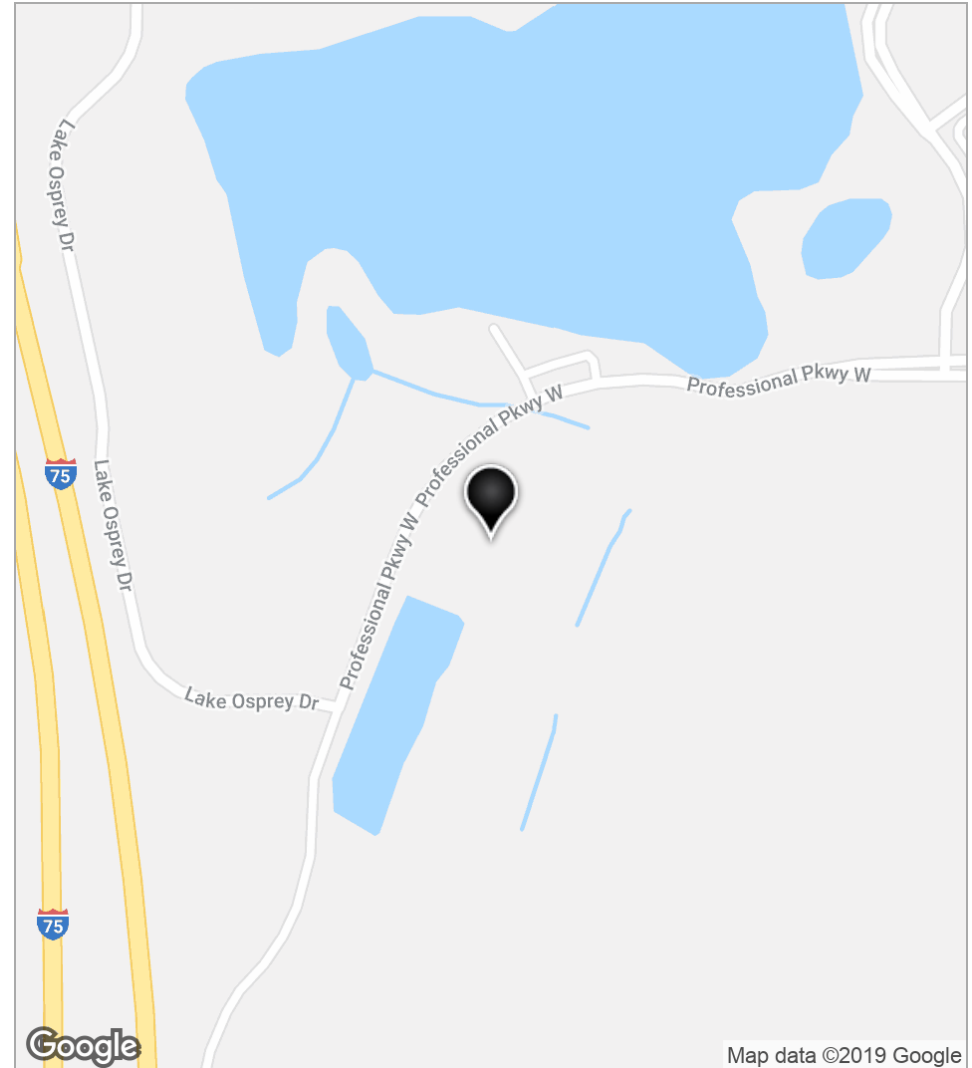
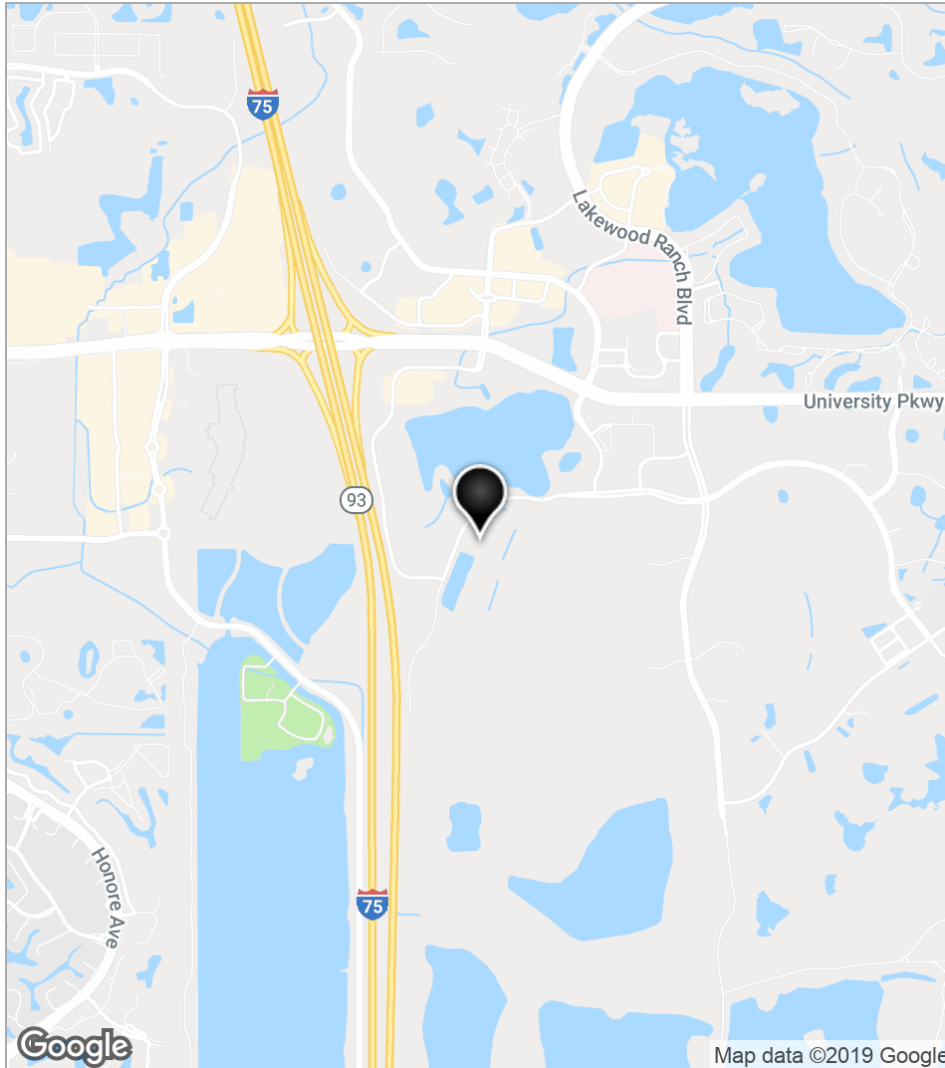


Monument Signage

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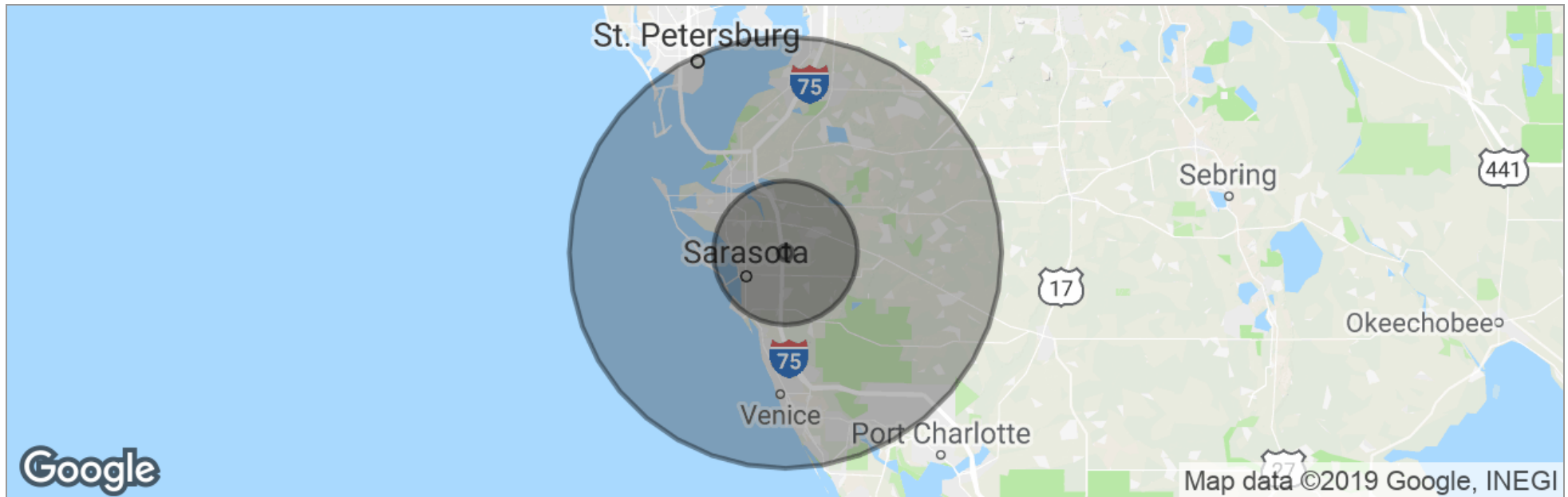
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## SIGNATURE OFFICE SPACE IN LAKEWOOD RANCH

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	1 Mile	10 Miles	30 Miles
Total Population	2,012	346,308	898,003
Population Density	640	1,102	318
Median Age	44.3	45.5	47.8
Median Age (Male)	42.7	44.5	46.7
Median Age (Female)	43.4	46.6	48.7
Total Households	865	144,565	385,897
# of Persons Per HH	2.3	2.4	2.3
Average HH Income	\$85,681	\$71,559	\$67,577
Average House Value	\$534,346	\$319,171	\$287,913

*\* Demographic data derived from 2010 US Census*

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## SIGNATURE OFFICE SPACE IN LAKEWOOD RANCH

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### MELISSA HARRIS Sales Agent



1 South School Avenue  
Sarasota, FL 34237

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melissa@ian-black.com

### Professional Background

Melissa Harris joined Ian Black Real Estate as a Commercial Property Manager in August of 2011 and in January of 2012 moved into leasing and sales of industrial, office and retail properties in Sarasota and Manatee counties.

As one of IBRE's sales associates, Melissa Harris is extremely active in all aspects of the industry, working with some of the largest landlords in the area, as well as representing local and national tenants and buyers. Focusing on sales and leasing of retail, office and flex properties across Sarasota and Manatee Counties, Melissa works closely with Ian black and Steve Horn on larger projects, as well as successfully building her commercial portfolio of clients.

Prior to joining the firm, Melissa graduated from Pine View School in Sarasota and then went on to obtain her bachelor's degree in Industrial Engineering from the University of Florida. She was employed as a Human Resource Manager with The Home Depot, where she worked for nine years and managed 400+ associates and managers.

Melissa moved back to Sarasota from Charlotte, NC and is very happy to be back home. She enjoys spending time with her husband and two young daughters.

### Memberships & Affiliations

National, Florida and Sarasota/Manatee Associations of Realtors  
CID

### Education

Bachelor of Science - Industrial Engineering, University of Florida

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