



Small Offices For Lease

SABA PLAZA OFFICE SPACE

1055 S. Tamiami Trail, Sarasota, FL 34236

Please Contact:

LINDA EMERY

941.906.8688

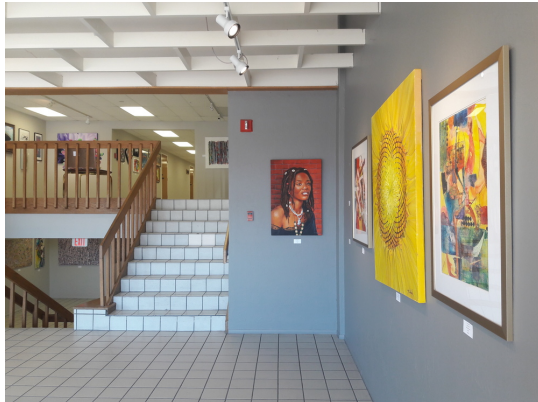
linda@ian-black.com

IANBLACK
REAL ESTATE

THE PLACE FOR SPACE

SABA PLAZA OFFICE SPACE

1055 S. Tamiami Trail, Sarasota, FL 34236



PROPERTY SUMMARY

Available SF: 1,007 - 2,361 SF

Lease Rate: \$8.00 - 12.00 SF/YR
(MG; Full Service)

Total Contiguous: 2,361 SF

Building Class: B

Cross Streets: US 41, Bahia Vista Street

PROPERTY OVERVIEW

Small Offices available from 1,007 SF to 2,361 SF +/- in Saba Plaza.

PROPERTY HIGHLIGHTS

- Nice, interior offices close to Downtown available for smaller users
- Bright lobby features creative energy from rotating art exhibitions
- Ample parking behind building and easy access from Bahia Vista
- Enjoy the recognition of Saba Plaza and high visibility on US 41
- AADT 60,000+ vehicles

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 108	Office Suite	\$12.00 SF/YR	Full Service	1,112 SF	Negotiable	Two story office suite with natural light, reception area, conference room, private office on the first floor and large open work area in loft on second floor.
Suite 203	Office Suite	\$8.00 SF/YR	Modified Gross	1,007 - 2,361 SF	Negotiable	Large open 2nd floor office space. Can be combined with adjacent 1,354 SF Unit #204 for total of 2,361 SF for a larger user with building signage.
Suite 204	Office Building	\$8.00 SF/YR	Modified Gross	1,354 - 2,361 SF	Negotiable	Open office on 2nd floor with in-suite restrooms. May be combined with adjacent Unit #203 for total of 2,361 SF for larger user with building signage.

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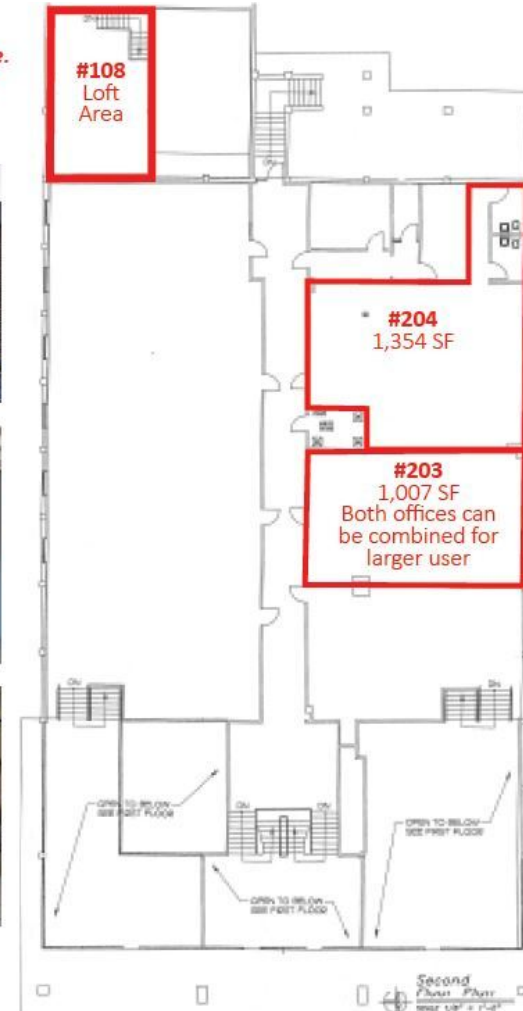
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*Floor plans may not be to scale.
Measurements must be verified onsite.
Representational information only.*



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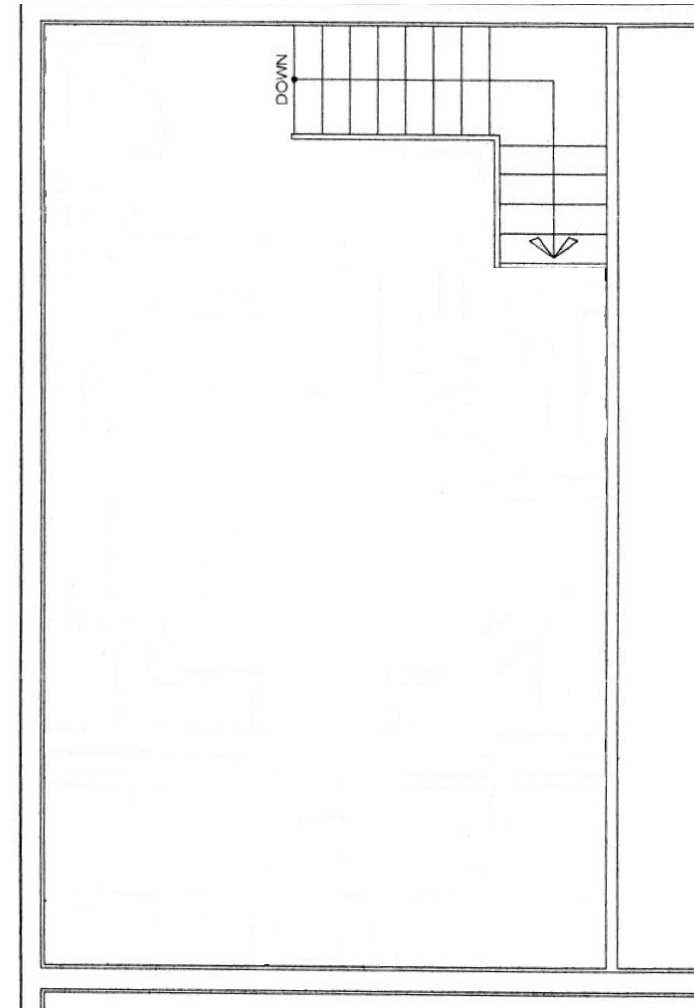
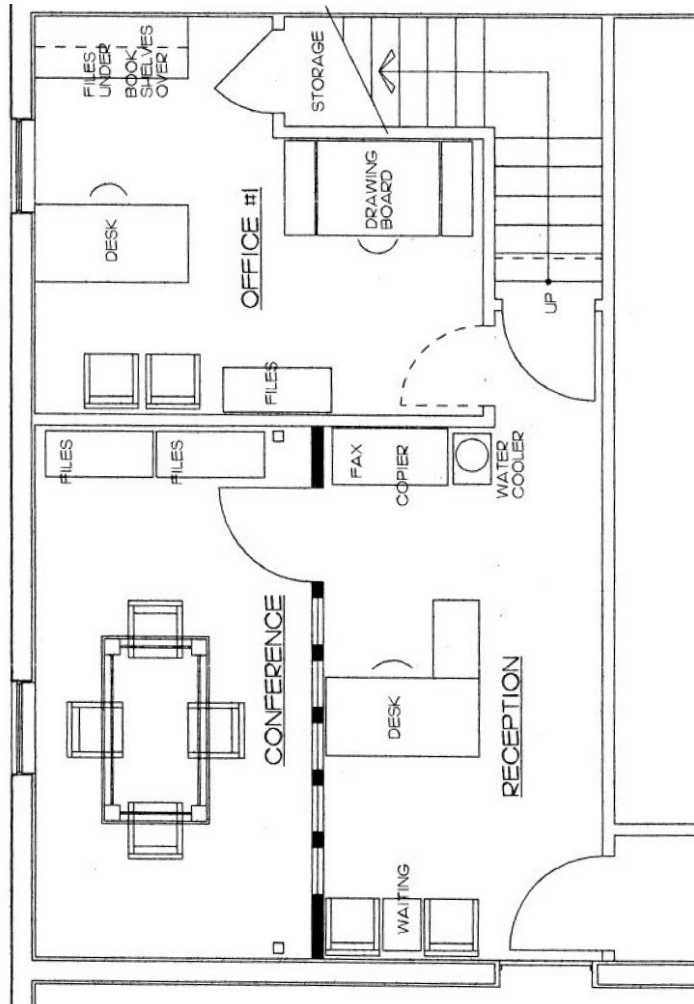
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1

SUITE #108 MAIN FLOOR PLAN

Combined Suite Size: 1,112 SF

2

SUITE #108 2ND FLOOR LOFT PLAN

Combined Suite Size: 1,112 SF

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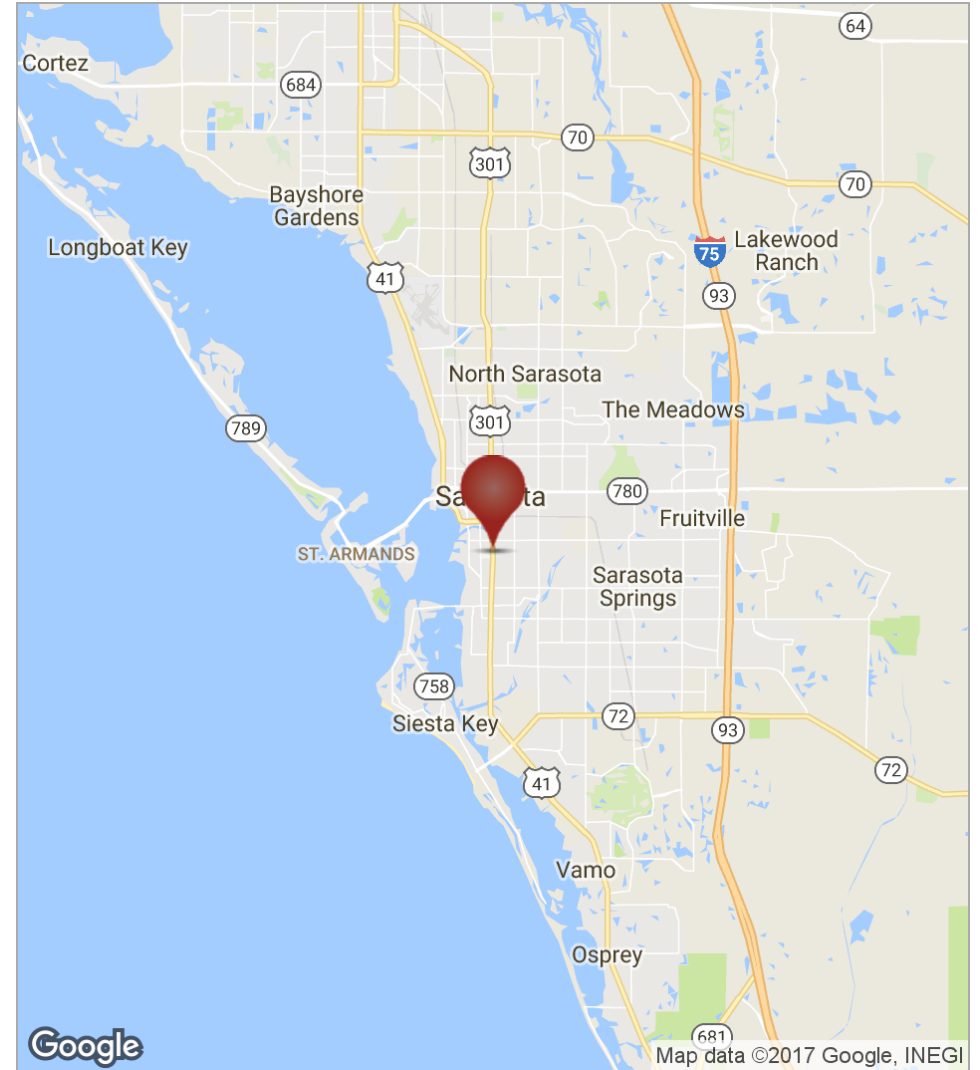
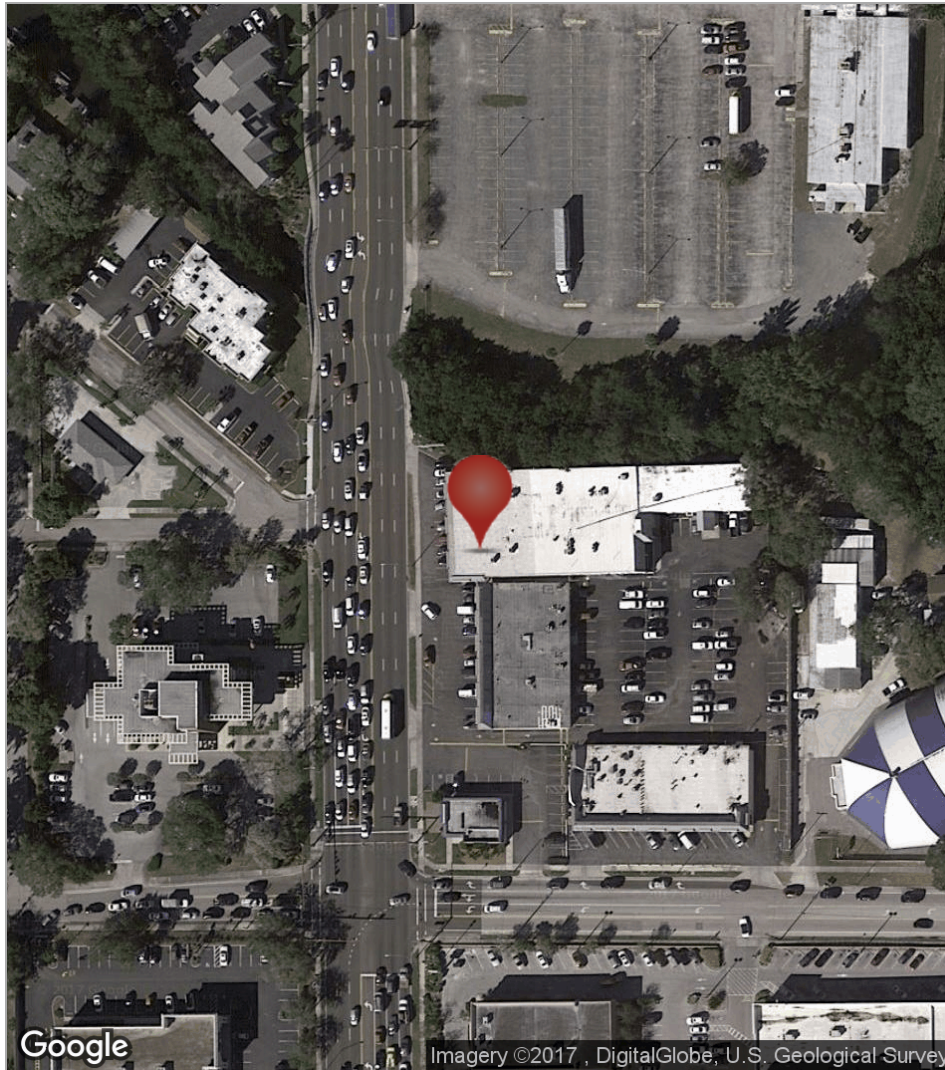
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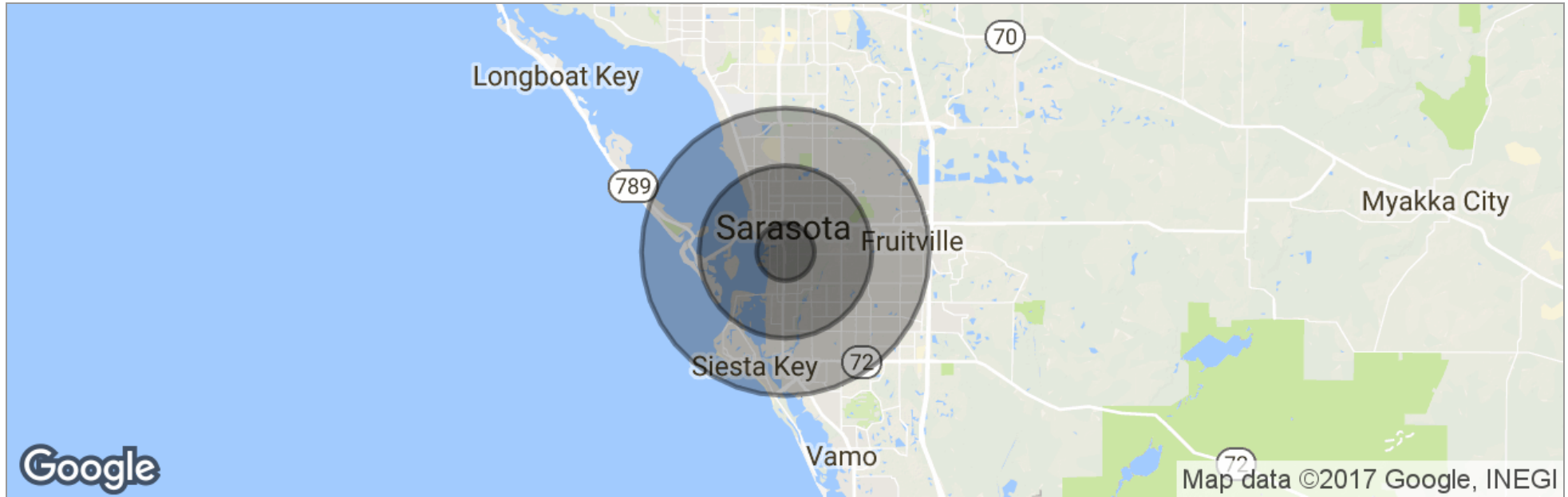
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	1 Mile	3 Miles	5 Miles
Total Population	10,595	76,854	160,013
Population Density	3,372	2,718	2,037
Median Age	43.4	44.9	46.4
Median Age (Male)	41.2	43.0	44.6
Median Age (Female)	45.3	47.1	48.1
Total Households	4,628	33,633	70,289
# of Persons Per HH	2.3	2.3	2.3
Average HH Income	\$68,744	\$65,492	\$68,704
Average House Value	\$543,337	\$343,249	\$300,750

* Demographic data derived from 2010 US Census

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LINDA EMERY Broker Associate



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Professional Background

Linda Emery joined IBRE in March 2017 and brings a wealth of knowledge and experience in commercial real estate. Linda's career in real estate began in 1979 as a real estate paralegal, and her knowledge and experience has continued to grow in this fast-paced commercial real estate market. Her involvement in commercial real estate proved to be a true asset as Manager of Administration with Uniroyal Technology Corporation. Along with subleasing and managing Uniroyal's 36,000 SF Class A office space, Linda was instrumental in the site selection and start-up of its 50,000 SF facility in Tampa. With her promotion to Director of Business Communication & Administration with Uniroyal, she enhanced her skills in marketing, public and community relations and market research. Since 2004, Linda has continued to expand her focus to include areas of the market that compliment her commercial sales and leasing business including construction management, establishing and managing office condominium associations, and leasing/asset management of large real estate portfolios in the Sarasota area, with a strong focus on medical properties. Linda is actively involved in the commercial real estate market, as well as the economic and governmental issues that affect it and the community, through her commitment to a number of business and community organizations. Linda served as 2013 President of the Commercial Investment Division (CID) of the Sarasota Association of Realtors. Under her leadership, the CID achieved the distinguished Commercial Services Accreditation and was awarded the 2013 ACE award for Accredited Commercial Excellence, both from the National Association of Realtors. A resident of Sarasota for 28 years, Linda loves gardening and enjoying the beautiful Florida outdoors with her husband of 38 years.

Top Producer 2015, 2016 - SVN Commercial Advisory Group
 Largest Number of Transactions 2014, 2015 - SVN Commercial Advisory Group
 Largest Lease Transaction 2016 SVN Commercial Advisory Group
 Past President 2013 and Current Member - Commercial Investment Division - Sarasota Manatee Association of Realtors
 2010 Sarasota Commercial Realtor of the Year - Sarasota Manatee Association of Realtors
 Top Commercial Producer 2010 - Michael Saunders Commercial Group

Memberships & Affiliations

National, Florida, and Sarasota Manatee Associations of Realtors
 Commercial Investment Division (CID) of the Realtor® Association of Sarasota – Manatee

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