



GORGEOUS DOWNTOWN SARASOTA RETAIL/OFFICE SUITE
41-79 S. PALM AVE. #55, SARASOTA, FL 34236

IANBLACK
REALESTATE

THE PLACE FOR SPACE

Gorgeous Downtown Sarasota Retail/Office Suite

41-79 S. Palm Ave. #55, Sarasota, FL 34236



PROPERTY SUMMARY

Available SF:	11,491 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Operating Expenses:	\$6.00 PSF
Building Size:	11,491 SF
Renovated:	2015
Market:	Bradenton - Sarasota - Venice
Sub Market:	Downtown Sarasota
Cross Streets:	Mira Mar Ct., McAnsh Square
Original Lease Expiration:	2025

Please Contact:

LINDA EMERY
941.906.8688
linda@ian-black.com

PROPERTY OVERVIEW

Opportunity to sublease 11,491 SF ground floor retail/office suite in the heart of Downtown Sarasota. Built out as fitness center only three years ago, the property offers dramatic finishes, beautiful natural light and a combination of private offices and large open floor space with myriad uses. Attached parking garage offers ample space for clients and employees and the central location provides an excellent walkability factor. Take advantage of the improvements already in place and make the suite your own for the balance of the lease.

PROPERTY HIGHLIGHTS

- Beautifully designed retail/office suite in downtown Sarasota built out in 2015 - take advantage of all the upgrades made by current tenant and make this suite your new retail or office!
- Large open ceilings, courtyard entrance, windows for open feel, dramatic finish materials
- Sublease opportunity - original lease expires in 2025
- Currently built out as fitness center - could easily be converted to elegant corporate office space
- Please do not visit site without prior approval by broker, so as not to disturb tenants
- Excellent walkability factor - steps from restaurants, shops, art galleries, banks & more
- Attached parking garage allows for ample onsite parking for clients or employees

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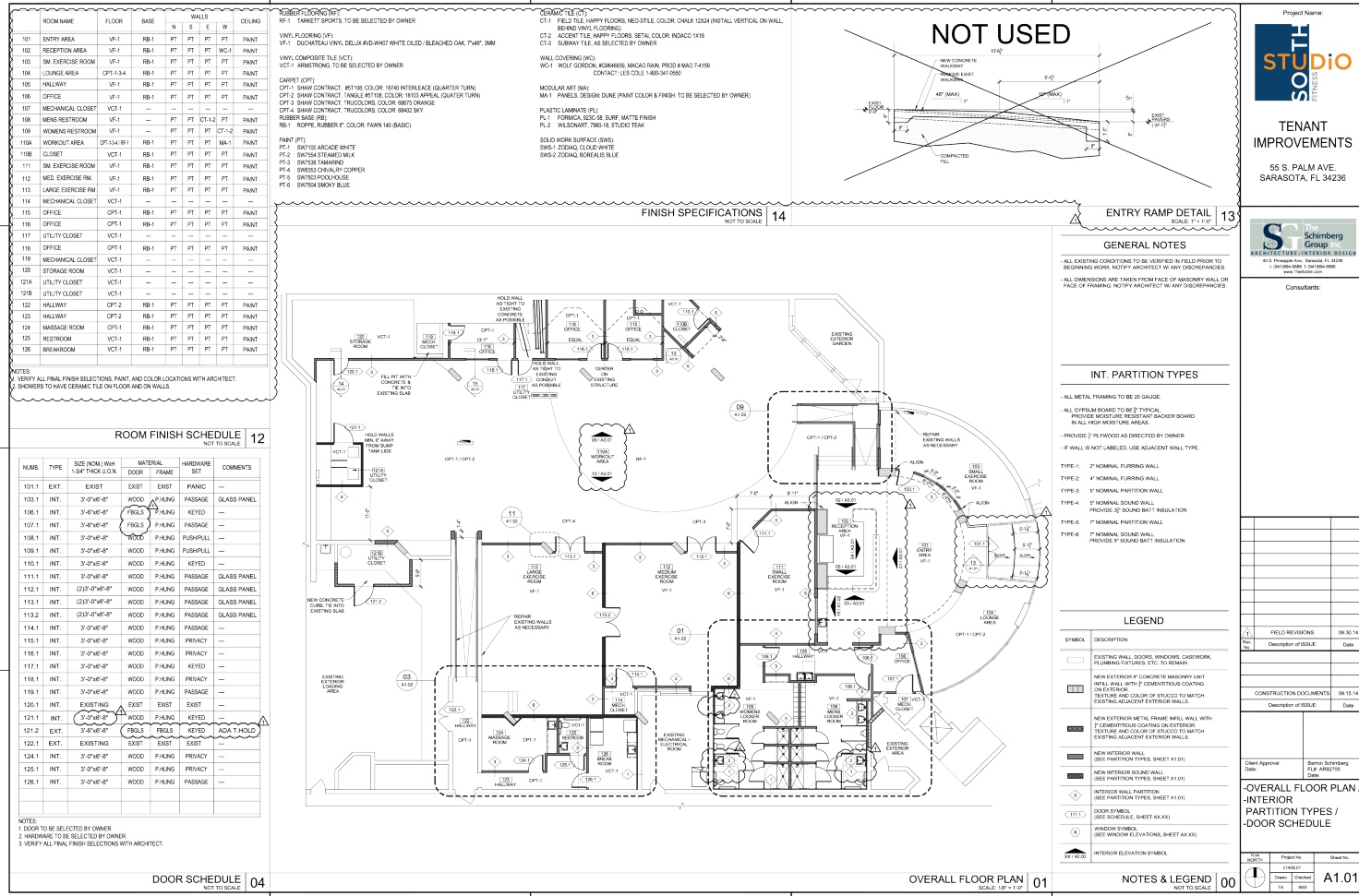
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Project Name:
STUDIO SOUTH FITNESS

TENANT IMPROVEMENTS
55 S. PALM AVE.
SARASOTA, FL 34236

The Schimberg Group
ARCHITECTS/INTERIORS DESIGNERS
501 S. BRADSHAW AVE., SUITE 1100
SARASOTA, FL 34236
www.schimberg.com

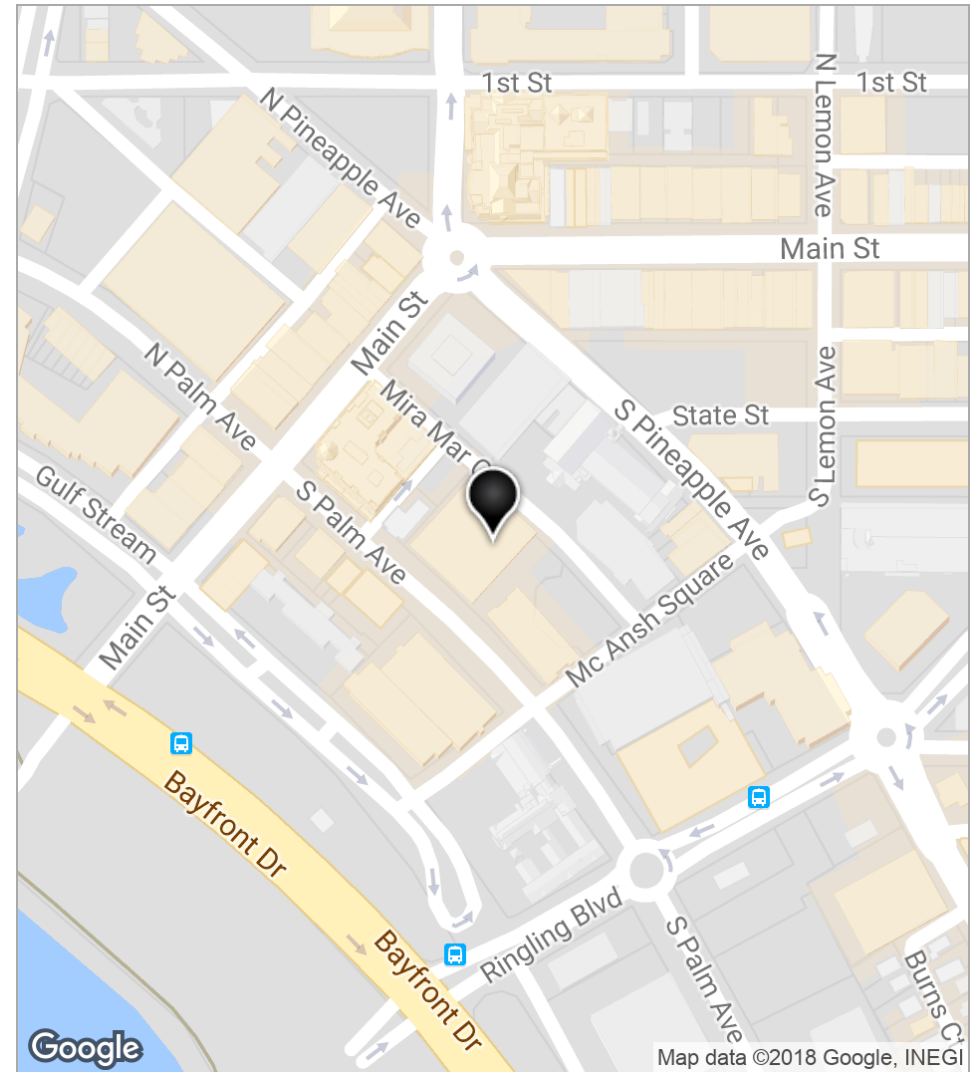
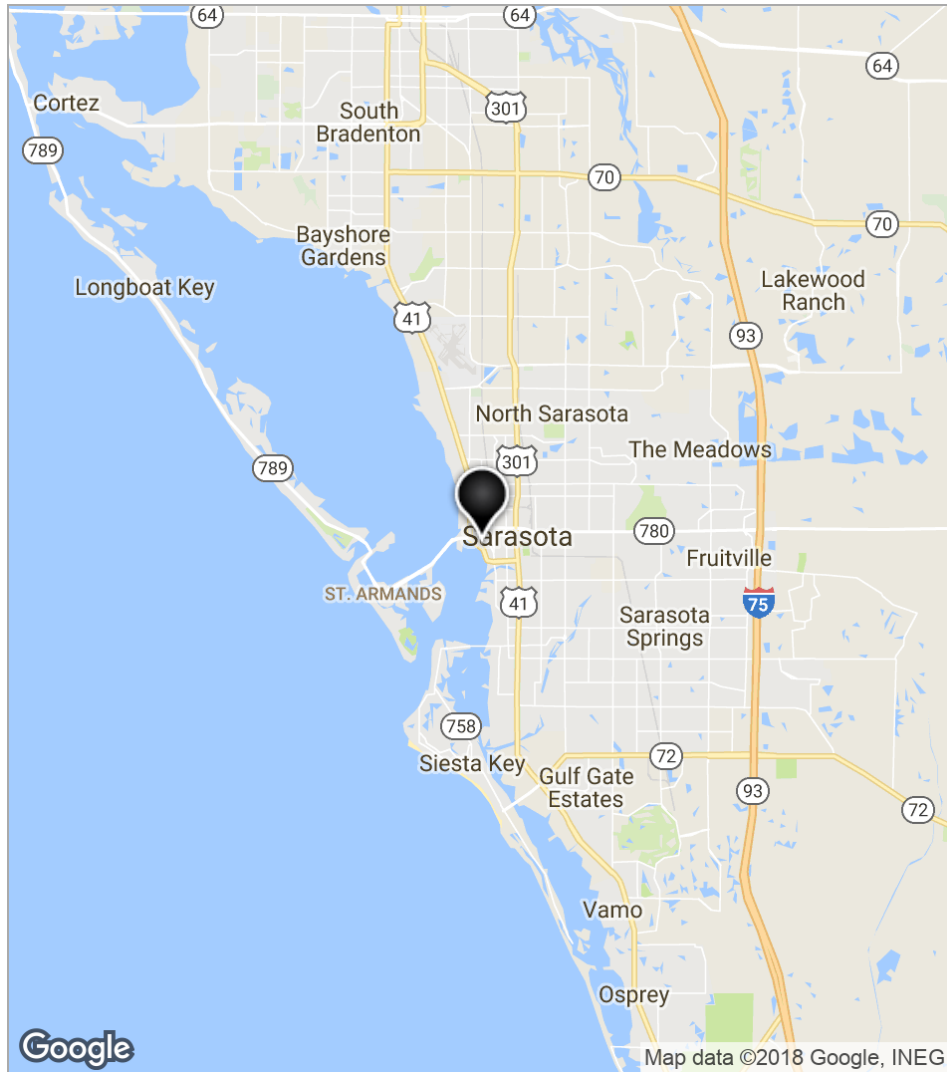
Consultants:

1 GROUND FLOOR RETAIL/OFFICE SUITE
11,491 SF +/-

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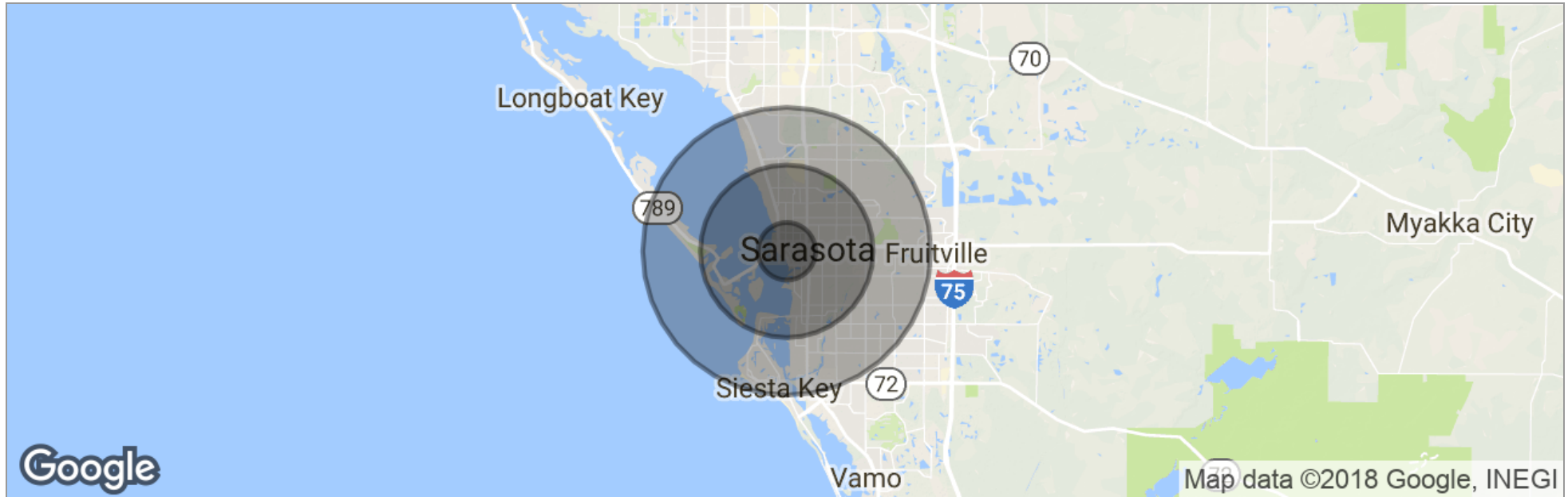
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	1 Mile	3 Miles	5 Miles
Total Population	9,447	61,037	138,305
Population Density	3,007	2,159	1,761
Median Age	48.5	43.8	46.0
Median Age (Male)	46.3	42.0	44.4
Median Age (Female)	50.7	46.2	47.8
Total Households	4,754	26,383	60,568
# of Persons Per HH	2.0	2.3	2.3
Average HH Income	\$83,072	\$68,877	\$69,488
Average House Value	\$550,847	\$398,291	\$314,077

* 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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