

Office Space for Lease on Bee Ridge Road

4109 BEE RIDGE RD SUITE 4113. SARASOTA, FL 34233



PROPERTY DESCRIPTION

Bee Ridge Rd. office suites for lease. This building is 5,100 SF consisting of 8 office suites. Each unit has signage on the monument sign as well as the ability to put signage on the 8' storefront window facing Bee Ridge Rd. Each unit consists of different build out options (multi-room or open concept) and each have their own private restrooms. The exterior of the building had a 2022 renovation which consisted of seal coating the parking lot, updating the monument sign, painting the building and LED lighting.

PROPERTY HIGHLIGHTS

- Bee Ridge Rd. Signage
- Recently Renovated

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (MG)
Available SF:	520 SF
Building Size:	5,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,237	44,202	99,746
Total Population	12,928	88,130	181,543
Average HH Income	\$70,132	\$71,828	\$74,766



TROY ROBBINS

Broker-Associate

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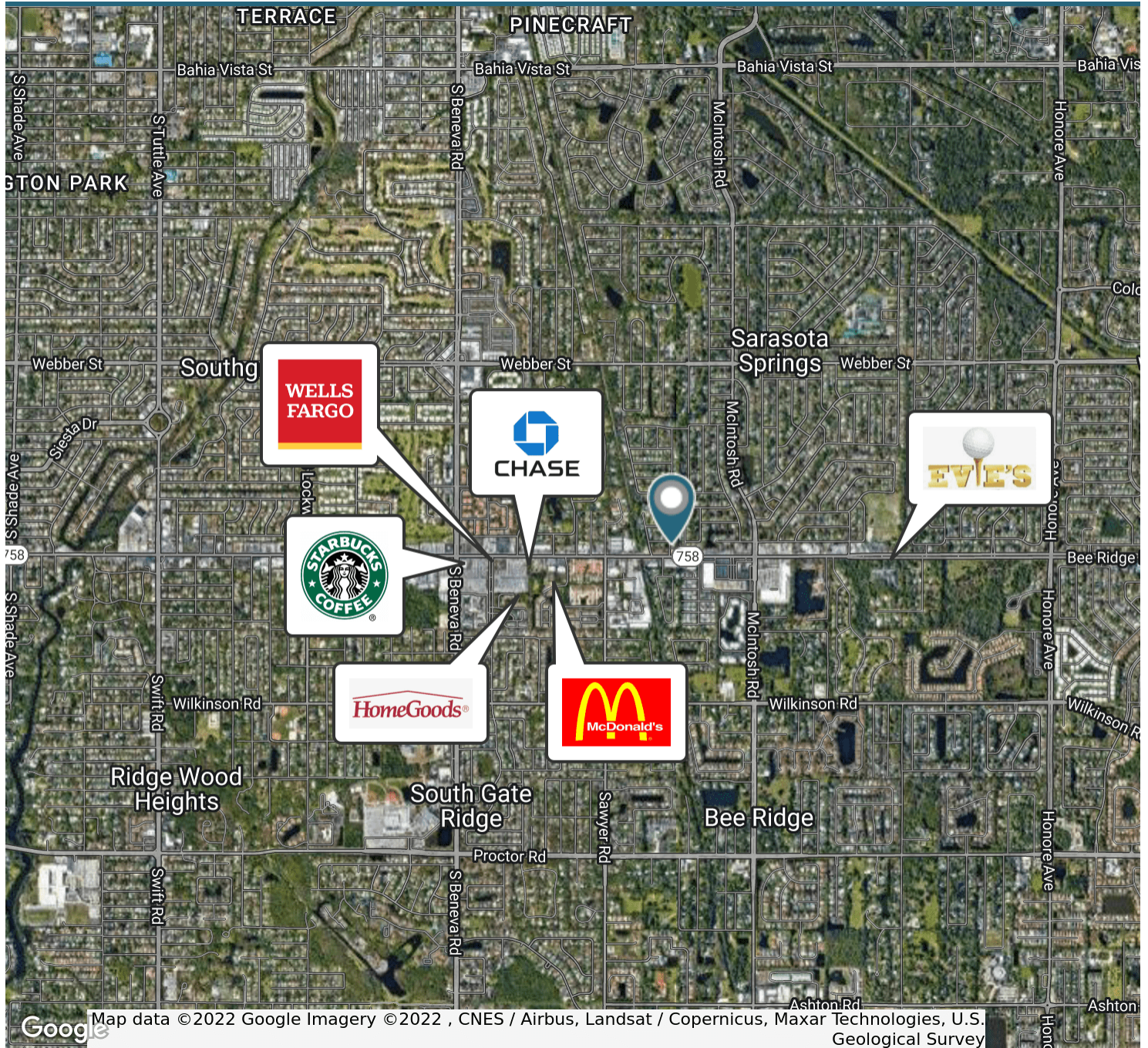
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	520 SF	Lease Rate:	\$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4123	Available	520 SF	Modified Gross	\$30.00 SF/yr	520 SF office with great frontage/signage directly on Bee Ridge Road. This unit has an open floor plan with one private office and one restroom. Space has been updated with new LVP flooring, new paint, and LED lights.



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