

Grand Slam Plaza – Modern Office Space for Lease

1100 N TUTTLE AVE, UNIT: 12, SARASOTA SARASOTA, FL 34237



PROPERTY DESCRIPTION

This office offers a convenient location just north of Fruitville Rd. across from Ed Smith Stadium. An abundance of natural light coming in from the glass storefront entrance and multiple skylights. Two story office space with high ceilings, exposed duct work, and elevator service to the second floor. Two conference rooms with a collapsible wall to create one large conference room. There is an open loft area on the second floor which can be used as a collaborative work area or second showroom.

PROPERTY HIGHLIGHTS

- Beautifully updated modern office for lease in Grand Slam Plaza
- Great open work area/showroom on the first floor with 3 private offices
- Two kitchenettes, one on the first and second floor.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (MG)
Number of Units:	1
Available SF:	7,500 SF
Lot Size:	7,500 SF
Building Size:	7,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,570	35,882	72,523
Total Population	13,622	84,372	165,820
Average HH Income	\$44,223	\$57,401	\$66,990



DEREK ROBBINS

Sales Associate
941.356.4906
Derek@RobbinsCommercial.com



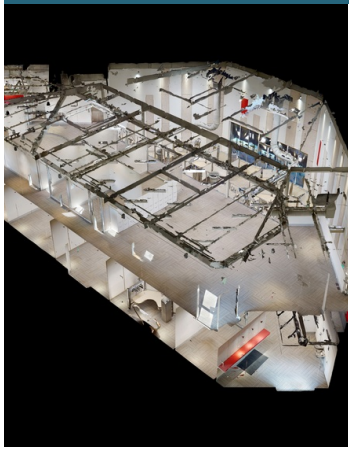
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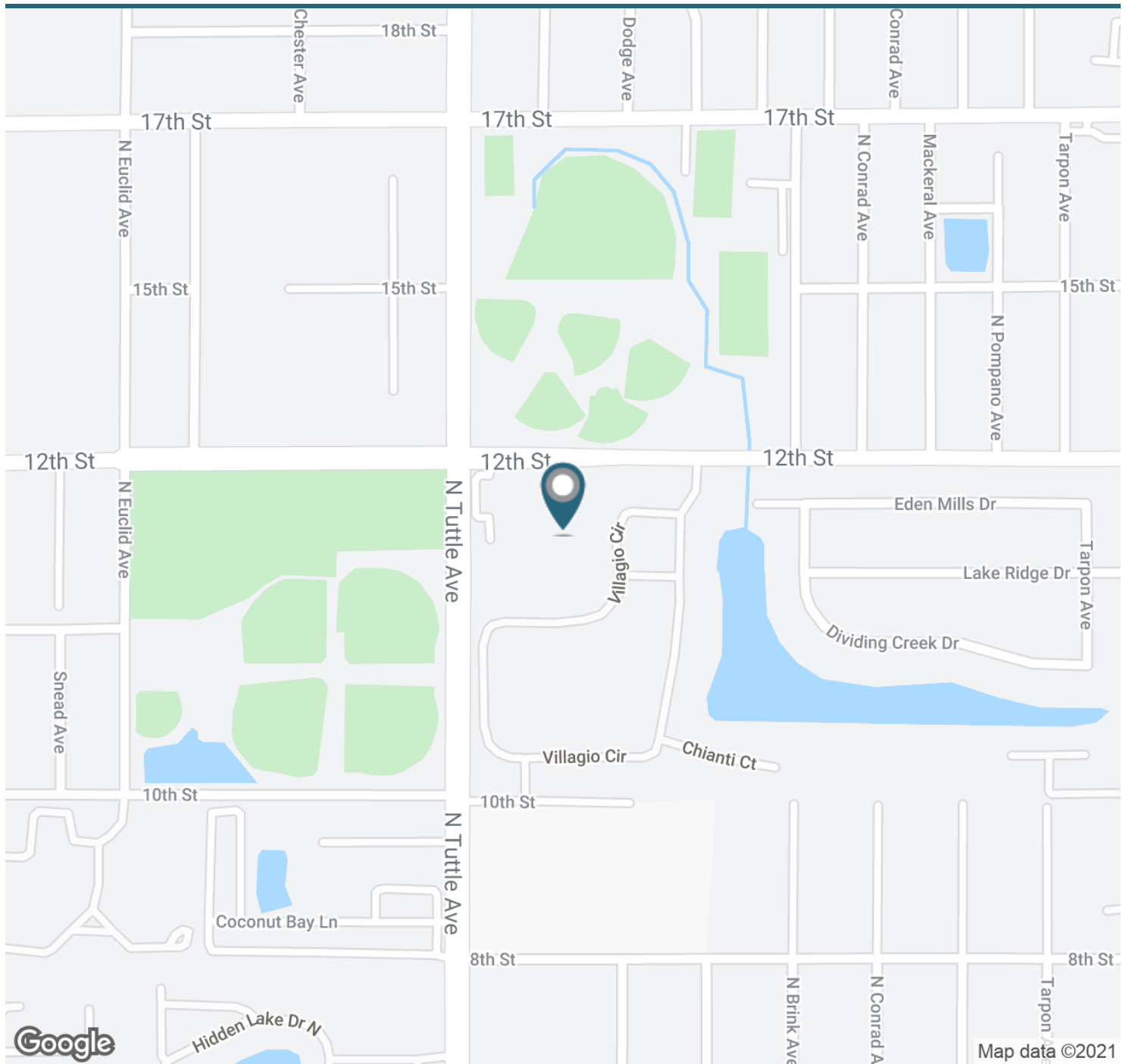
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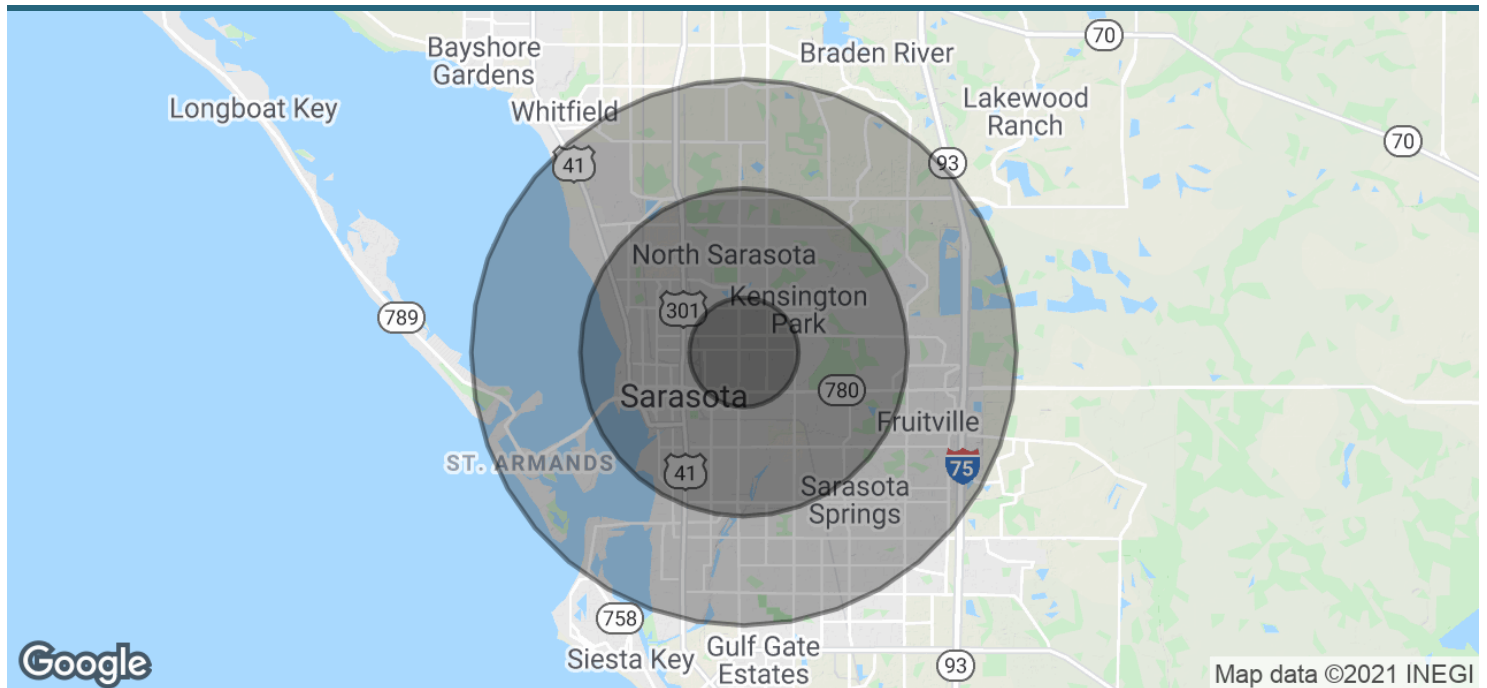


HARRY E.
ROBBINS

ASSOCIATES, INC. / REALTOR

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,622	84,372	165,820
Average age	38.1	44.0	45.7
Average age (Male)	35.5	42.1	44.4
Average age (Female)	42.1	46.2	47.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,570	35,882	72,523
# of persons per HH	2.4	2.4	2.3
Average HH income	\$44,223	\$57,401	\$66,990
Average house value	\$186,687	\$281,834	\$298,086

* Demographic data derived from 2010 US Census



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