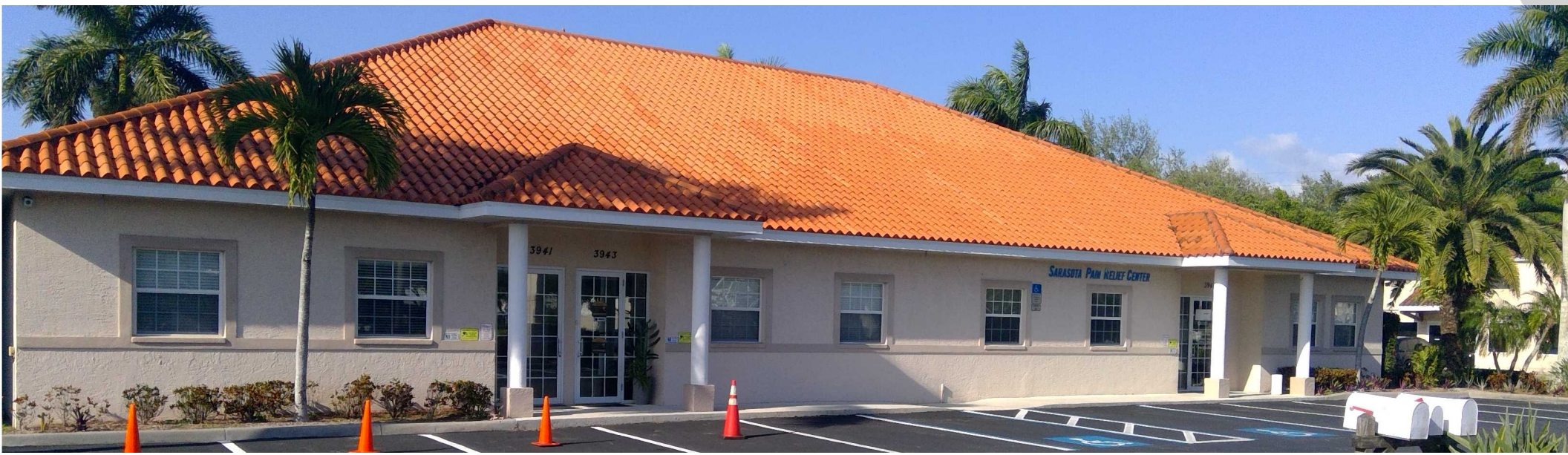


Available Spaces



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
3941	1,963	5 years	\$20 /yr	Office/Medical	Average	Now
3943	1,963	5 years	\$20 /yr	Office/Medical	Average	Now

Property Description

2 Office available for lease which can be used for medical or general office purposes. The building is divided into 2 units of 1,963 sf each and has separate entrances for both tenants. The units can be joined into one if required by a user. One unit has an open floor plan and a bathroom with a shower which is perfect for physical therapist, chiropractor, or a personal fitness gym. The second unit is built as more of a traditional layout with 3 exam rooms with sinks and treatment rooms. Both units have a reception and waiting room.

Location Overview

Located on busy Clark Road in Sarasota County 2.5 miles east of I-75 and 2.45 miles west of US 41. The SMH Health Facility is located 2.2 miles to the east of the building with Sarasota Memorial Hospital a short 6 miles from the office. The office is conveniently located near Gulf Gate Estates, Palmer Ranch and the new High Hat Development.