



WELLS FARGO ADVISORS BUILDING

1605 MAIN STREET, SUITE 900
SARASOTA, FL 34236

Diane Lawson, CCIM
Senior Advisor
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Property Summary



OFFERING SUMMARY

Available SF:	1,539 SF
Lease Rate:	\$28.00 SF/yr (Full Service)
Lot Size:	0 Acres
Year Built:	1969
Building Size:	142,522 SF
Renovated:	2016
Zoning:	DTC
Market:	Downtown Business District

PROPERTY OVERVIEW

Beautifully finished office sublease. Three offices, conference room, waiting/reception and kitchenette. Expansive windows on 2 sides with dramatic views. Very light and bright. Available in 90 days.

PROPERTY HIGHLIGHTS

- Nicely appointed office suite
- Expansive windows on two sides with dramatic views
- Efficient floor plan - three offices, conf room, waiting/recpt and kitchenette.
- Premier downtown location
- Walk to many options for banking, restaurants, shopping
- Rate includes electric, janitorial, RE tax, building insurance, hvac, maintenance
- Base year RE tax, insurance and CAM stop over 2016
- On-site management and security
- 4 elevators
- Touch screen directory in main lobby

Additional Photos

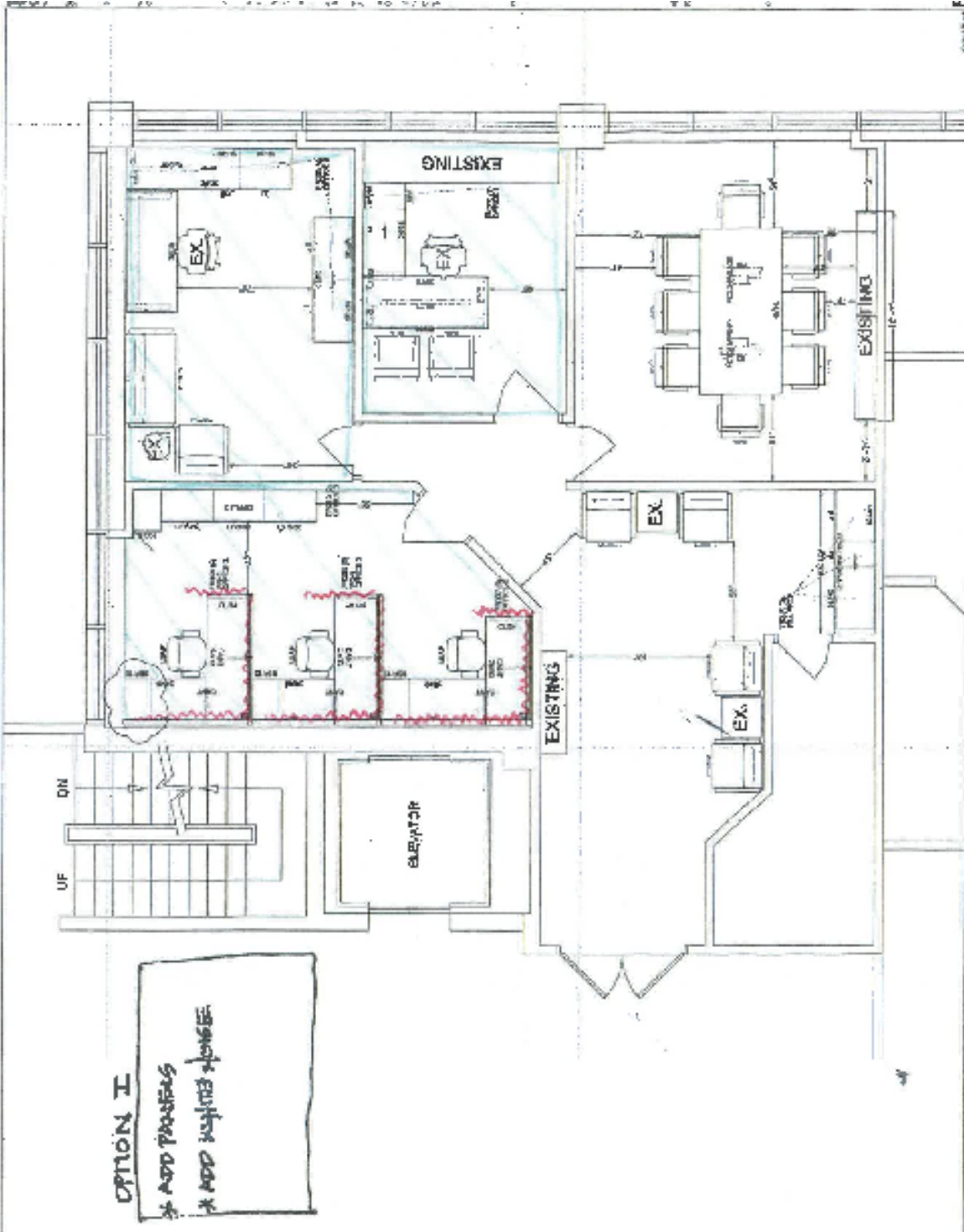


Additional Photos

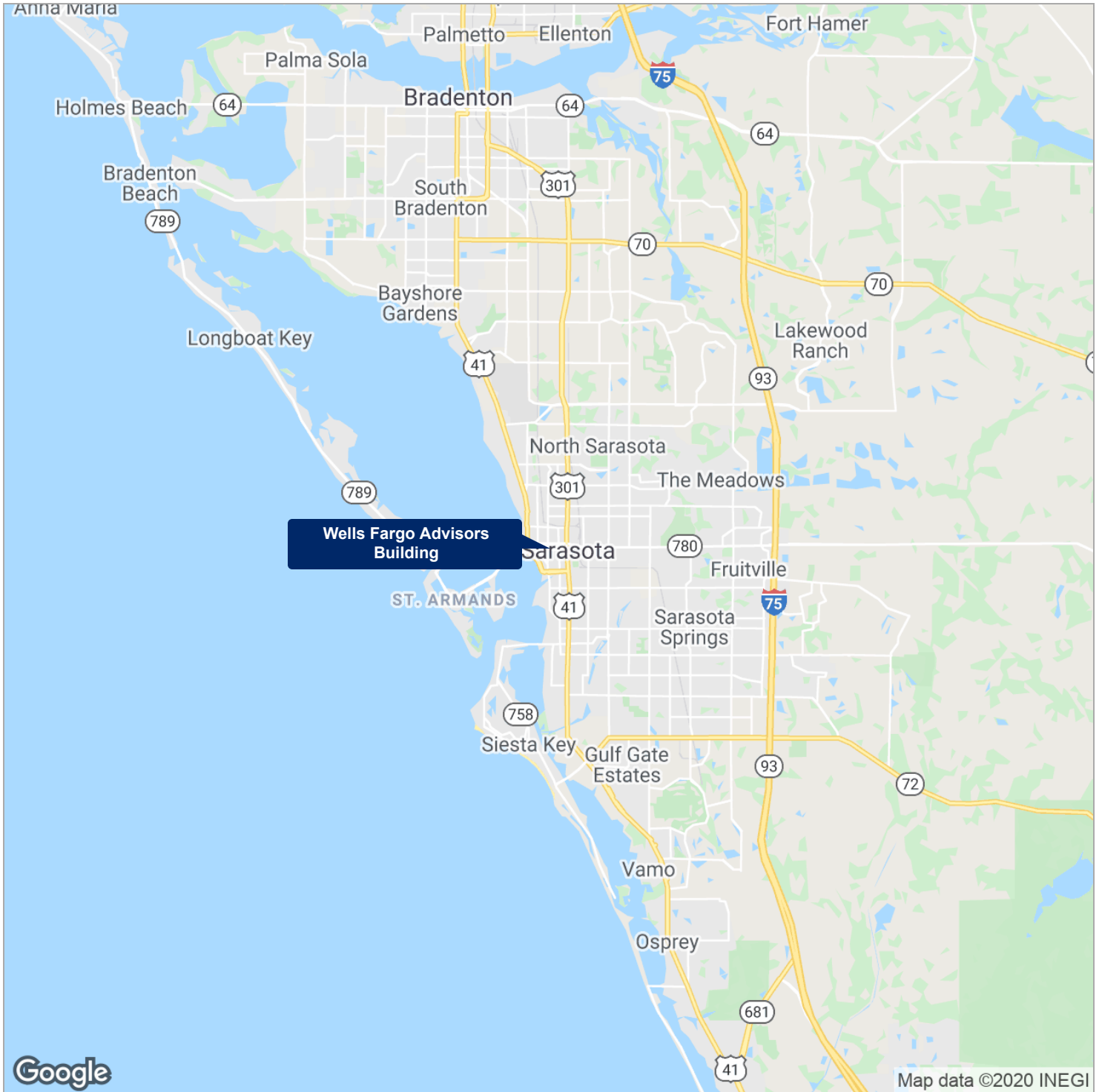


Floor Plans

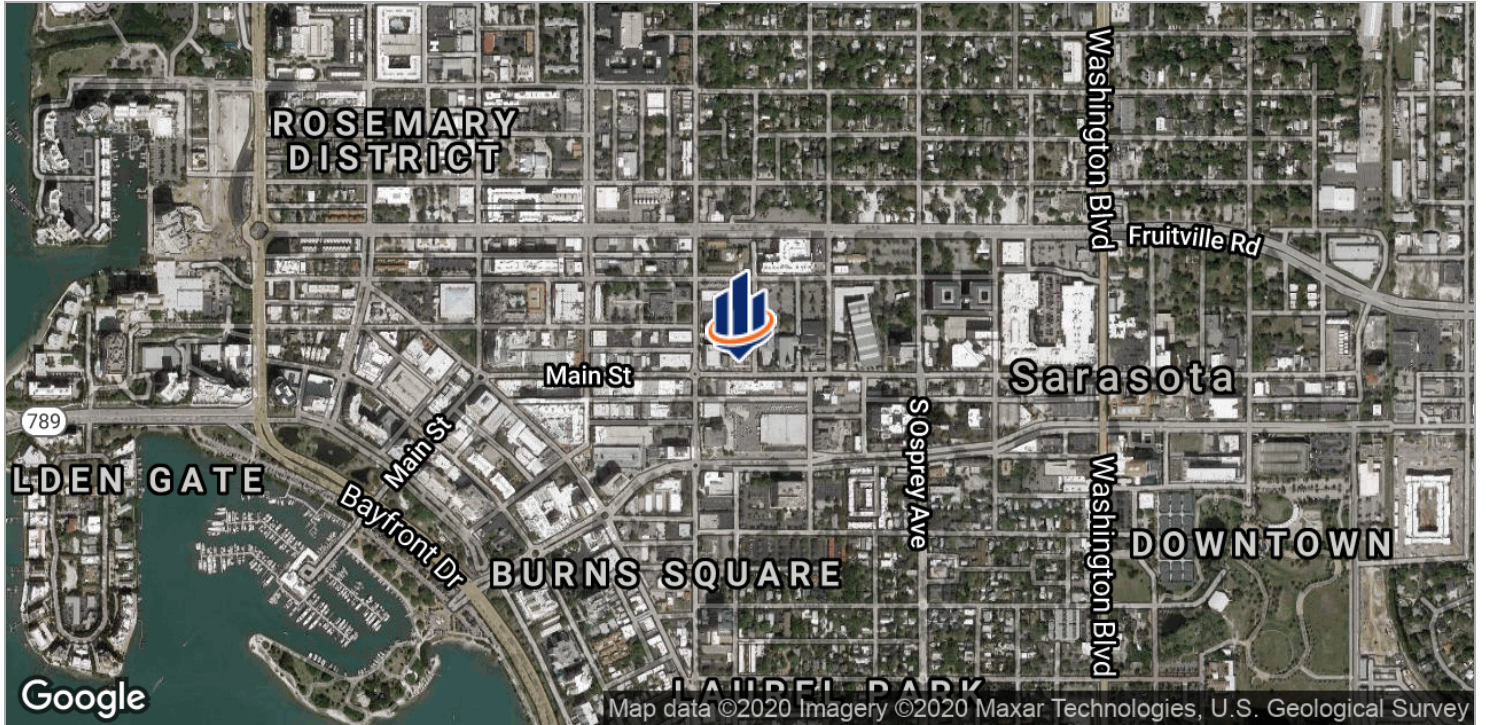
10.16.2016
SARASOTA - STUDY IMPROVE ACCESS



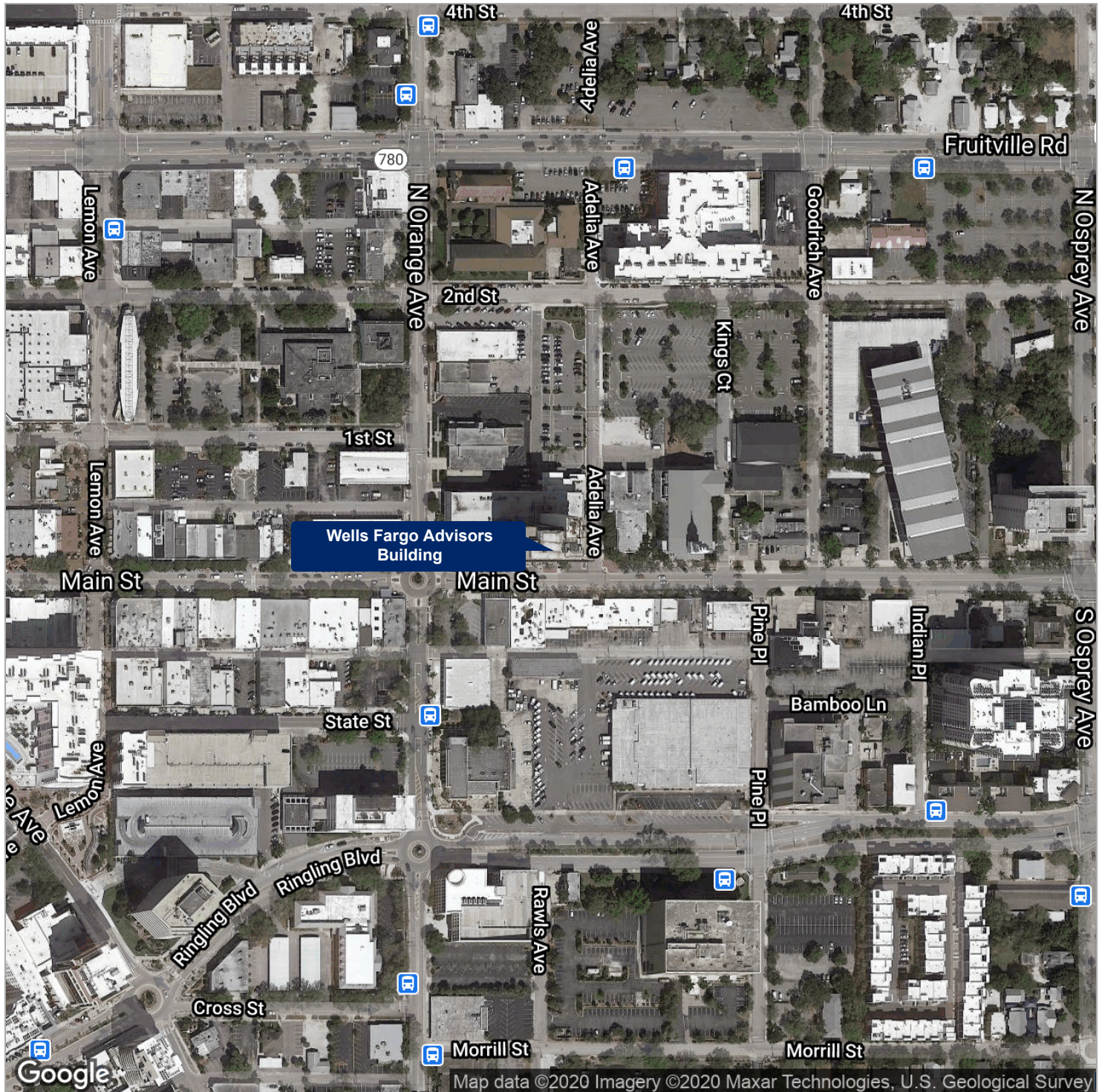
Regional Map



Location Maps



Aerial Map



Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	10,962	67,287	145,405
Median age	43.7	43.6	46.0
Median age (male)	41.3	41.7	44.4
Median age (female)	46.2	45.9	47.8
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Total households	5,081	28,915	63,691
Total persons per HH	2.2	2.3	2.3
Average HH income	\$73,899	\$65,388	\$68,869
Average house value	\$428,156	\$369,879	\$304,037

* Demographic data derived from 2010 US Census

Demographics Map



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Advisor Bio & Contact 1

DIANE LAWSON, CCIM

Senior Advisor



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PROFESSIONAL BACKGROUND

Diane Lawson has been in the commercial real estate industry for over 27 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in managing over 750,000 sf of office space and closed over 500 lease transactions. In 2005 she was recognized as one of Gulf Coast Business Review's Top 40 under 40 for her expertise in this industry in Sarasota and Manatee counties. She holds a broker's license and is one of only 6% of commercial brokers nationwide to be honored as a Certified Commercial Investment Member [CCIM] designee.

Diane received her Bachelor's of Arts degree from Eckerd College in 2002. Diane is also committed to the community and regularly volunteers her time. A board member from 2001-2008, in 2007 Diane served as President of the Commercial Investment Division of the Sarasota Association of Realtors. She has also served from 2006 - 2008 as President of the Crowley Museum and Nature Center. She was also a member of the Sarasota Leadership Class of 2009/2010 and continues to volunteer her time with the Greater Sarasota Chamber of Commerce Leadership Program. Diane is also a Wish Granter for the Make-a-Wish Foundation.

Diane lives in Bradenton with her two daughters, Julia and Mackenzie.

EDUCATION

Eckerd College, BA
Certified Commercial Investment Member

MEMBERSHIPS & AFFILIATIONS

Realtor Association of Sarasota and Manatee Counties
Florida Realtors
National Association of Realtors
Sarasota Chamber of Commerce
CCIM
International Counsel of Shopping Centers



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