

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Building Size:	104,968 SF
Available SF:	4,436 SF
Year Built:	1975
Zoning:	DTC
Market:	Sarasota
Submarket:	Downtown Sarasota

PROPERTY OVERVIEW

This Class A Office building captures the vibrance of Downtown Sarasota at a great rate. Located preeminently at the corner of Osprey Avenue and Main Street, this 10 story building features beautiful views and provides large windows that capture natural light.

PROPERTY HIGHLIGHTS

- Abundant surface parking by Downtown Sarasota Standards.
- Walking distance to great restaurants and amenities
- Join Sun Trust/ Truist in this iconic building.

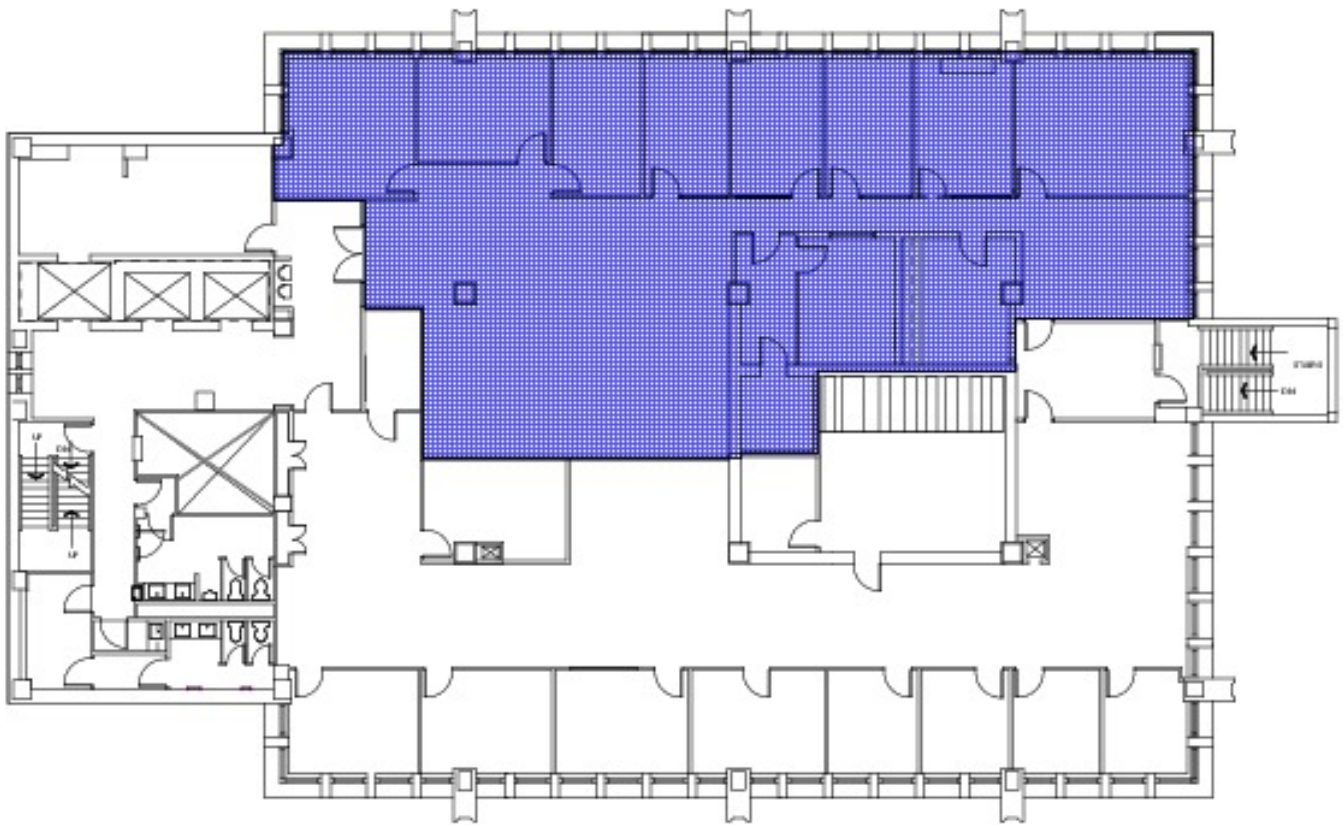
AVAILABLE SPACES



LEASE RATE:	\$22/PSF	TOTAL SPACE:	4,436 SF
LEASE TYPE:	MG	LEASE TERM:	3 to 5 year initial term

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite 302	\$22.00 SF/yr	Modified Gross	4,436 SF

FLOOR PLANS: THIRD FLOOR



4,463 RSF

**Main Street Building/Sarasot
3rd Floor
FL00779**

**Michael Saunders
& Company**
LICENSED REAL ESTATE BROKER



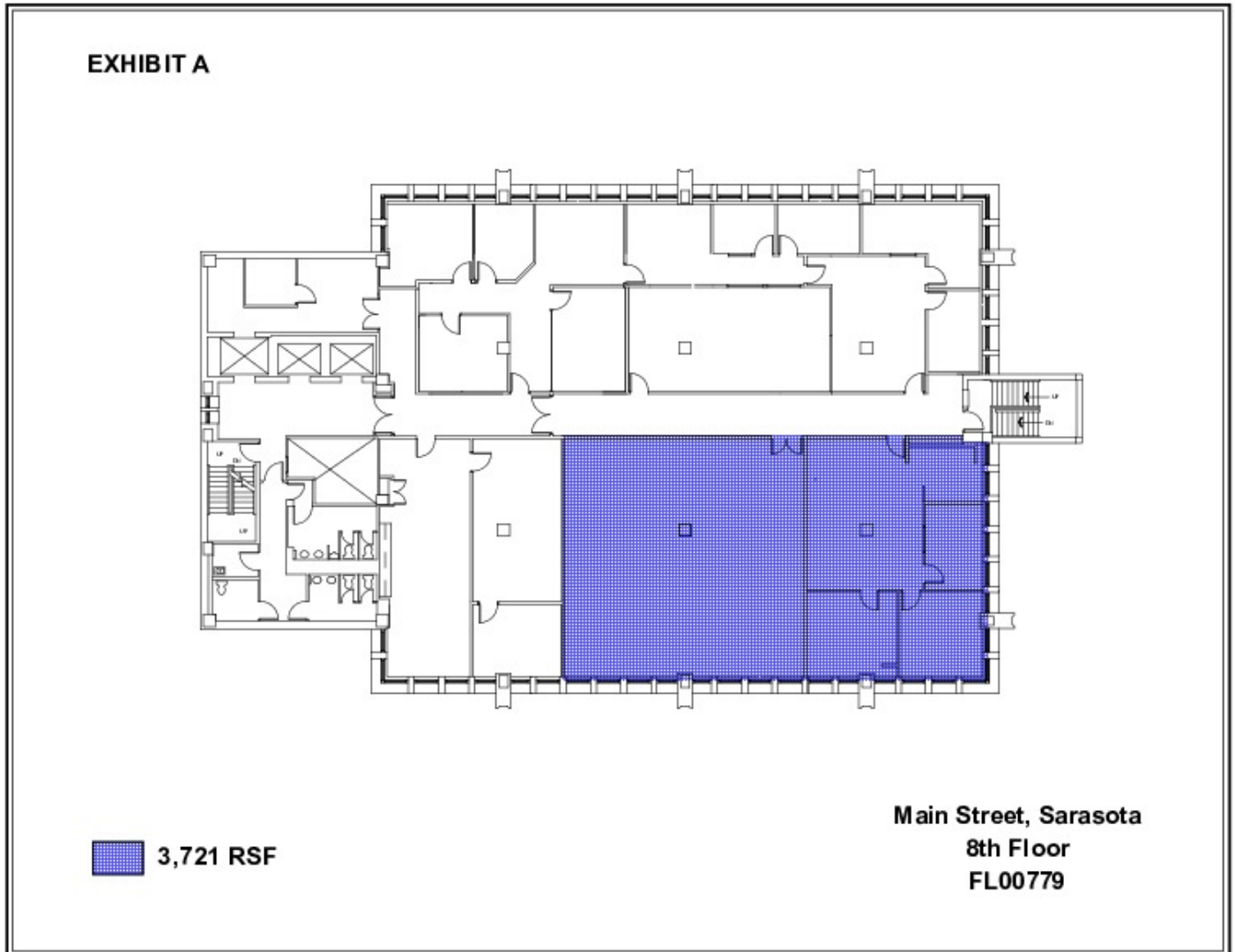
100 S WASHINGTON BLVD
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PRESENTED BY:

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FLOOR PLANS: EIGHTH FLOOR



ADDITIONAL PHOTOS



**Michael Saunders
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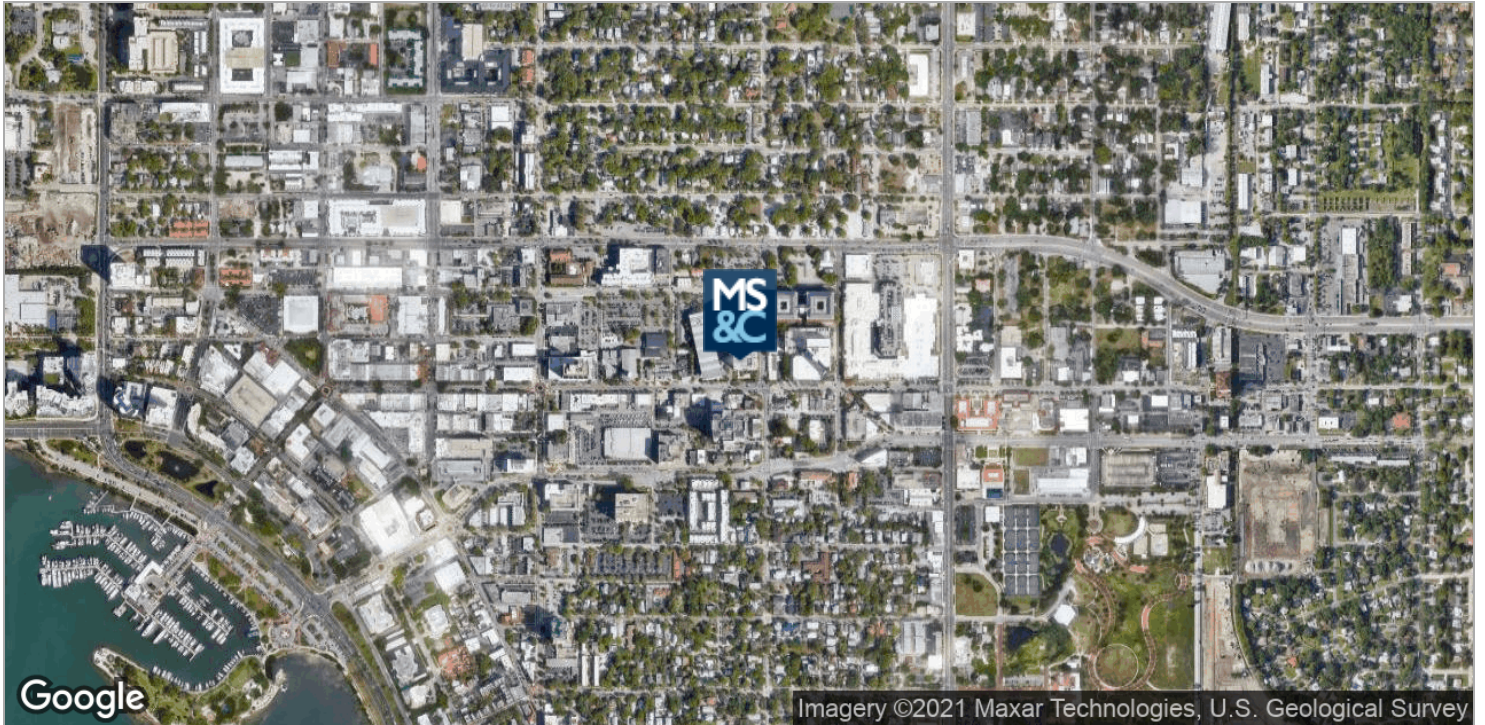
SUSAN GOLDSTEIN, CCIM

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LOCATION MAPS



DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,328	70,148	149,938
Median age	41.3	43.9	46.0
Median age (Male)	38.7	42.0	44.4
Median age (Female)	44.0	46.2	47.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,012	30,185	65,637
# of persons per HH	2.3	2.3	2.3
Average HH income	\$68,256	\$64,127	\$68,634
Average house value	\$357,092	\$362,032	\$297,729

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong Marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation
Columbia University Business School MBA
Duke University BA

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member
Columbia Alumni Club Immediate Past President.
Realtor Association of Sarasota and Manatee: Past Public Policy Chair, Form Based Code Task Force Chair, Attorney/ Realtor Committee Chair
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee