



UNIVERSITY COMMONS CENTER

For Lease | Office

Well Located Class A Office With A View

6151 Lake Osprey Drive, Suite 365, Lakewood Ranch, FL 34240



100 S WASHINGTON BLVD | SARASOTA, FL | 941.957.3730

PRESENTED BY:

SUSAN GOLDSTEIN, CCIM

Senior Commercial Advisor

941.350.9747

susangoldstein@michaelsaunders.com



WELL LOCATED CLASS A OFFICE WITH A VIEW

6151 LAKE OSPREY DRIVE, SUITE 365, LAKEWOOD RANCH, FL 34240



OFFERING SUMMARY

Available SF: 3,948 SF

Lease Rate: \$16.50 SF/yr (NNN)

Lot Size: 6.72 Acres

Year Built: 2001

Building Size: 78,880

Zoning: PCD

PROPERTY OVERVIEW

This Class A office space is just off I-75 and University Parkway, in close proximity to the amenities that Lakewood Ranch offers, including restaurants, services, and retail. The University Town Center is just on the western side of I-75 and Waterside, and it is developing in close proximity. On the third floor, with stair and elevator access, the office's interior space features lake views, natural light, and multiple offices. Close to turnkey operation. A full-service opportunity.

PROPERTY HIGHLIGHTS

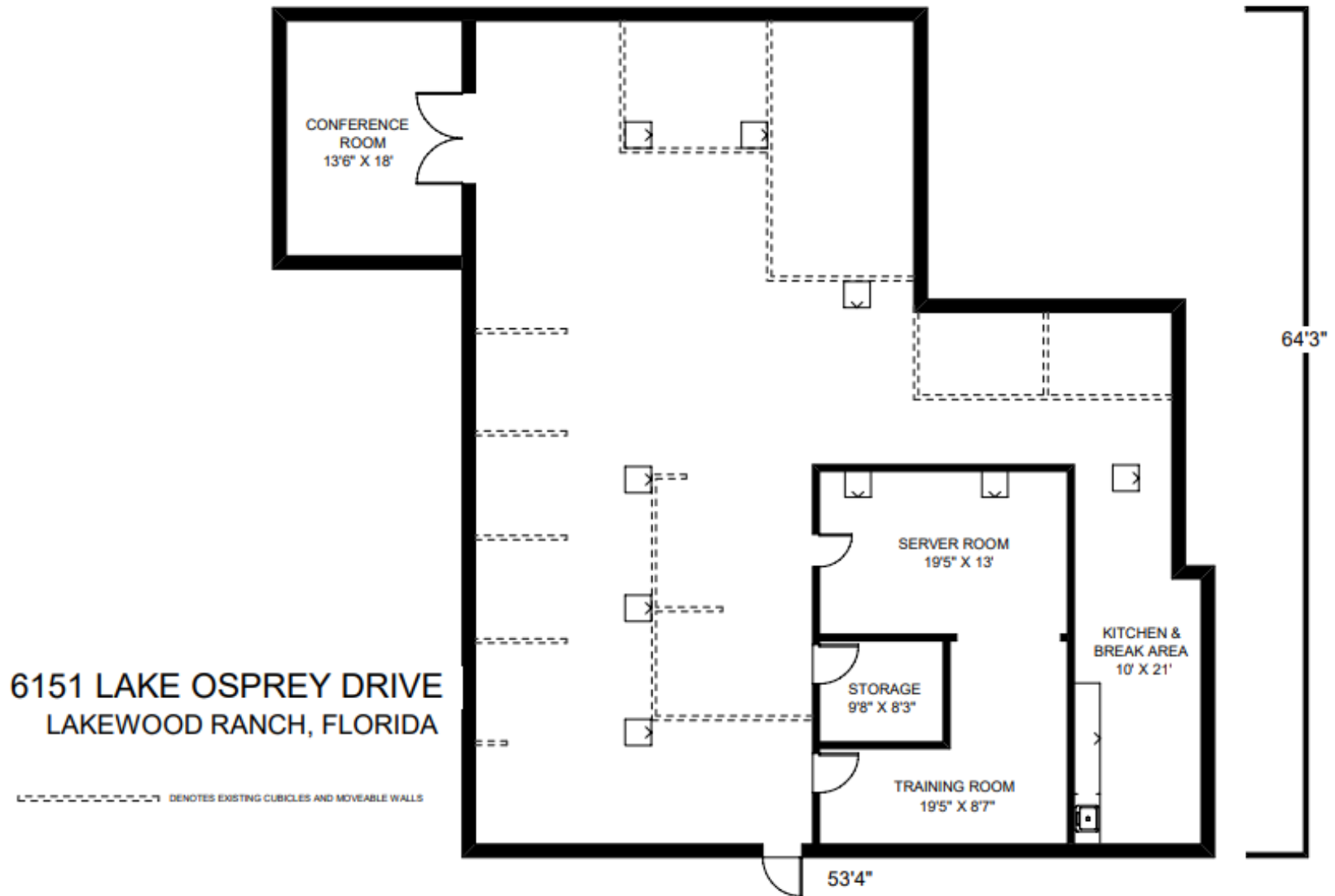
- 3,948 +/-RSF
- Full Service Opportunity
- Class A Office Building
- Abundant Parking
- Natural Light throughout office space

WELL LOCATED CLASS A OFFICE WITH A VIEW
6151 LAKE OSPREY DRIVE, SUITE 365, LAKEWOOD RANCH, FL 34240



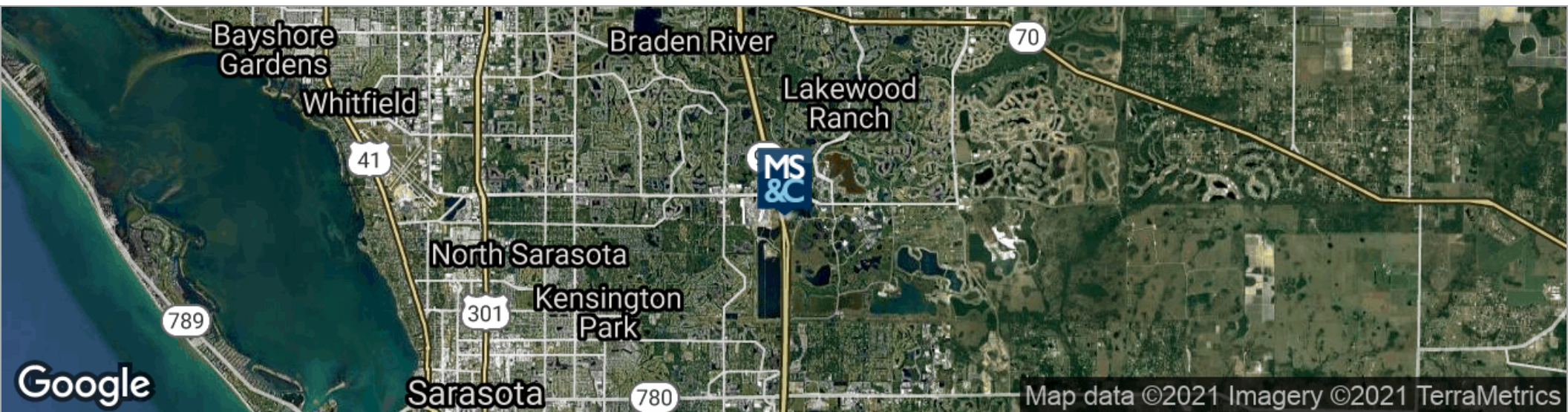
WELL LOCATED CLASS A OFFICE WITH A VIEW

6151 LAKE OSPREY DRIVE, SUITE 365, LAKEWOOD RANCH, FL 34240



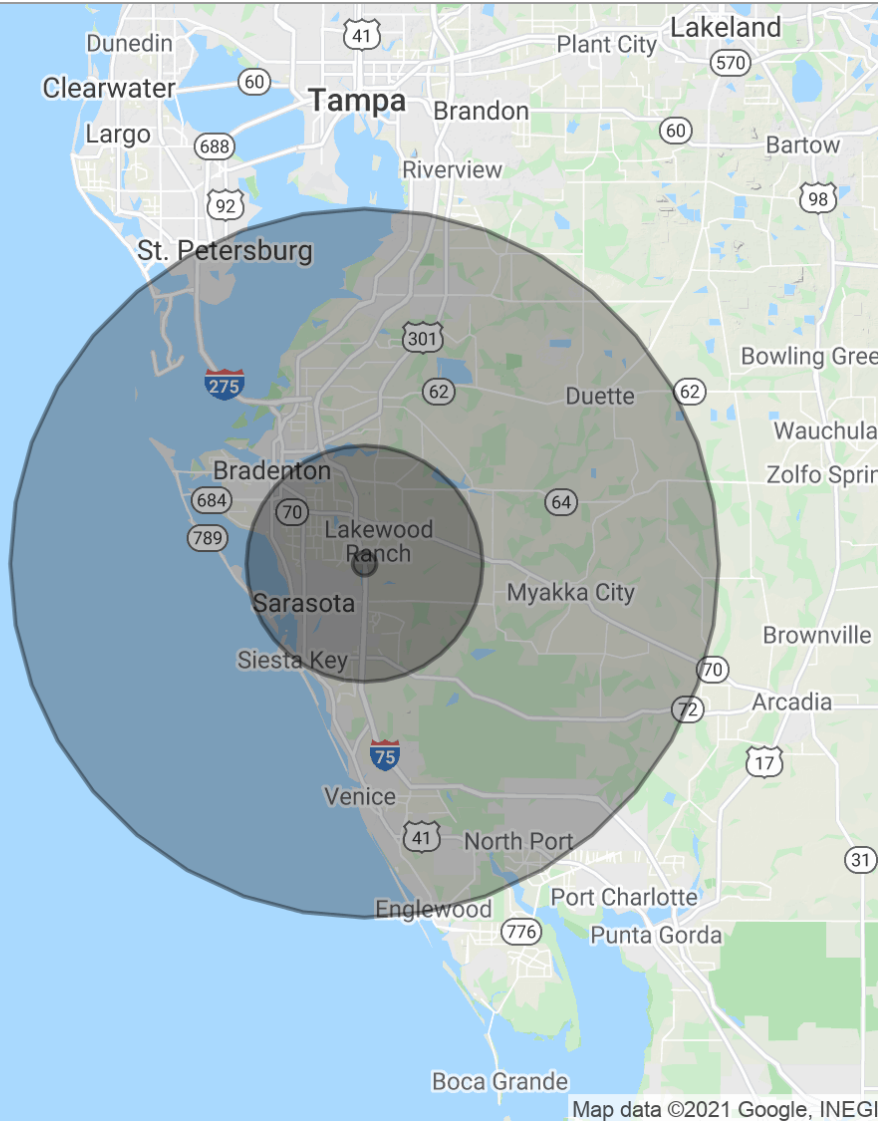
WELL LOCATED CLASS A OFFICE WITH A VIEW

6151 LAKE OSPREY DRIVE, SUITE 365, LAKEWOOD RANCH, FL 34240



WELL LOCATED CLASS A OFFICE WITH A VIEW

6151 LAKE OSPREY DRIVE, SUITE 365, LAKEWOOD RANCH, FL 34240



POPULATION	1 MILE	10 MILES	30 MILES
Total population	2,985	356,302	891,823
Median age	45.2	45.3	47.8
Median age (male)	44.1	44.3	46.7
Median age (Female)	44.1	46.4	48.7
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	1,306	148,941	383,949
# of persons per HH	2.3	2.4	2.3
Average HH income	\$88,745	\$70,646	\$67,465
Average house value	\$522,577	\$314,302	\$285,652

* Demographic data derived from 2010 US Census

WELL LOCATED CLASS A OFFICE WITH A VIEW

6151 LAKE OSPREY DRIVE, SUITE 365, LAKEWOOD RANCH, FL 34240

SUSAN GOLDSTEIN, CCIM

Senior Commercial Advisor



100 S Washington Blvd
Sarasota, FL 34236
T 941.350.9747
C 941.350.9747
susangoldstein@michaelsaunders.com
FL #3125850

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