

5,675 SF OFFICE | DOWNTOWN SARASOTA

BELOW-MARKET SUBLEASE OPPORTUNITY

1605 MAIN STREET | SUITE 300 SARASOTA, FL 34236

FOR SUBLEASE



LEASE RATE \$31.09 SF FULL SERVICE

SPACE HIGHLIGHTS

- ◆ For Sublease
- ◆ 5,675 RSF on the 3rd Floor Immediate Occupancy
- ◆ Term | Through January 2031
- ◆ Built out in 2022 as a high-end production center for a digital imaging/printing company
- ◆ Modern bathrooms within the premises Kitchenette
- ◆ Large open floor plan
- ◆ Large server/IT room with a redundant supplemental cooling system - twin thermostats, air handlers, and compressors
- ◆ Dedicated natural gas-powered generator that provides back-up power to the suite, including the server room and supplemental air system
- ◆ Direct access to the parking garage (11 designated garage spots & 8 spaces in outside lot)
- ◆ Ideal space for media/production studio, architect, creative or tech groups
- ◆ Mademoiselle French Cafe and Orangetheory Fitness on-site Modern lobby and common areas, on-site management and security
- ◆ Prime location on middle Main Street with immediate access to downtown restaurants and retail amenities
- ◆ 0.5 miles to the waterfront and 301
- ◆ 4 miles to Sarasota-Bradenton International Airport
- ◆ Select images include virtual renderings to help visualize potential use. Actual conditions may vary.

[Virtual Tour](#)

Chris DiBitetto
Managing Broker
941.724.7416
chris.dibitetto@erescompanies.com



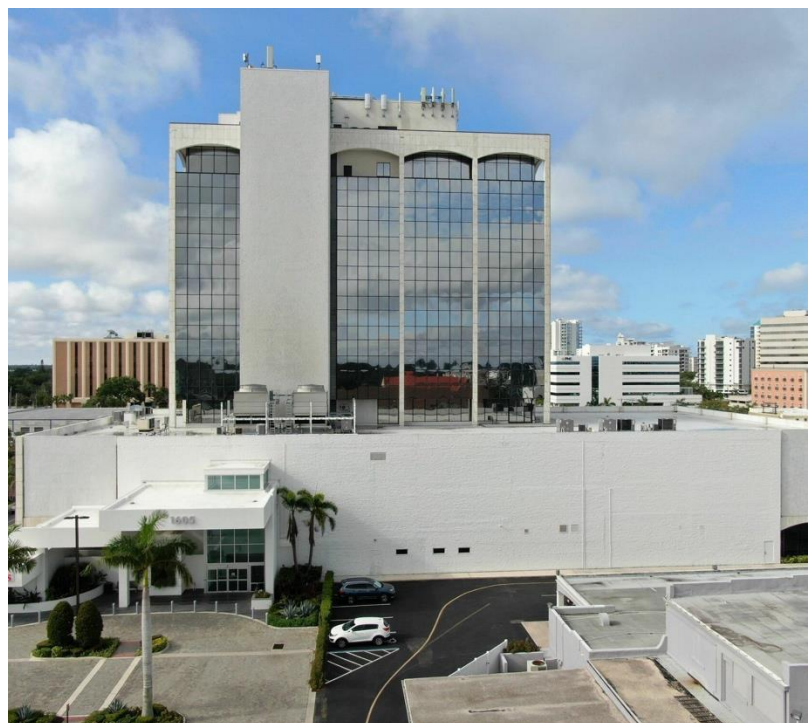
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EXTERIOR PHOTOS



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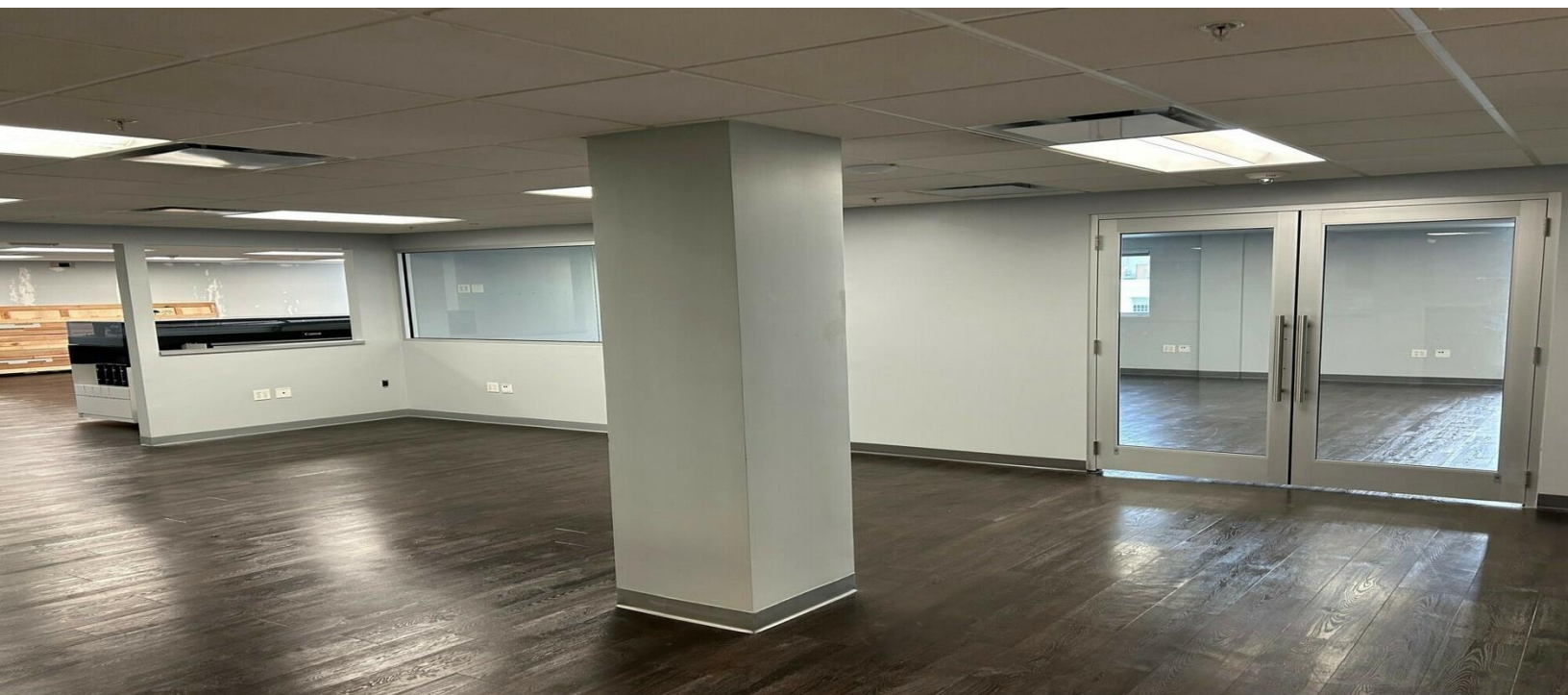
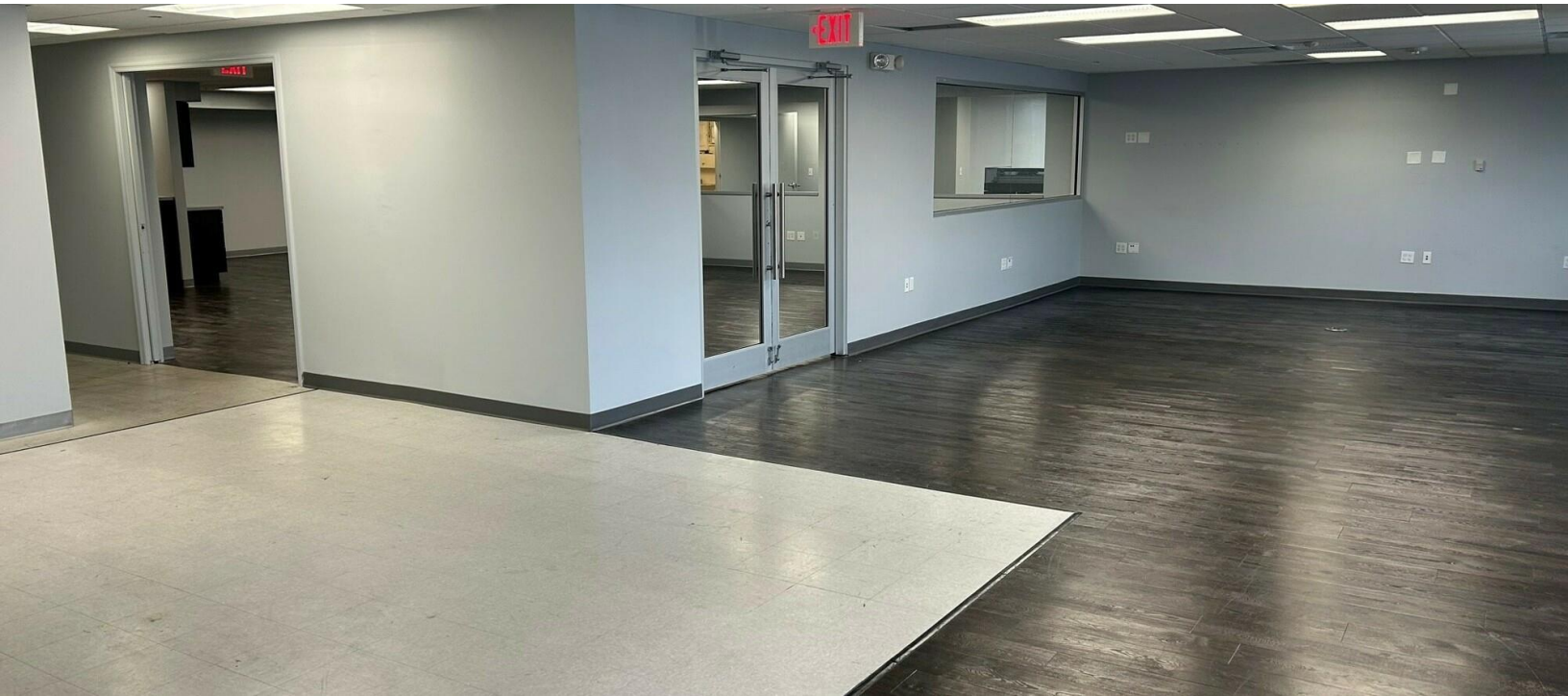
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SUITE PHOTOS



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ADDITIONAL PHOTOS



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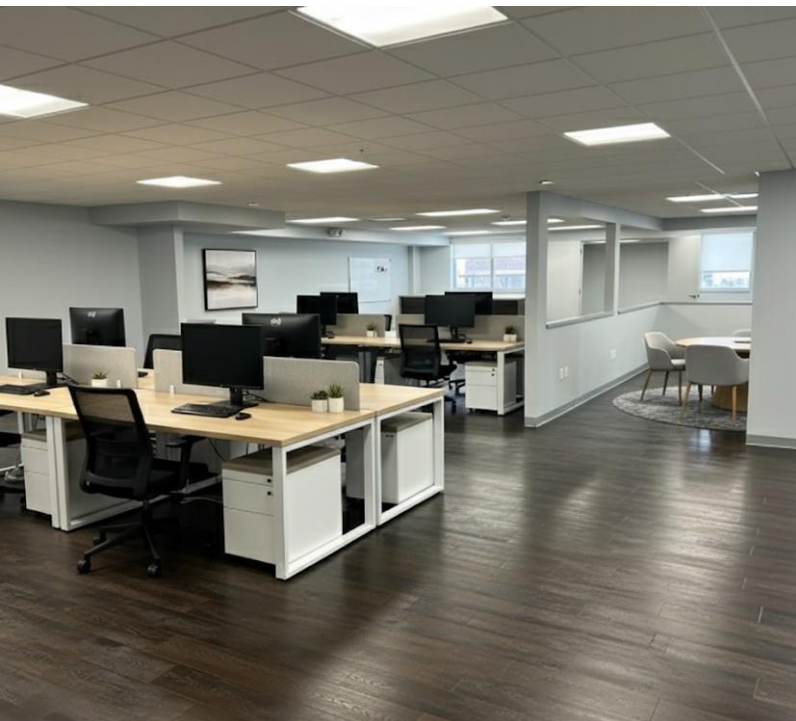
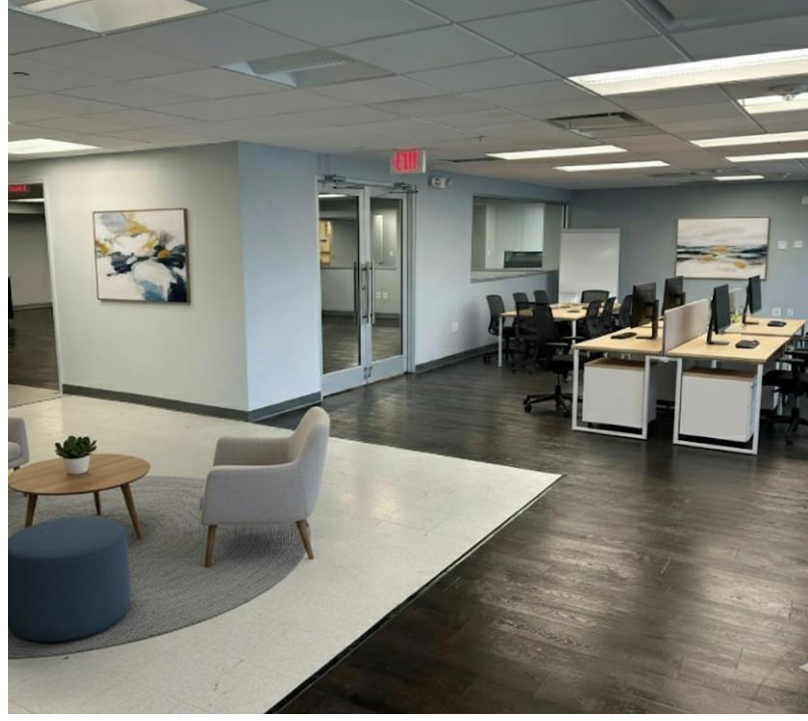
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AI DESIGN RENDERING



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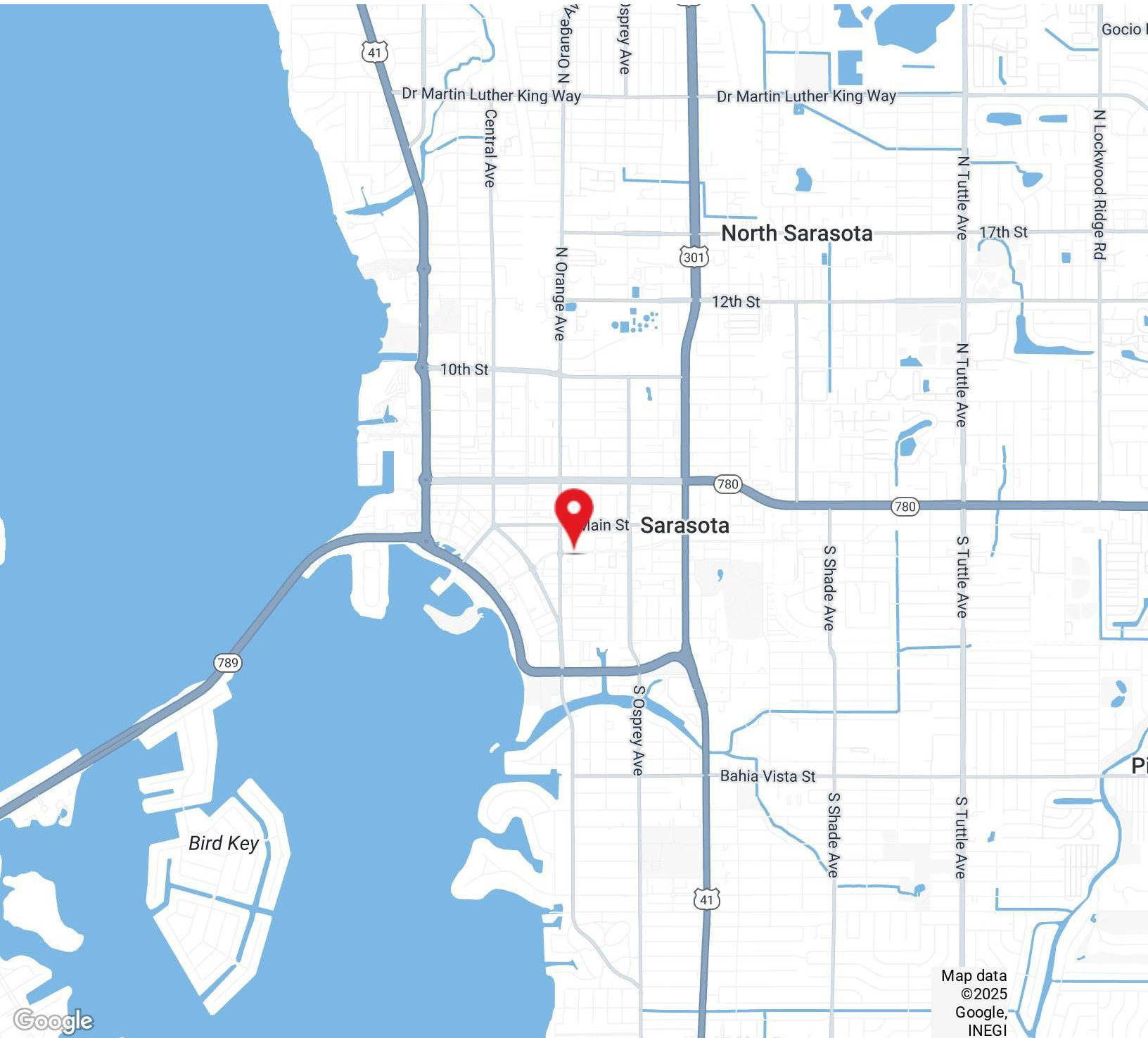
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LOCATION MAP



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