

# Entire Ground Floor Space for Lease in Stand-Alone Building

## 1801 Glengary St, Sarasota, FL 34231

Listing ID: 30104890  
Status: Active  
Property Type: Office For Lease  
Office Type: Office Building  
Contiguous Space: 2,700 - 6,300 SF  
Total Available: 12,600 SF  
Lease Rate: \$13.95 PSF (Annual)  
Base Monthly Rent: \$7,323  
Lease Type: Modified Gross



### Overview/Comments

Quiet office park environment just minutes to Downtown Sarasota, area hospitals and I-75 via Bee Ridge Rd. Entire first floor of this two story building is for lease and provides versatile office workspace. 'Office Neighborhood District' (OND) Zoning. OND allows office, business or professional usage.

Tenant can lease Entire Ground Floor consisting of 6300 sq ft. Alternatively, the space can accommodate two separate tenants as the space can be segmented into two suites. One at 2700 sq ft and the other at 3600 sq ft. Check with listing agent.

Modified Gross Lease:

Landlord responsible for: real estate taxes; HVAC major repair/replacement; grounds and parking lot maint; building exterior maint; major interior maint; landlord's insurance policy including liability and fire.

Tenant responsible for: lease sales tax; HVAC routine maint; water; electric; interior space routine maint; signage (must be pre-approved by landlord); trash collection and interior janitorial; tenant's insurance policy including interior liability and fire.

### More Information Online

<http://www.mfcree.com/listing/30104890>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	Sarasota	Building Name:	RPL Associates Bldg
Tax ID/APN:	0076080012	Class of Space:	Class B
Office Type:	Office Building	Building/Unit Size (RSF):	6,300 SF
Zoning:	OND (OFFICE NEIGHBORHOOD DISTRICT)	Usable Size (USF):	6,300 SF

### Available Space

Suite/Unit Number:	#1, #2 or #3	Date Available:	12/18/2018
Suite Floor/Level:	Ground	Lease Term (Months):	60 Months
Space Available:	6,300 SF	Lease Rate:	\$13.95 PSF (Annual)
Minimum Divisible:	2,700 SF	Lease Type:	Modified Gross
Maximum Contiguous:	6,300 SF	Rent Escalators:	Other
Space Subcategory 1:	Office Building	Rent Escalators Description:	3% annually
Space Subcategory 2:	Office Building	Rent Concession:	TBD
Space Type:	Relet		

Space Description Total of 6300 sq ft of ground floor space available. Single tenant can take entire space. Alternatively, can be broken down into separate spaces of 2700 sq ft and 3600 sq ft

## Available Space

Suite/Unit Number:	1	Lease Type:	Modified Gross
Suite Floor/Level:	1	Conference Rooms:	1
Space Available:	6,300 SF	Offices:	19
Minimum Divisible:	6,300 SF	Kitchen/Breakroom:	Yes
Maximum Contiguous:	6,300 SF	Parking Spaces:	30
Space Type:	Relet	Rent Escalators:	Other
Date Available:	05/25/2017	Rent Escalators Description:	3% annually
Lease Term (Months):	36 Months	Rent Concession:	TBD
Lease Rate:	\$13.95 PSF (Annual)		

**Space Description** Suite encompasses entire first floor of two story office building. Flexible floor plan would accommodate a variety of business needs. Current room designations could easily be re-purposed. Currently: Reception area; 20 private offices; large open work area; 3 conference rooms; break room; kitchenette; 2+ storage rooms; men's and women's restrooms each have showers; mechanical room.

## Area & Location

Property Located Between:	West of Tamiami Trail near Trader Joe's and Best Buy	Airports:	20 minutes to SRQ
Property Visibility:	Good	Site Description:	Quiet small office park (2 buildings). Parking lot just re-surfaced and striped. Just minutes to restaurants and shopping.
Highway Access:	Tamiami Trail to Glengary St. West to 1801 Glengary		

**Area Description** Just West of Tamiami Trail (near Trader Joe's). Glengary is a dead-end street with mixed use properties in close proximity to residential neighborhoods.

## Building Related

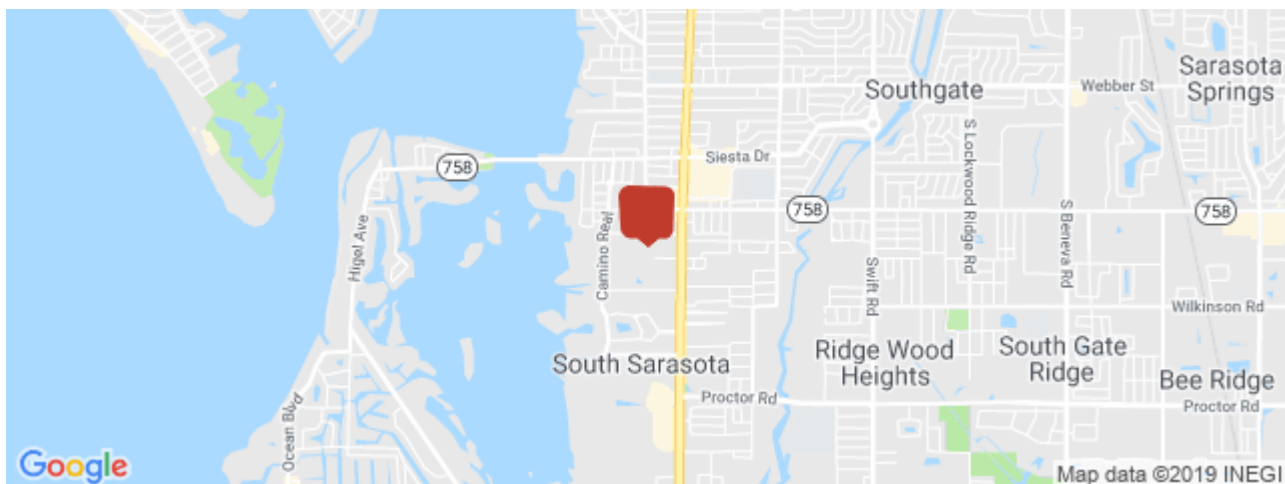
Total Number of Buildings:	2	Passenger Elevators:	0
Number of Stories:	2	Freight Elevators:	0
Roof Type:	Hip	Heat Type:	Electricity
Parking Type:	Surface	Heat Source:	Central
Parking Description:	open	Air Conditioning:	Engineered System
Total Parking Spaces:	30		

## Land Related

Zoning Description:	Office Neighborhood District (OND)	Easements:	Utilities
Water Service:	Municipal	Easements Description:	normal utility
Sewer Type:	Septic		

## Location

Address:	1801 Glengary St, Sarasota, FL 34231
County:	Sarasota
MSA:	North Port-Sarasota-Bradenton



## Property Images



Macro Aerial View



Immediate Area View



Glengary Exterior 2



Glengary Exterior Entry



Glengary Entry



Sample Glengary Parking



Glengaryopenworkarea



Large Open Work Area



glasswallconfroom



Sample Conference Room



Glengary storage

## Property Contacts



**Elliot S Rose**

COLDWELL BANKER COMMERCIAL NRT

941-812-5057 [M]

941-812-5057 [O]

eroses@comcast.net