

FOR LEASE

UPSCALE FIRST FLOOR MEDICAL SUITE

2068 Hawthorne Street,
Sarasota, FL 34239



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2068 Hawthorne Street, , Sarasota, FL 34239



PROPERTY DESCRIPTION

Located in one of Sarasota's most desirable medical corridors, this first-floor office suite combines modern functionality with patient comfort and professional appeal. The space is thoughtfully designed to support a thriving medical practice, featuring seven exam rooms, two nurse stations, and two private physician offices. Each exam room is also hardwired and hardware with an operative light perfect for dental or operative procedures. A welcoming, well-lit reception and waiting area sets the tone for an exceptional patient experience from the moment they arrive.

Additional highlights include:

- Self-contained HVAC system for reliable and efficient climate control
- Ample on-site parking for staff and patients
- ADA-compliant restrooms ensuring accessibility for all
- Contemporary finishes throughout for a polished, professional environment

Located just steps from Sarasota Memorial Hospital and only minutes from downtown Sarasota, this office suite offers convenience for both practitioners and patients. Its central location provides easy access for patients traveling from all parts of Sarasota and neighboring communities.

This is a rare opportunity to establish or expand your practice in one of Sarasota's most sought-after medical destinations.

OFFERING SUMMARY

Lease Rate:	\$32.00 + \$12.25 NNN
Number of Units:	1
Available SF:	2,500
Lot Size:	0.83 Acres
Building Size:	11,168 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,328	34,478	71,068
Total Population	9,931	78,247	161,583
Average HH Income	\$73,300	\$67,168	\$68,865



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PROPERTY SUMMARY

Available SF:	2,500 SF
Lease Rate:	\$35.00 + \$12.00 NNN
Lot Size:	0.83 Acres
Building Size:	11,168 SF
Building Class:	A
Renovated:	2012
Zoning:	Office Neighborhood District (OND)
Market:	Sarasota
Sub Market:	Hospital Area
Cross Streets:	S Tamiami Trail

PROPERTY OVERVIEW

Located in one of Sarasota's most desirable medical corridors, this first-floor office suite combines modern functionality with patient comfort and professional appeal. The space is thoughtfully designed to support a thriving medical practice, featuring seven exam rooms, two nurse stations, and two private physician offices. Each exam room is also hardwired and hardware with an operative light perfect for dental or operative procedures. A welcoming, well-lit reception and waiting area sets the tone for an exceptional patient experience from the moment they arrive.

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PROPERTY HIGHLIGHTS

- The 2,500 sq ft available suite # 101 is on the ground floor and consists of:
 - * a large waiting room
 - * 7+ examination rooms
 - * an environmentally controlled (separate A/C) 17X14 laboratory
 - * a large workspace/records room
 - * a patient check-in/check-out, admin work area
 - * ADA compliant restroom
 - * HVAC for unit 101 is self-contained allowing for maximum control of the interior environment



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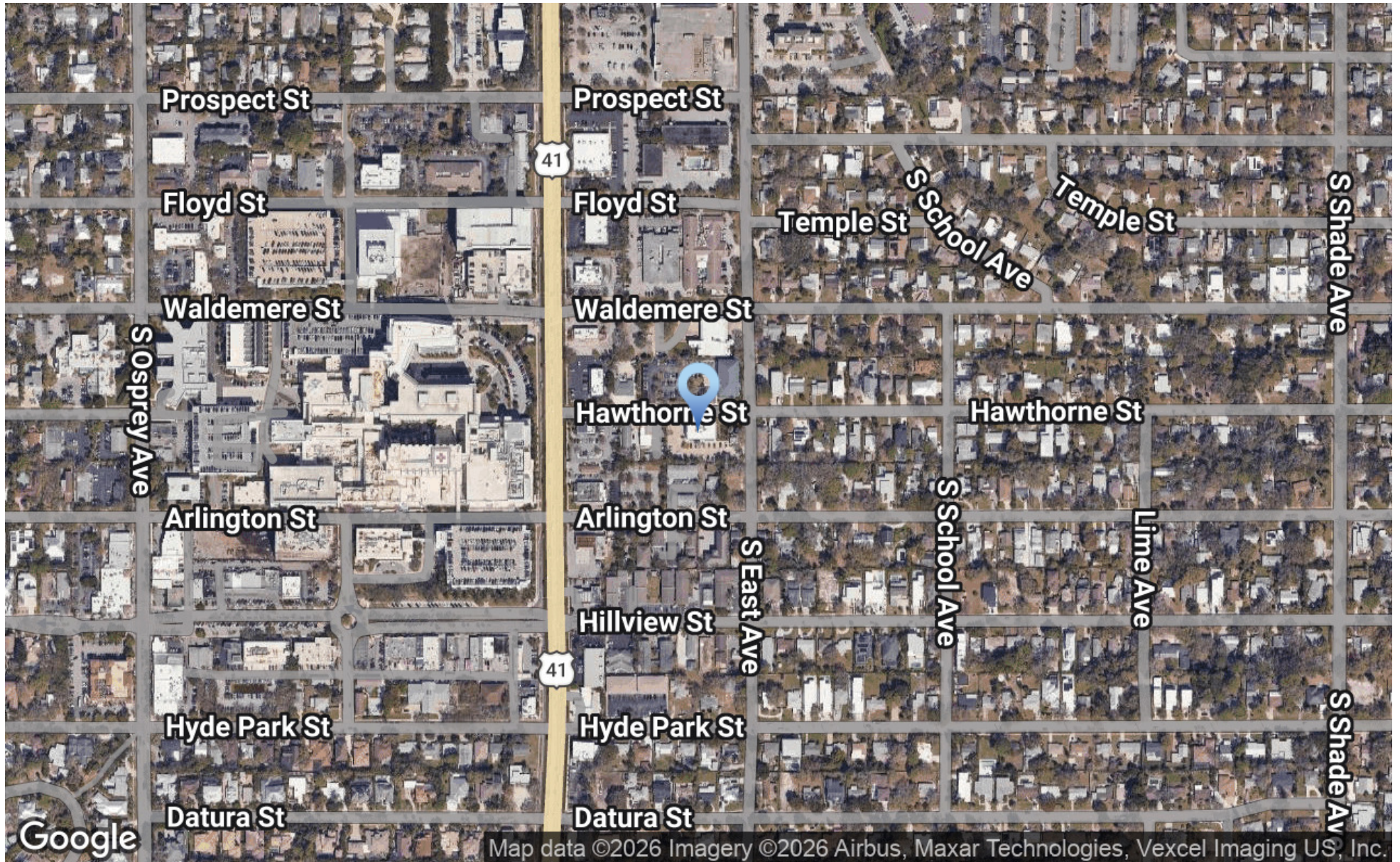


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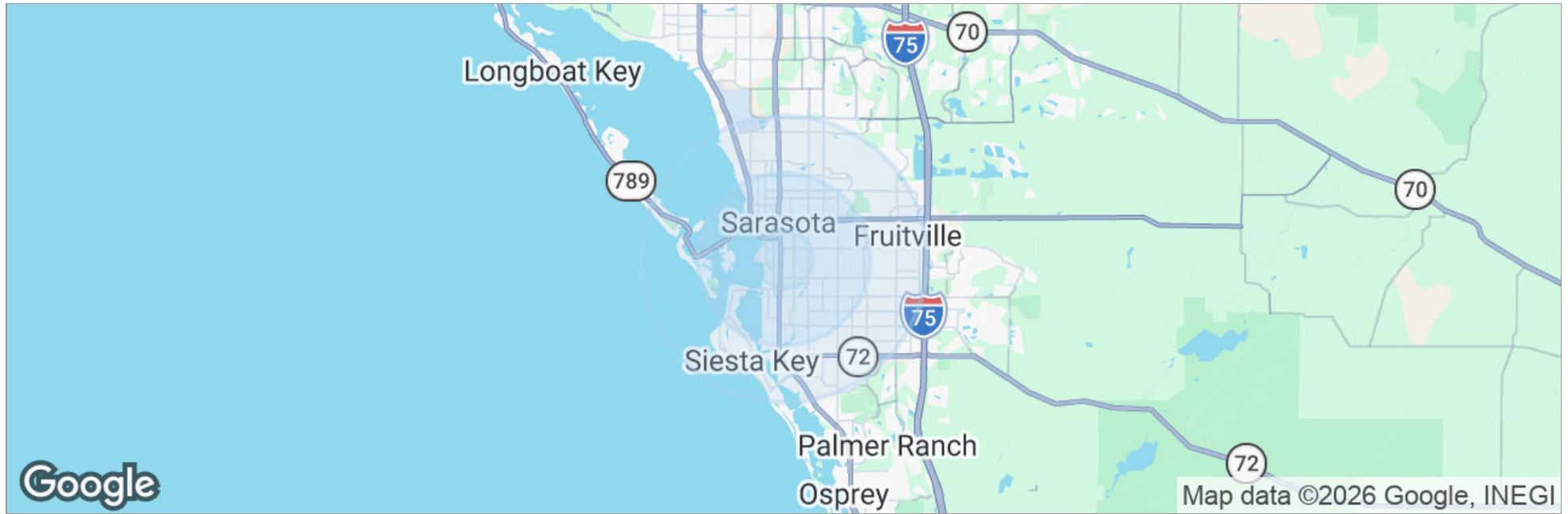
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	1 Mile	3 Miles	5 Miles
Total Population	9,931	78,247	161,583
Population Density	3,161	2,767	2,057
Median Age	45.0	45.3	46.6
Median Age (Male)	43.7	43.3	44.8
Median Age (Female)	46.0	47.5	48.3
Total Households	4,328	34,478	71,068
# of Persons Per HH	2.3	2.3	2.3
Average HH Income	\$73,300	\$67,168	\$68,865
Average House Value	\$639,024	\$327,761	\$303,999

* Demographic data derived from 2020 ACS - US Census



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