

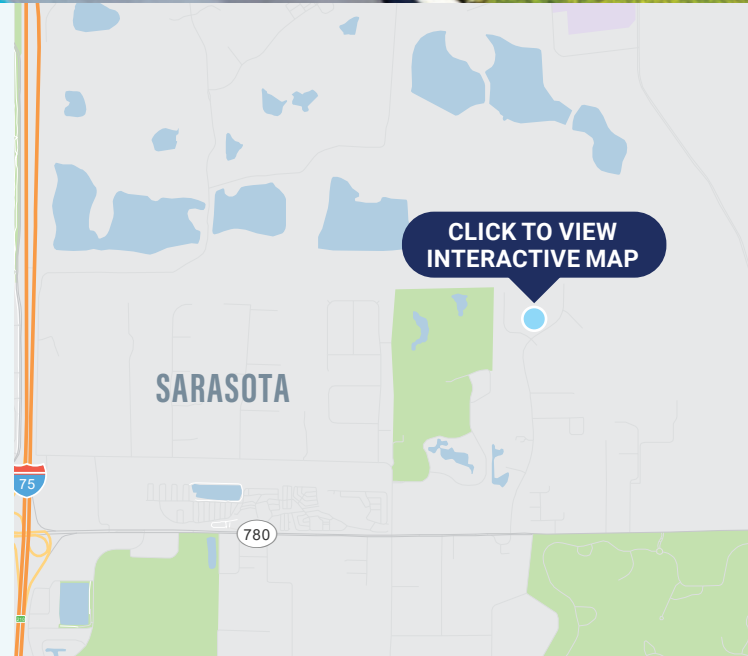
**1301 Sarasota Center Blvd
Sarasota, FL**

**Office For Sublease:
2,160 SF**



Property Overview

 TOTAL BUILDING SIZE 16,061 SF	 AVAILABLE FOR SUBLEASE 2,160 SF
 PARKING RATIO 4.00/1,000	 YEAR BUILT 2008
 LOT SIZE 3.71 Acres	 TIMING Immediately
 ASKING RATE Call for pricing	 FURNITURE Available



Contact Information

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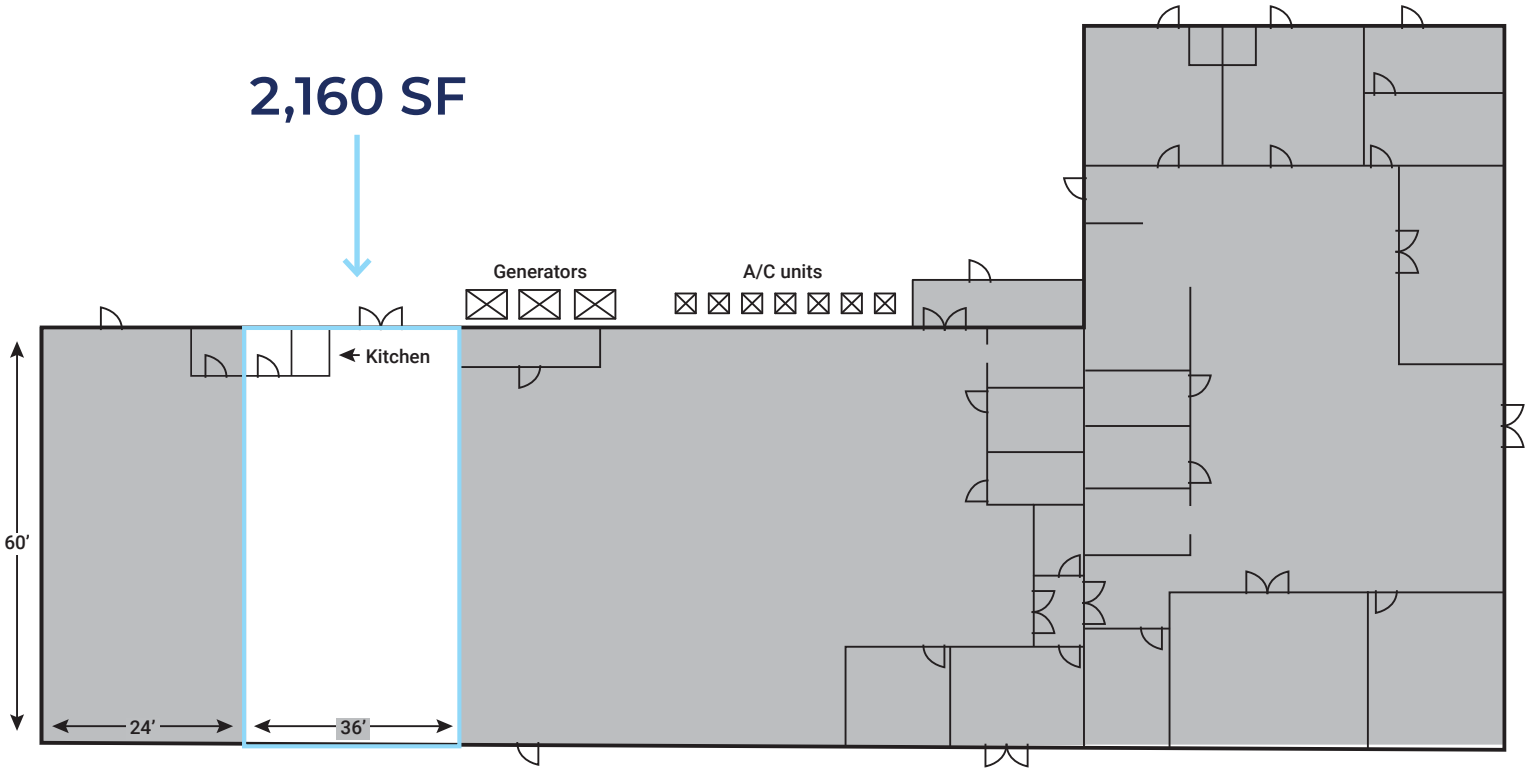
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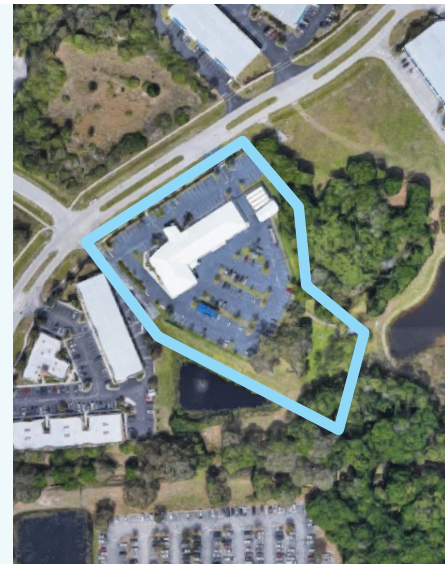
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1301 Sarasota Center Blvd Sarasota, FL



Building Features

-  Designed to withstand CAT-5 hurricane and an F4 Tornado
-  Fully fenced and gated, secured property
-  Emergency back-up power generator
-  Wooded-property setting on pond
-  1 emergency back-up well with clean water
-  Hardened construction with ballistic glass for extreme weather conditions



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Building Notes

The office building is designed to withstand a Category 5 Hurricane (winds exceeding 156 mph) and an F4 Tornado (winds up to 258 mph) because it has no uplift.

Roof

- Two steel decks
- One inch plywood with fire retardant
- Trusses and Cold Rolled Steel (strongest trusses possible)
- Roof is sprayed with Icynene insulation with fire retardant
- Trusses are welded to plates, rebar in walls to footings

Exterior

- Exterior block walls are 12 inch solid poured with reinforced rebar every 30 inches
- Steel door with 7 screws in hinges
- Windows are $\frac{3}{4}$ plated glass with burglar protection
- 15 HD IP cameras
- Back up generator
- 1 emergency back-up well with clean water
- 6 foot footings from floor
- Double door entrances (mantraps) with key fob

Interior

- Fire retardant carpet
- Open office layout
- Metal studs in walls
- Private restroom
- Kitchenette

UL, ETL, FM & soon to be ULC Certified.

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SITE SELECTION GROUP

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