

# Property Summary



## PROPERTY DESCRIPTION

Introducing 1990 Main St, a prime leasing opportunity in downtown Sarasota, FL. This mixed-use building offers a professionally designed space with diverse potential tenants in mind. Tenants will enjoy the convenience of garage parking included at a 3:1000 ratio and the flexibility of sub-dividable space to suit specific needs. The top floor exterior offers unique naming rights, creating a distinctive opportunity for branding. Additionally, tenants can take advantage of a tenant improvement allowance. With a 4% co-broker - Tenant Representation Fee, this property presents an exceptional opportunity for businesses seeking a central downtown location in Sarasota.

## PROPERTY HIGHLIGHTS

- Central downtown location in Sarasota, FL
- Mixed use building with diverse potential tenants
- Tenant improvement allowance available
- Unique naming rights on top floor exterior
- Professionally designed and built space
- Garage parking included at 3:1000 ratio
- Sub dividable space to meet specific needs

## OFFERING SUMMARY

|                  |  |
|------------------|--|
| Lease Rate:      | \$33 SF/yr (Full Service lease / \$35USF TI Allowance; Full Service) |
| Number of Units: | 7  |
| Available SF:    | 1,584 - 13,222 SF  |
| Lot Size:        | 48,012 SF  |
| Building Size:   | 294,405 SF   |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 720       | 1,521     | 7,670     |
| Total Population  | 1,747     | 3,601     | 15,053    |
| Average HH Income | \$92,691  | \$90,726  | \$102,850 |

Diane Lawson

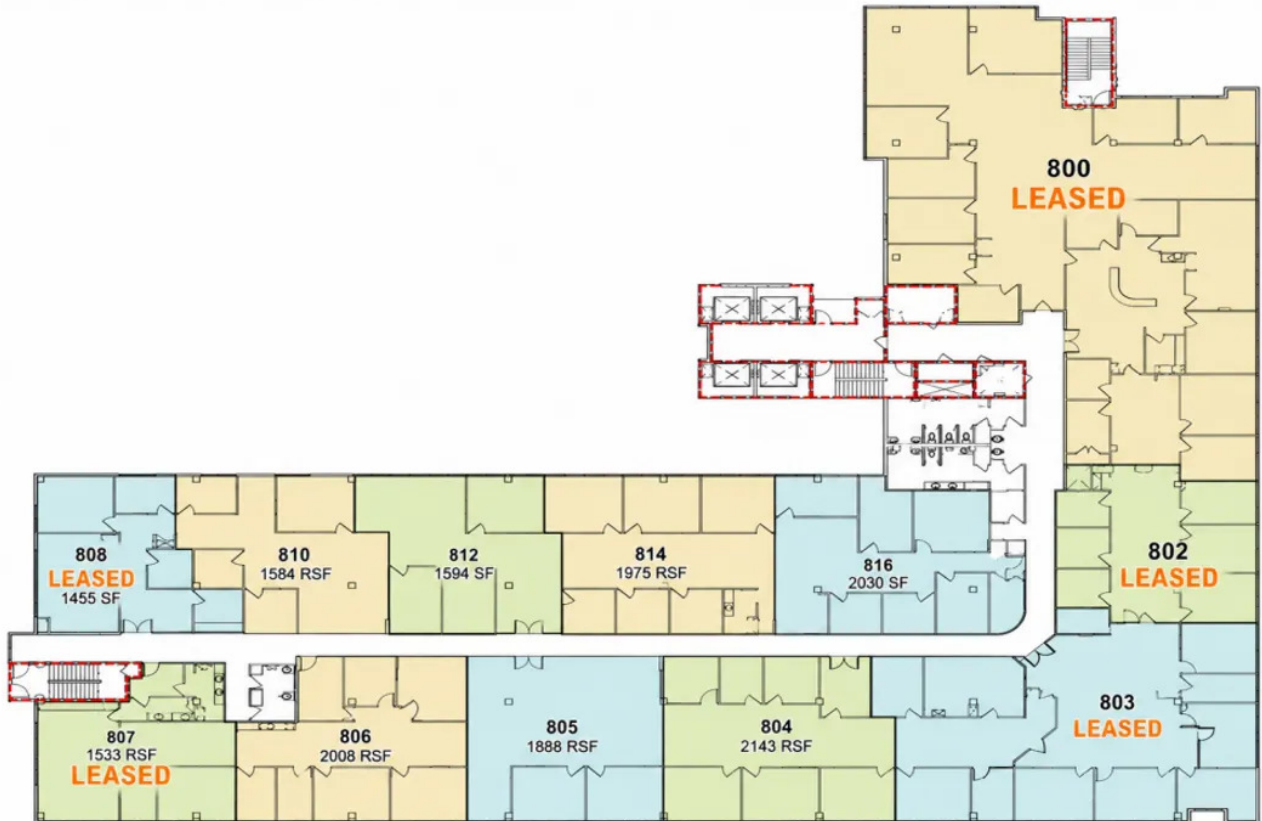
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# Floor Plans



Diane Lawson

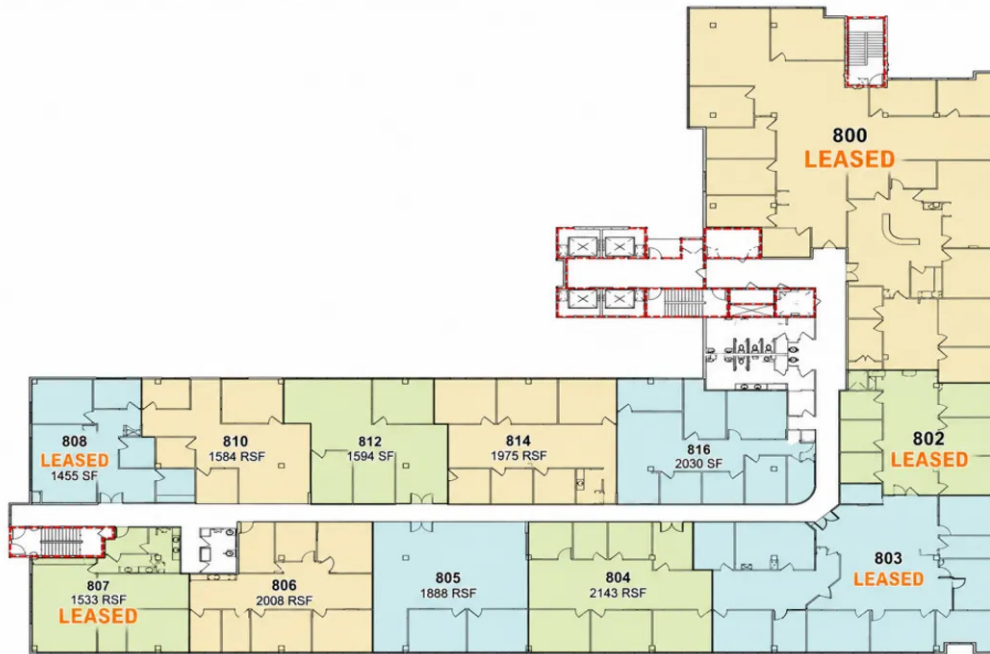
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# Lease Spaces



## LEASE INFORMATION

|              |   |             |            |
|--------------|---|-------------|------------|
| Lease Type:  | Full Service lease / \$35USF TI Allowance; Full Service | Lease Term: | Negotiable |
| Total Space: | 1,584 - 13,222 SF                                       | Lease Rate: | \$33 SF/yr |

## AVAILABLE SPACES

| SUITE | TENANT    | SIZE (SF) | LEASE TYPE                                | LEASE RATE    | DESCRIPTION                               |
|-------|-----------|-----------|---|---------------|---|
| 8th   | Available | 13,222 SF | Full Service lease / \$35USF TI Allowance | \$33.00 SF/yr | Full Service lease / \$35USF TI Allowance |
| 804   | Available | 2,144 SF  | Full Service lease / \$35USF TI Allowance | \$33.00 SF/yr | Full Service lease / \$35USF TI Allowance |
| 805   | Available | 1,888 SF  | Full Service lease / \$35USF TI Allowance | \$33.00 SF/yr | Full Service lease / \$35USF TI Allowance |
| 806   | Available | 2,008 SF  | Full Service lease / \$35USF TI Allowance | \$33.00 SF/yr | Full Service lease / \$35USF TI Allowance |
| 810   | Available | 1,584 SF  | Full Service lease / \$35USF TI Allowance | \$33.00 SF/yr | Full Service lease / \$35USF TI Allowance |
| 812   | Available | 1,594 SF  | Full Service lease / \$35USF TI Allowance | \$33.00 SF/yr | Full Service lease / \$35USF TI Allowance |
| 814   | Available | 1,975 SF  | Full Service lease / \$35USF TI Allowance | \$33.00 SF/yr | Full Service lease / \$35USF TI Allowance |
| 816   | Available | 2,030 SF  | Full Service lease / \$35USF TI Allowance | \$33.00 SF/yr | Full Service lease / \$35USF TI Allowance |

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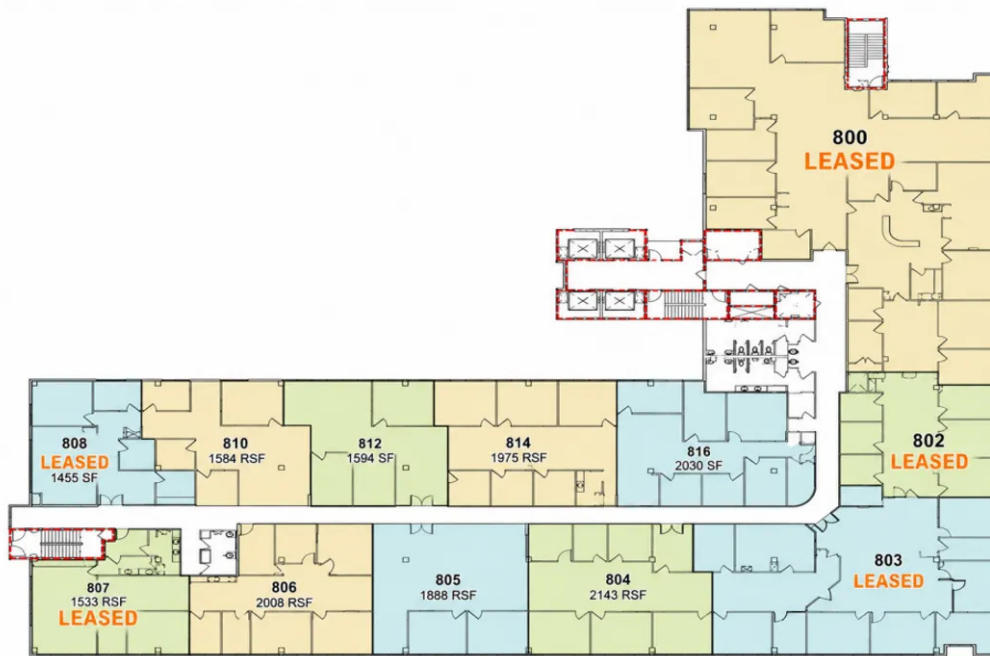
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# Lease Spaces



| SUITE   | TENANT    | SIZE (SF) | LEASE TYPE   | LEASE RATE    | DESCRIPTION                               |
|---------|-----------|-----------|--------------|---------------|---|
| 804-805 | Available | 4,031 SF  | Full Service | \$33.00 SF/yr | Full Service lease / \$35USF TI Allowance |
| 804-806 | Available | 6,039 SF  | Full Service | \$33.00 SF/yr | Full Service lease / \$35USF TI Allowance |
| 810-816 | Available | 7,183 SF  | Full Service | \$33.00 SF/yr | Full Service lease / \$35USF TI Allowance |

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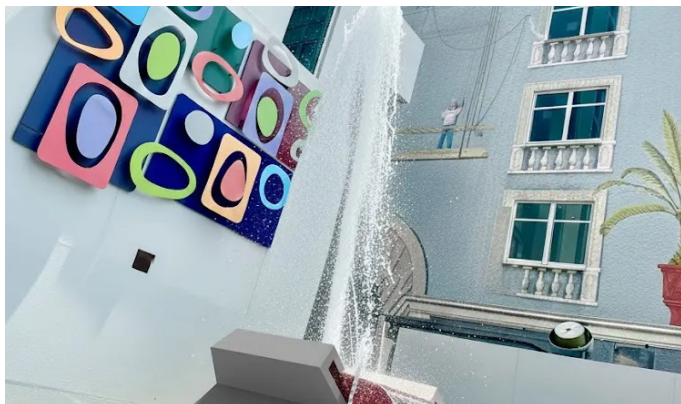
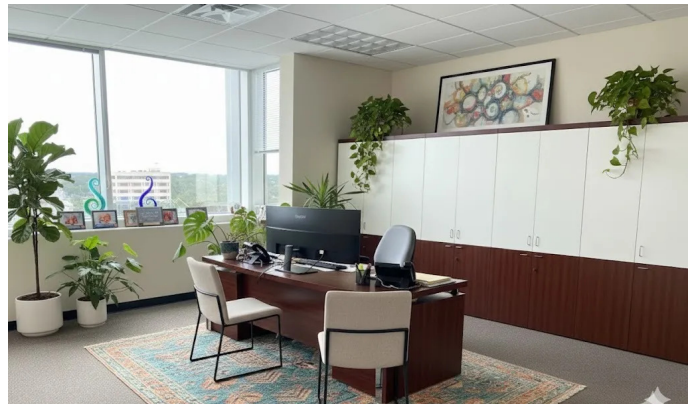
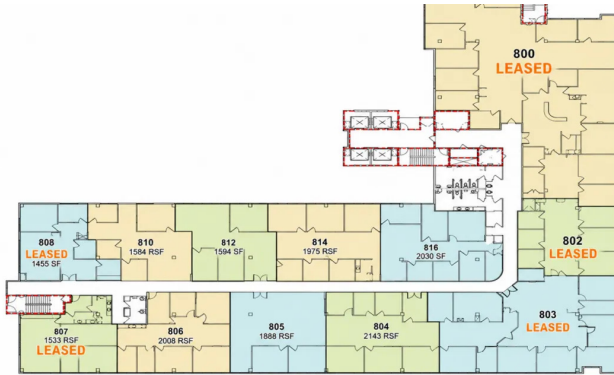
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# Additional Photos



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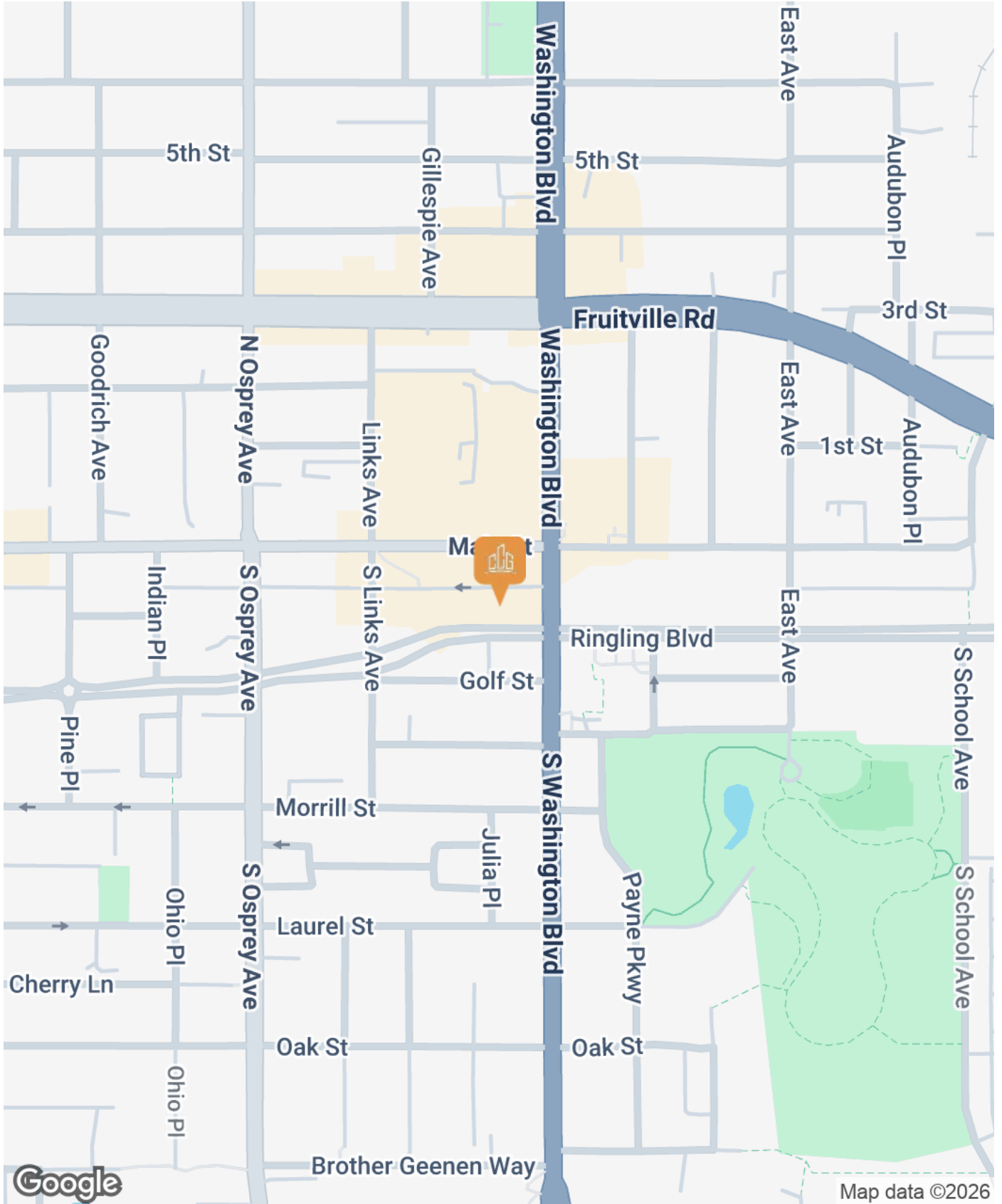
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# Location Map



Diane Lawson

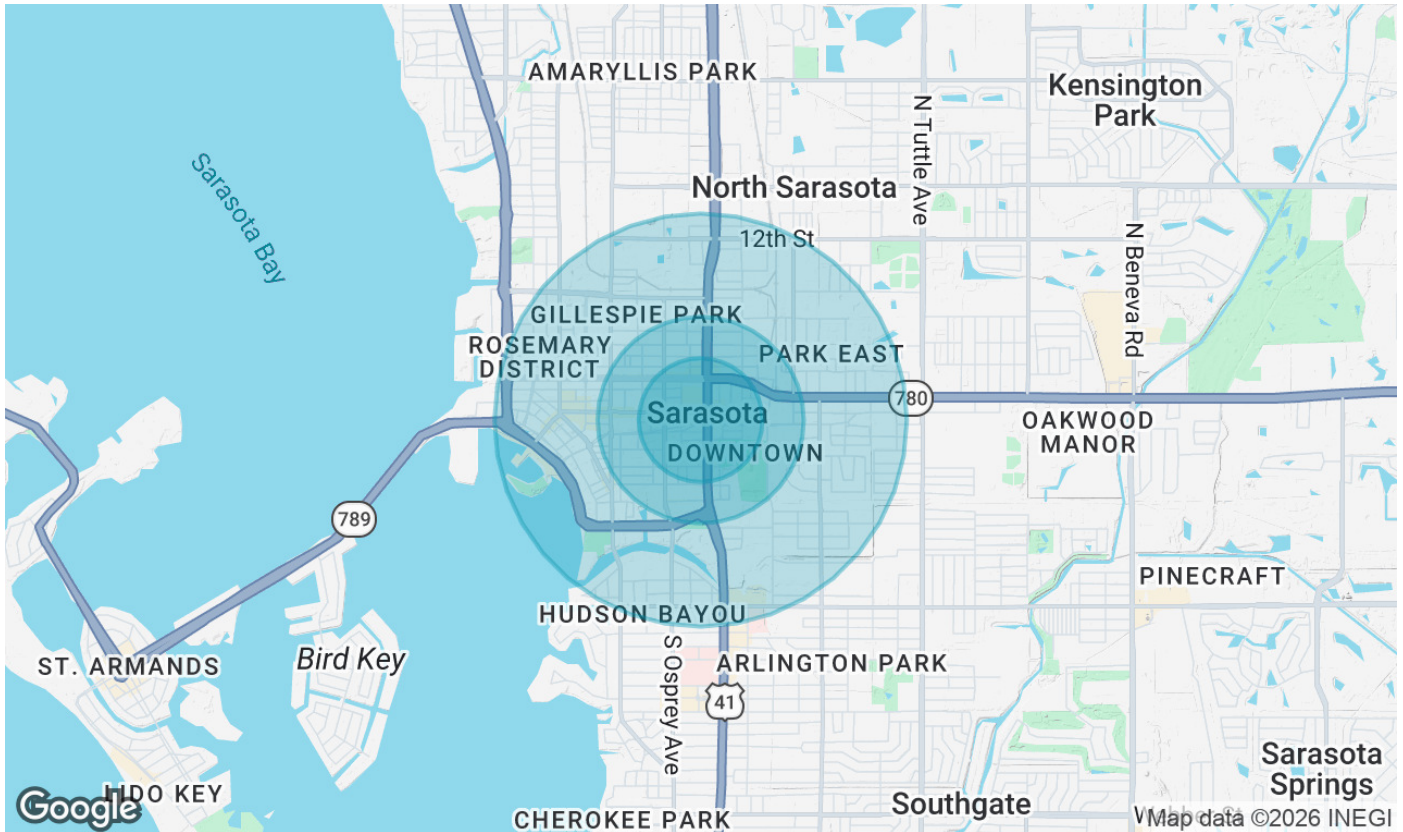
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# Demographics Map & Report



| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 1,747     | 3,601     | 15,053 |
| Average Age          | 49        | 47        | 51     |
| Average Age (Male)   | 47        | 45        | 50     |
| Average Age (Female) | 53        | 49        | 53     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 720       | 1,521     | 7,670     |
| # of Persons per HH | 2.4       | 2.4       | 2         |
| Average HH Income   | \$92,691  | \$90,726  | \$102,850 |
| Average House Value | \$973,752 | \$866,042 | \$740,606 |

2020 American Community Survey (ACS)

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# Advisor Bio 1



**DIANE LAWSON**

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## PROFESSIONAL BACKGROUND

Diane Lawson has been in the commercial real estate industry for 35 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in the office market providing consult to both property buyers and sellers with their acquisition and disposition requirements. Diane takes a forensic approach to her analysis all the while keeping a keen eye on the big picture. Her ability to challenge and be challenged, her attention to detail while welcoming creativity, to listen and to be heard are just a few qualities that brings successful results to her clients. Diane holds a broker’s license and is one of only 6% of commercial brokers nationwide to have earned and be honored as a Certified Commercial Investment Member (CCIM) designee.

Diane lives in Bradenton and enjoys spending time with family, traveling and enjoying the gulf waters and beaches.

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM) designee

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# Advisor Bio 2



**RYAN EDWARDS**

Advisor

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Direct: 847.800.2282

## PROFESSIONAL BACKGROUND

Ryan Edwards is an Advisor with Core Commercial Group in Sarasota, FL, specializing in the sale and leasing of retail, office, medical, and industrial properties throughout Southwest Florida.

Over the past four years, Ryan has represented a diverse range of landlords, tenants, buyers, and sellers—consistently helping clients maximize value through strategic marketing, data-driven insights, and hands-on deal execution. Known for his persistence, integrity, and results-driven approach, Ryan takes pride in guiding transactions from initial strategy through closing while building long-term relationships rooted in trust and performance.

Prior to commercial real estate, Ryan spent eight years in third-party logistics and technology, where he developed a consultative approach to business and a strong understanding of operational efficiency and client service.

Originally from Northfield, Illinois, Ryan earned his bachelor’s degree in Political Science from the University of Dayton. He now resides in Sarasota’s Arlington Park neighborhood and enjoys golf, fishing, and exploring Florida’s Gulf Coast.

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