

# 240 N Washington Blvd

240 N WASHINGTON BLVD SARASOTA, FL 34236



## PROPERTY DESCRIPTION

Offices at The Park District! Exciting views of the entire Sarasota Skyline! Newly acquired office building located at the entrance to downtown Sarasota. Freestanding office building located at the corner of US 301 and Fruitville. Excellent signage and exposure. This building is one of the most recognizable buildings in the Sarasota market. Located on a lighted intersection with heavy traffic counts.

The building is comprised of over 50,000 s/f of leasable s/f within the seven story structure. Ground floor retail space currently occupied by Chase Bank. The building features an indoor atrium on floors 3 through 7. There is an abundant amount of natural light in the space due to the exterior windows and interior windows facing the atrium. The third floor space is configured an executive suite with large private offices, common conference rooms, kitchenette, and direct access to the atrium. The 4th and 5th floor are divided into office suites ranging in size from 500 to 1200

## OFFERING SUMMARY

Lease Rate:	\$635.00 - 15,225.50 per month (MG; Full Service)
Available SF:	305 - 7,445 SF
Building Size:	50,459 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,589	41,031	88,000
Total Population	13,648	78,316	162,130
Average HH Income	\$69,245	\$69,112	\$74,728



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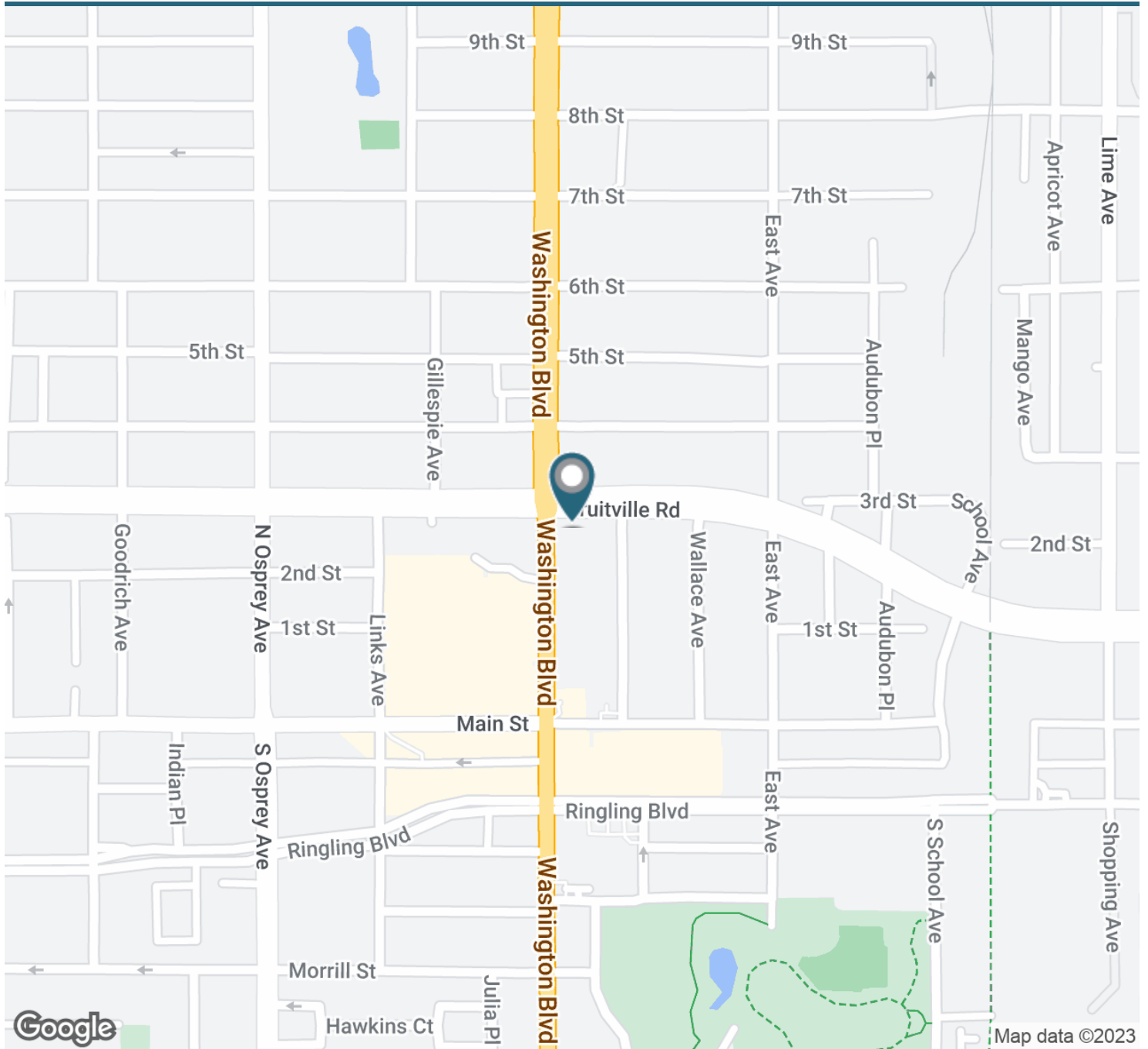


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## LEASE INFORMATION

Lease Type:	MG; Full Service	Lease Term:	Negotiable
Total Space:	305 - 7,445 SF	Lease Rate:	\$635.00 - \$15,225.50 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
240 N Washington Blvd Suite 205	Available	1,559 SF	Modified Gross	\$2,598 per month	-
240 N Washington Blvd Suite 200	Available	2,883 SF	Modified Gross	\$4,805 per month	-
240 N Washington Blvd Suite 210	Available	1,559 SF	Modified Gross	\$2,598 per month	-
240 N Washington Blvd Suite 303	Available	305 SF	Full Service	\$635 per month	-
240 N Washington Blvd Suite 304	Available	325 SF	Full Service	\$676 per month	-
240 N Washington Blvd Suite 312	Available	350 SF	Full Service	\$671 per month	-
240 N Washington Blvd Suite 317	Available	326 SF	Full Service	\$679 per month	-
240 N Washington Blvd Suite 325	Available	355 SF	Full Service	\$680 per month	-
240 N Washington Blvd Suite 530	Available	687 SF	Modified Gross	\$1,145 per month	-
240 N Washington Blvd Suite 700	Available	7,445 SF	Modified Gross	\$15,226 per month	-
240 N Washington Blvd Suite 313	Available	350 SF	Modified Gross	\$671 per month	-
240 N Washington Blvd Suite 319	Available	305 SF	Modified Gross	\$635 per month	-



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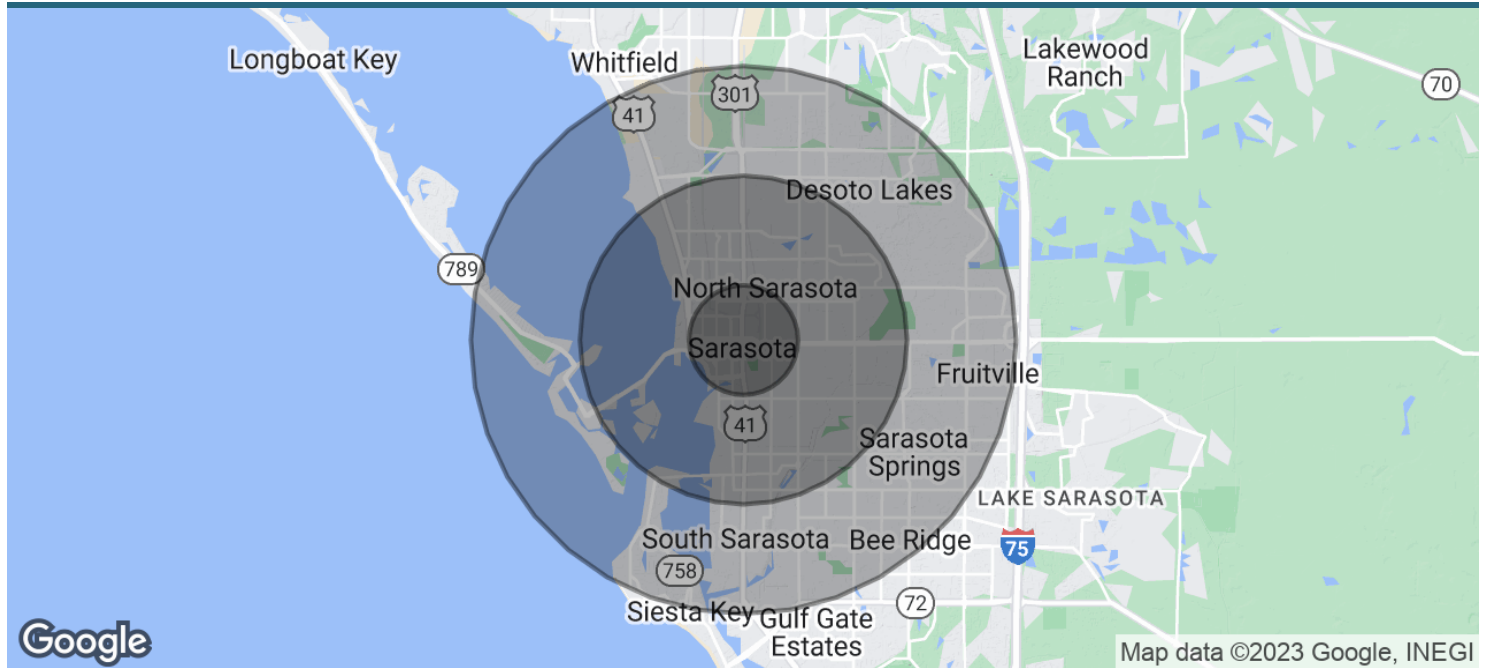
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,648	78,316	162,130
Average Age	46.9	47.5	49.5
Average Age (Male)	44.7	45.5	47.1
Average Age (Female)	50.3	49.9	51.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,589	41,031	88,000
# of Persons per HH	1.8	1.9	1.8
Average HH Income	\$69,245	\$69,112	\$74,728
Average House Value	\$350,035	\$323,163	\$344,277

\* Demographic data derived from 2020 ACS - US Census



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