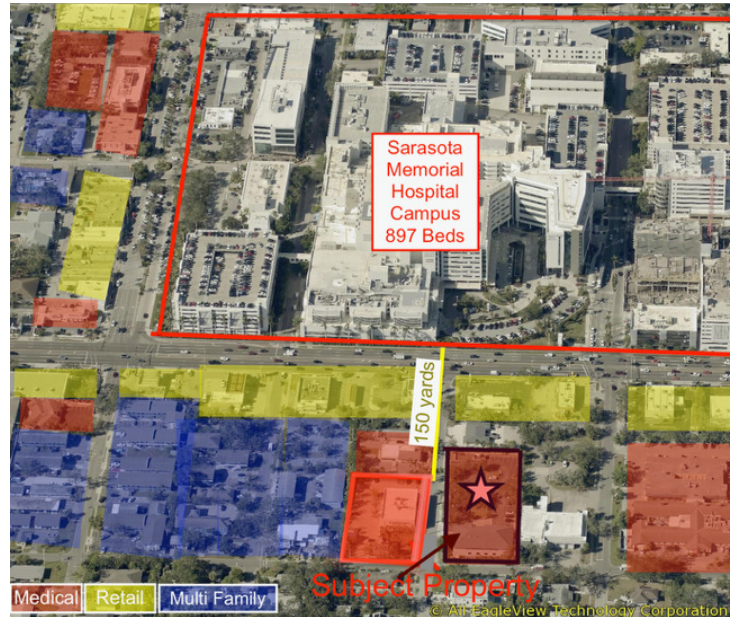


# For Lease

*Surgical Center With Medical Offices Across From SMH*  
2089 Hawthorne Street, Sarasota, FL 34239



## OFFERING SUMMARY

Lease Rate:	\$37.00
Building Size:	13,200 SF
Available SF:	13,200
Year Built:	2002

## PROPERTY OVERVIEW

Step into the future of healthcare at this impressive 13,200 SF medical building, featuring a state-of-the-art 6,600 SF surgery center with 4 Procedure Rooms, and an additional 6,600 SF dedicated to a medical office on the 2nd floor. With more than ample parking and an enviable location across the street from Sarasota Memorial Hospital, this facility offers unparalleled convenience for patients and staff. Situated for easy access from the barrier islands, downtown Sarasota, and I-75, this prime medical space is a beacon of modern care and accessibility.

## PROPERTY HIGHLIGHTS

- Surgical Center with 4 Operatories
- Located Across from Sarasota Memorial Hospital
- Large Medical Practice Space
- Modern and Versatile Interior
- Spacious Layout with Natural Light
- Ample Parking for Staff and Clients
- Convenient Access for Clients
- High Visibility Location

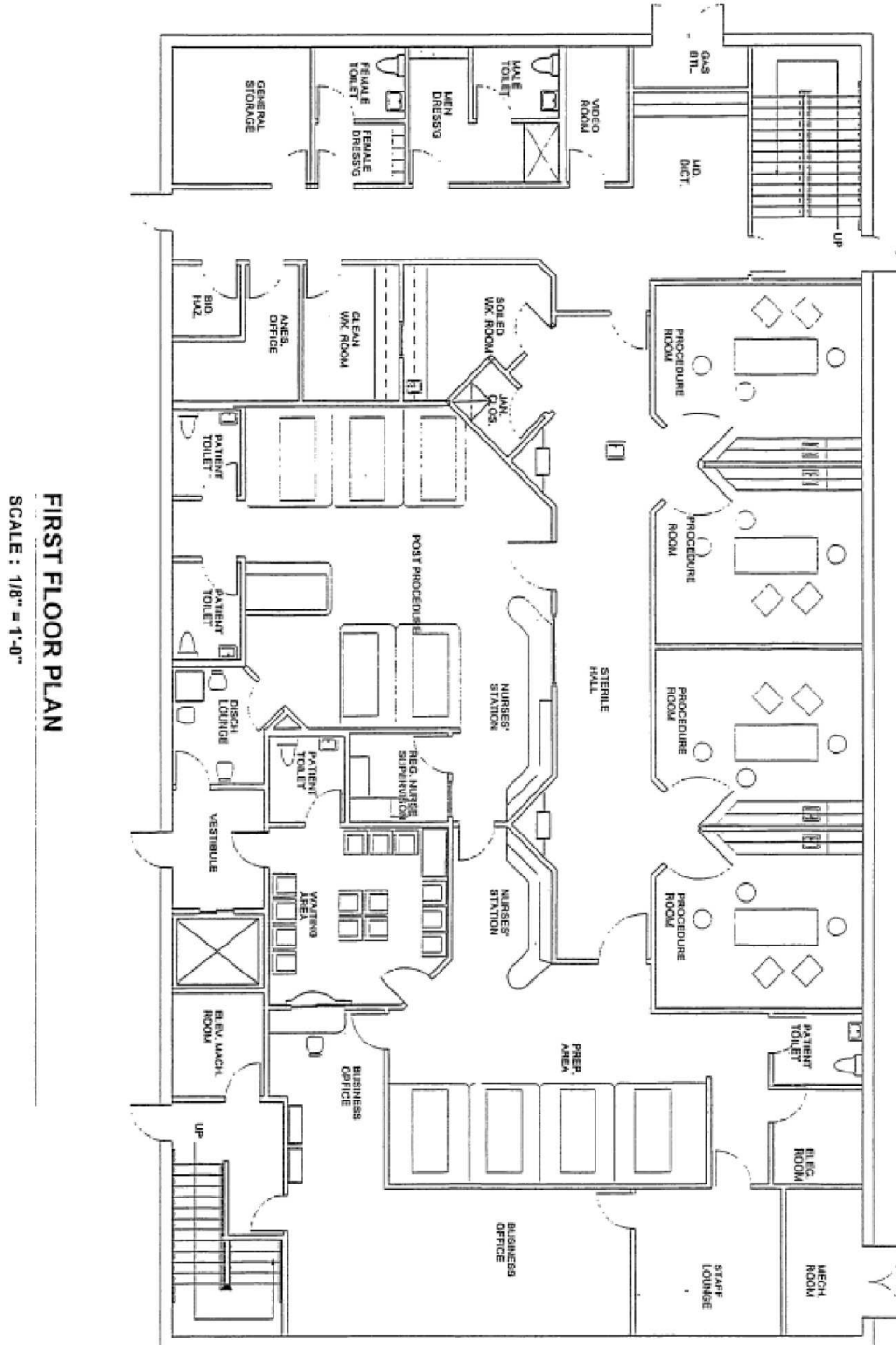
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## FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"

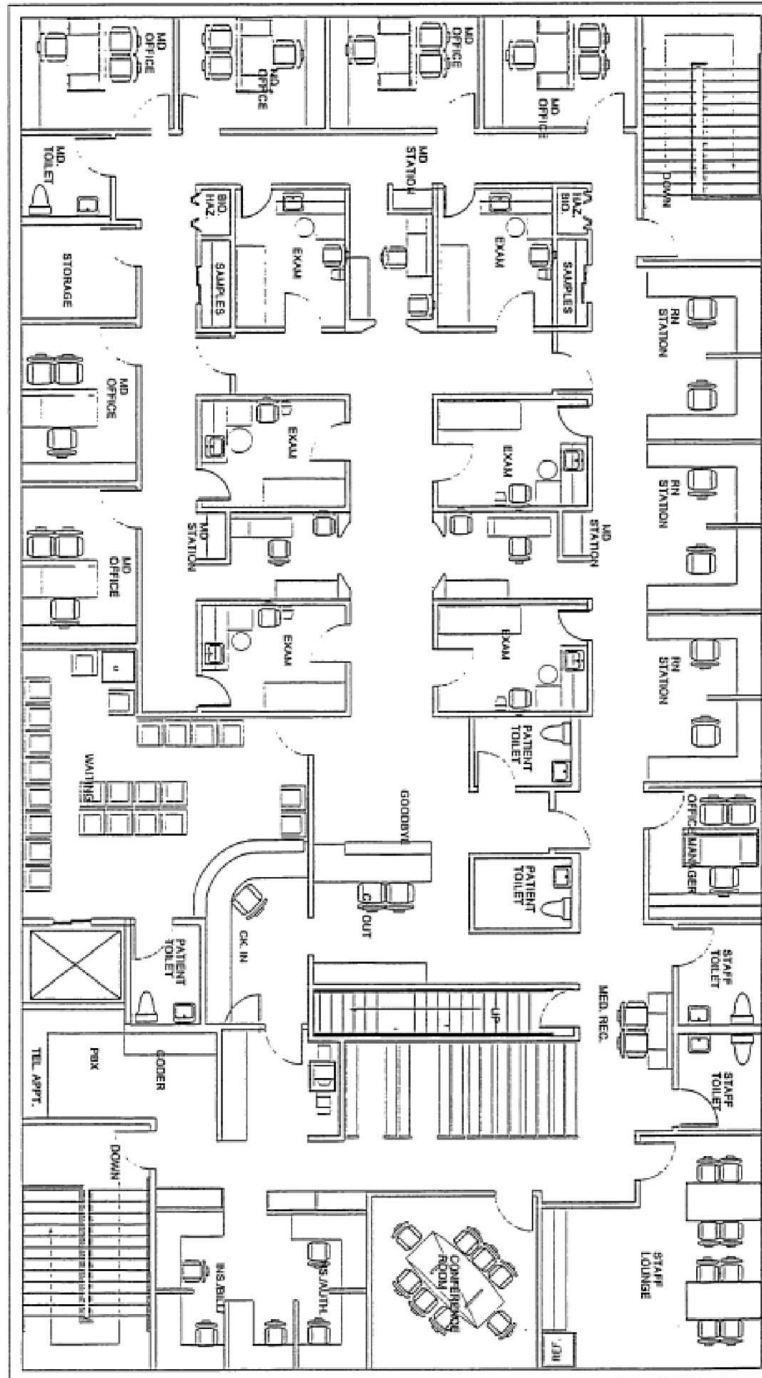
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**SECOND FLOOR PLAN**  
SCALE : 1/8" = 1'-0"

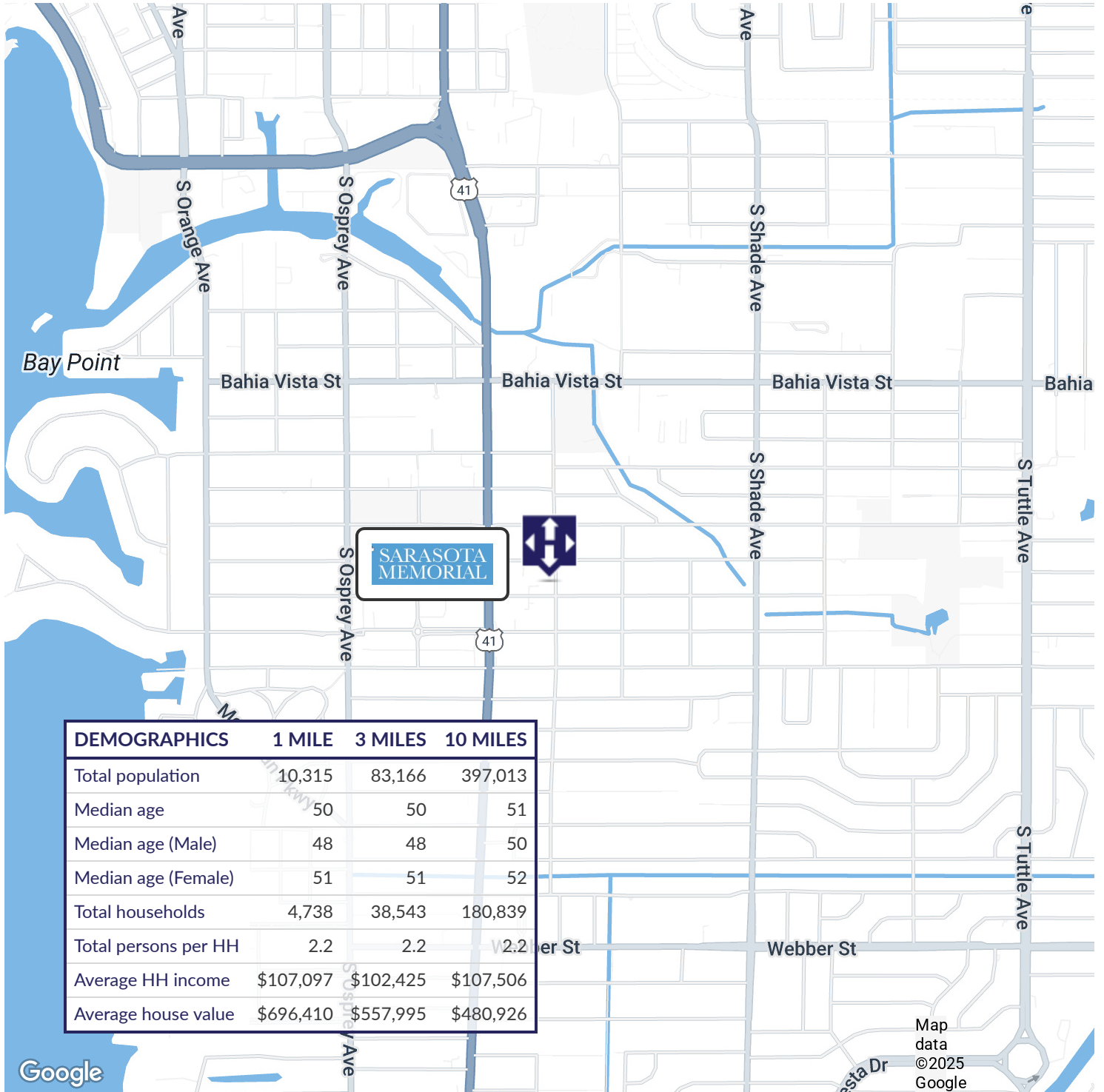
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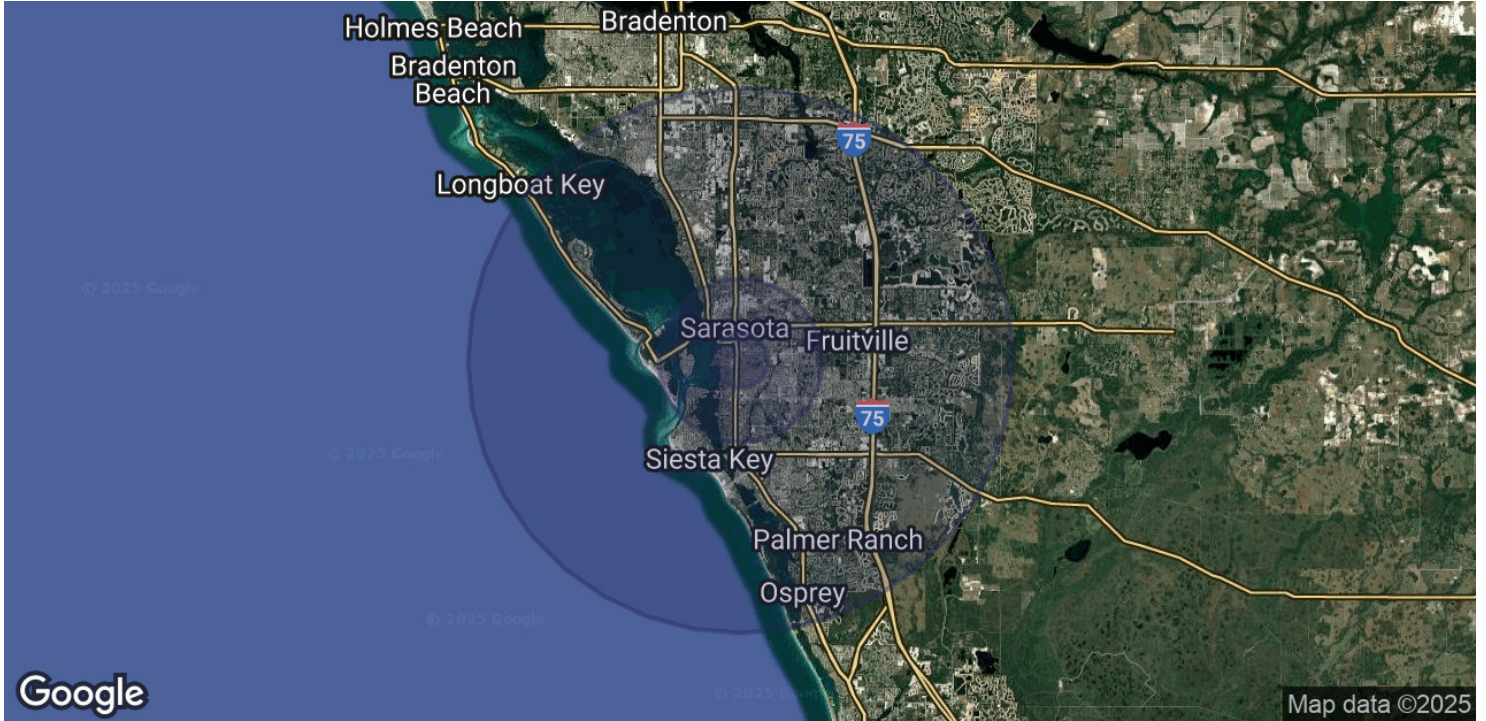
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POPULATION	1 MILE	3 MILES	10 MILES
Total Population	10,315	83,166	397,013
Average Age	50	50	51
Average Age (Male)	48	48	50
Average Age (Female)	51	51	52

HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	4,738	38,543	180,839
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$107,097	\$102,425	\$107,506
Average House Value	\$696,410	\$557,995	\$480,926

TRAFFIC COUNTS	/day

Demographics data derived from AlphaMap

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