



LIVE OAK OFFICE CENTER

2201 Cantu Court, Sarasota, FL 34232



PROPERTY OVERVIEW

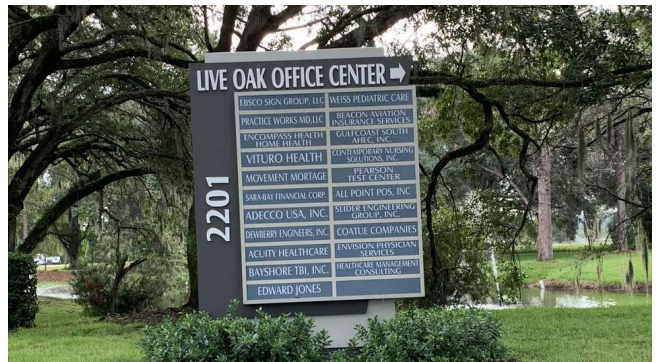
Centrally located between Fruitville and Bee Ridge Roads, off Cattlemen Road. All suites have exterior entrances from a common courtyard for additional privacy and separation between tenants. Amenities include exterior picnic tables, mail room with vending machines and FedEx drop box, recently remodeled onsite gym with locker rooms for tenant use. Ample shaded parking area with live oak trees - 4/1,000 parking ratio. Close proximity to myriad of restaurants, banks, and retail centers

Suite 216: 4,276 RSF Second floor unit move in ready with perimeter offices, open area for collaboration, break room and large conference room.

Suite 217: 1,107 RSF Second floor unit available with open area for collaboration.

PROPERTY SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	1,107 - 5,383 SF
Building Size:	63,054
CAM:	\$9.68 Estimate for 2025



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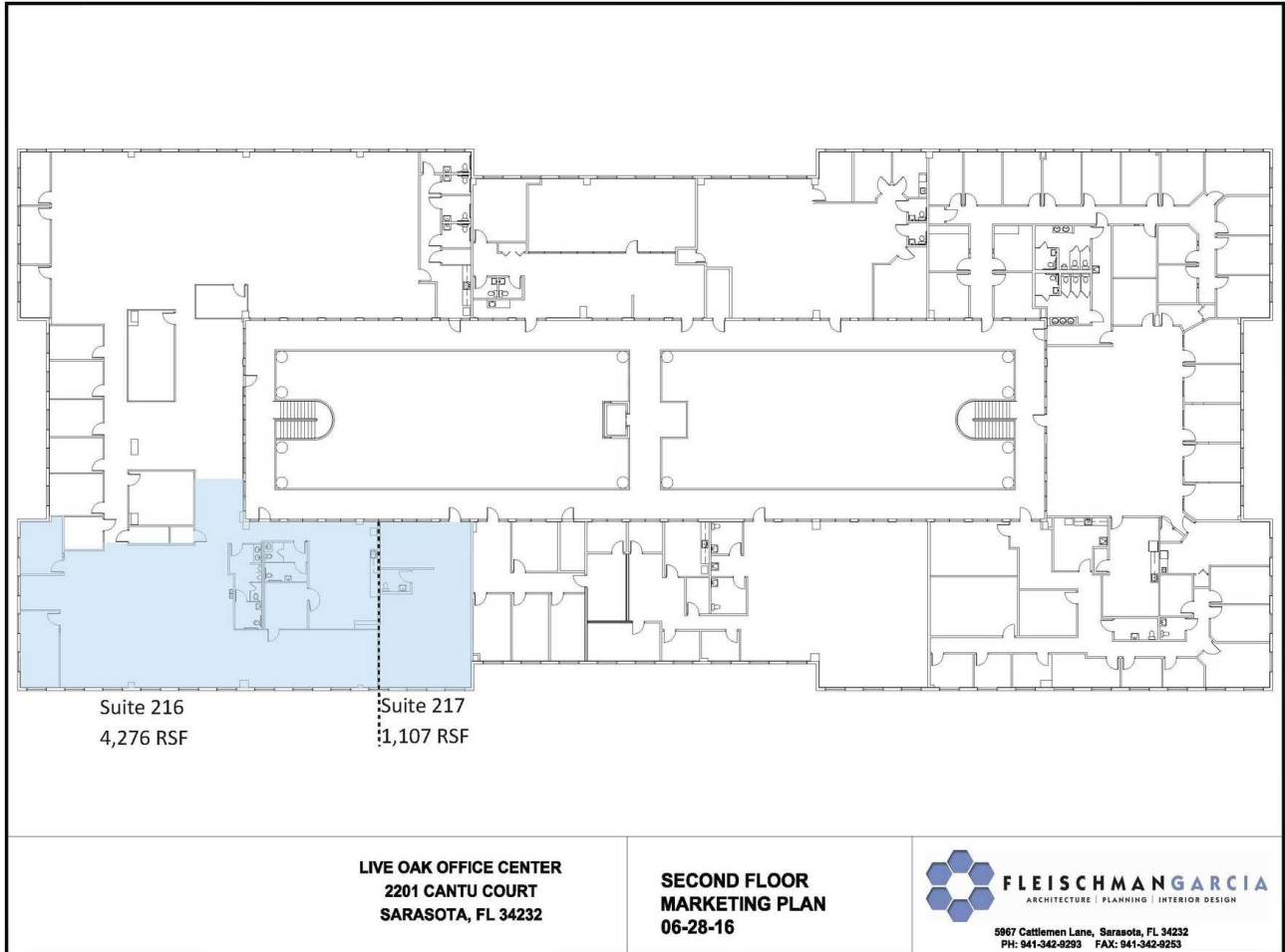


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ADDITIONAL PHOTOS

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