

PEN WEST *PARK*

SARASOTA · FLORIDA · THE FRUITVILLE CORRIDOR

THE RENOVATION

A first-class reimagining, under new ownership

THE CORRIDOR

50,000+ vehicles a day pass in front of Pen West Park

THE COURTYARD

A landscaped oasis welcoming patients & tenants

Sarasota's medical address,
reimagined.

THREE BUILDINGS · TWO FLOORS · FLEXIBLE SUITES · BUILD-TO-SUIT

2801 · 2803 · 2805 Fruitville Road

Sarasota, Florida



Central Sarasota's *next-generation* medical address.

Now under new ownership with a planned first-class renovation — exterior, common areas, central courtyard, and the entire tenant experience, reimagined for modern healthcare.

50K+

VEHICLES / PER DAY

3 × 2

BUILDINGS · FLOORS

MinsTO I-75 & DOWNTOWN
SARASOTA**Free**ABUNDANT ON-SITE
PARKING

01 Unmissable Visibility

Direct frontage on highly traveled Fruitville Road — your practice in front of 50,000+ vehicles every day.

02 Effortless Access

Convenient reach to I-75, Downtown Sarasota, and Sarasota Memorial Hospital.

03 Build to Your Practice

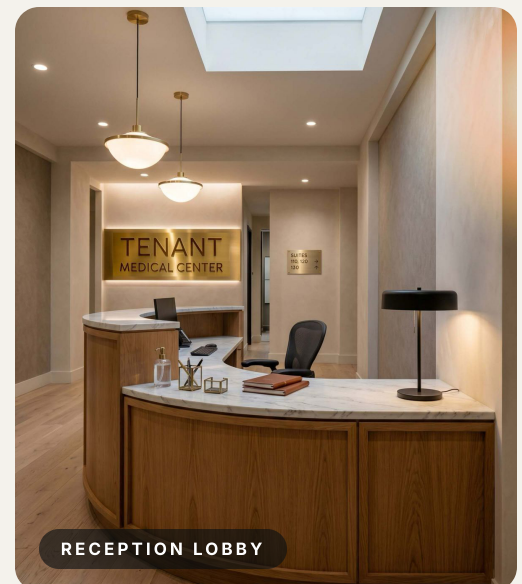
Customize your space to operational and growth objectives — competitive terms for early commitments.

04 Flexible by Design

Suite sizes for physicians, specialists, imaging, therapy, dental, wellness, and behavioral health.

05 Courtyard Arrival

A landscaped oasis welcoming patients and tenants with a calm, professional setting.



Visuals shown are conceptual renderings created for illustrative marketing purposes.



Minutes from *everything*

● Downtown Sarasota	WEST VIA FRUITVILLE
● Interstate 75	DIRECT EAST ACCESS
● Sarasota Memorial Hospital	LESS THAN 5 MIN
● Lakewood Ranch Growth Areas	CORRIDOR EAST
● Established Residential Neighborhoods	ALL AROUND

Made for *modern practice*

Physician Practices

Specialists

Imaging

Therapy & Rehab

Dental

Wellness

Behavioral Health

Ancillary Services

Professional Office



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Building 2801

1ST FLOOR · LEASING PLAN



Highlighted suites indicate availability — contact broker for current availability & square footage.

Building 2801

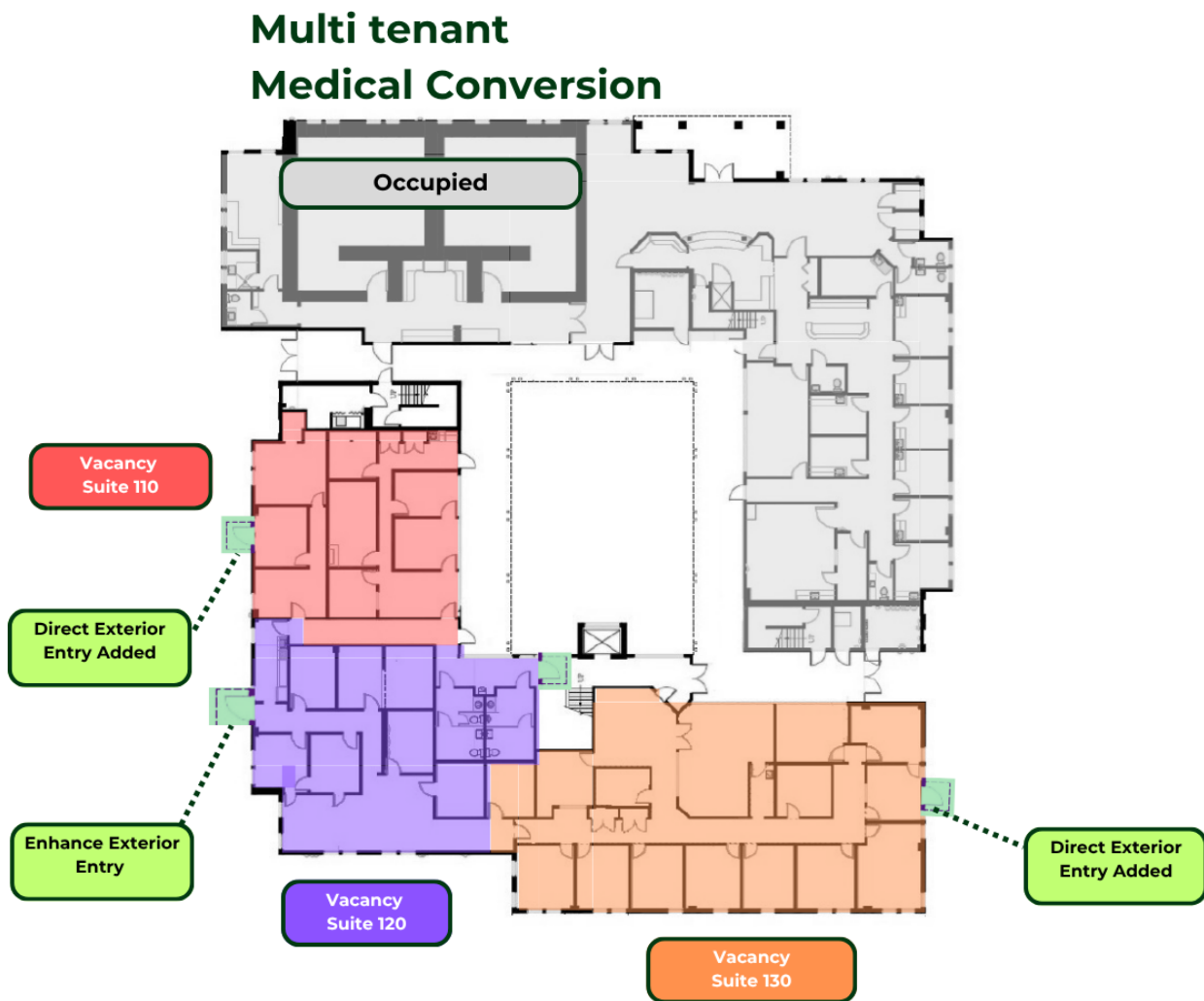
2ND FLOOR • LEASING PLAN



Highlighted suites indicate availability — contact broker for current availability & square footage.

Building 2803

MULTI-TENANT MEDICAL CONVERSION

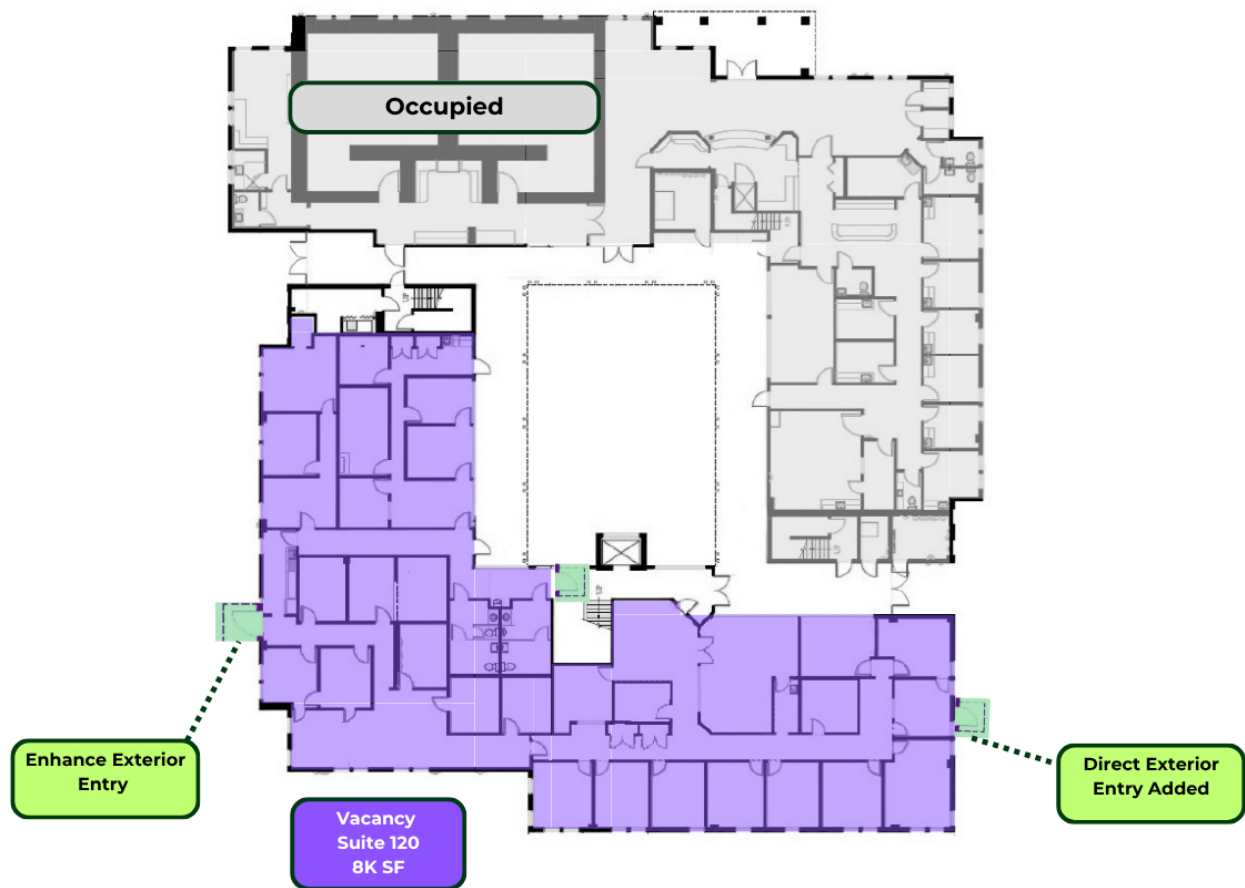


Colored suites indicate availability; direct exterior entries added — contact broker for details.

Building 2803

SINGLE-TENANT MEDICAL CONVERSION

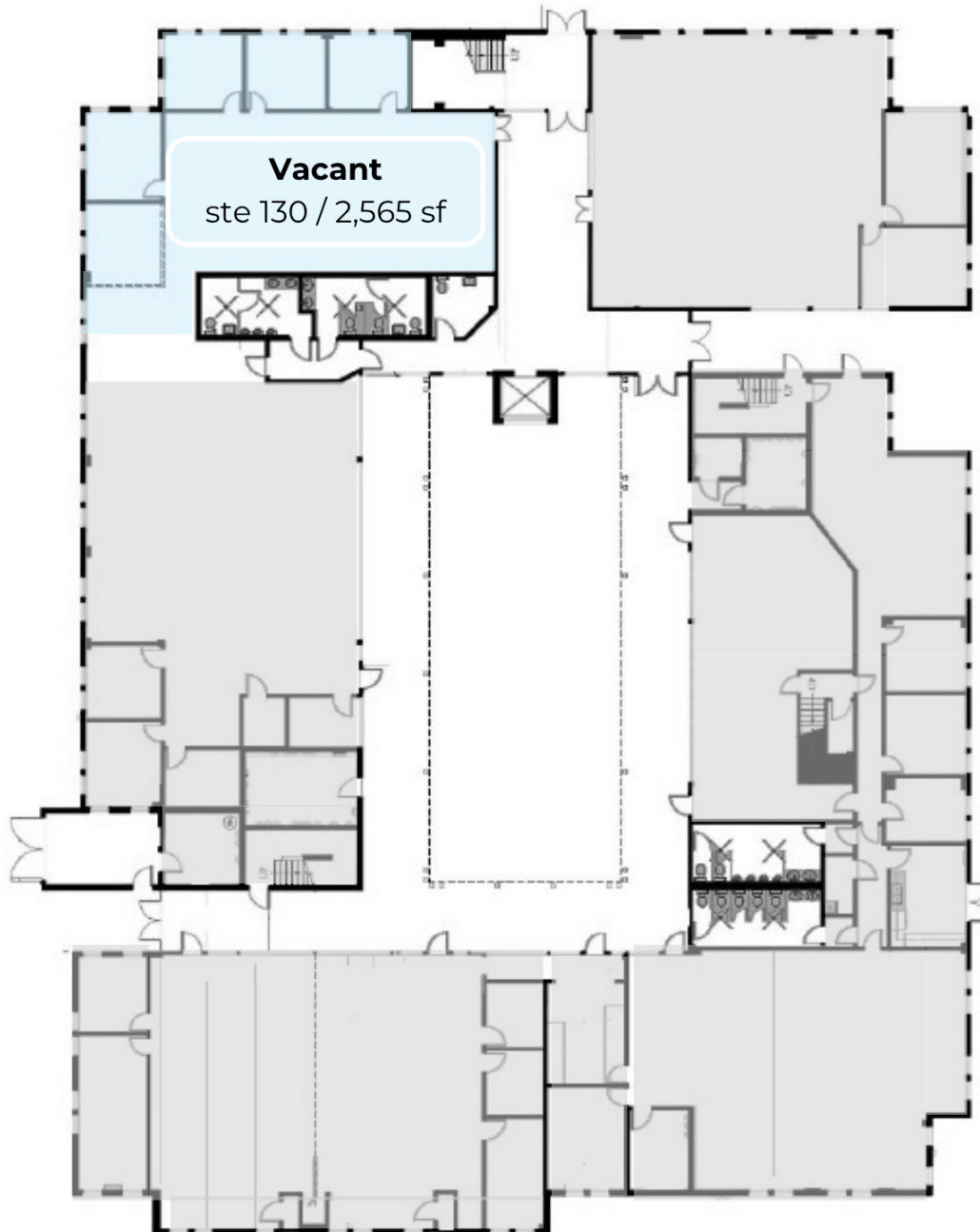
Single Tenant Medical Conversion



Single-tenant conversion concept; direct exterior entries added — contact broker for details.

Building 2805

1ST FLOOR • LEASING PLAN



Highlighted suites indicate availability — contact broker for current availability & square footage.



Position your practice where Sarasota's healthcare future is *taking shape*.

Strategically located medical office space empowers providers to expand their reach, elevate the patient experience, and meet the needs of a growing population.

PRESENTED BY

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