

IAN BLACK
REAL ESTATE

THE PLACE FOR SPACE



PNC BANK BUILDING

1549 RINGLING BLVD. SARASOTA, FL 34236

PNC Bank Building

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PROPERTY SUMMARY

Available SF:	4,000 - 10,674 SF
Lease Rate:	\$28.00 SF/yr (Gross)
Building Size:	71,153 SF
Building Class:	A
Year Built:	1983
Market:	Bradenton-Sarasota-Venice
Sub Market:	Downtown Sarasota
Cross Streets:	S. Orange Ave., S. Pineapple Ave.

PROPERTY OVERVIEW

Opportunity to lease from 4,000 RSF up to 10,674 RSF on the 4th floor with north and west facing views over Downtown to the Bayfront! Multiple suites are available with various configurations with a generous TI package available. Fourth floor suites can be available by the first quarter of 2020. Fifth floor is available now.

PROPERTY HIGHLIGHTS

- 4th Floor Suite overlooks Downtown Sarasota and the Bayfront
- Multiple private offices feature north and west facing windows for abundant natural light with spectacular views
- Large, open collaborative area has windows on 2 full walls, and is suitable for workstations or multiple desks
- Property offers street & onsite parking for clients; additional surface lot at 1626 Ringling for employee parking
- Excellent walkability factor for employees - steps to State Street, Main Street and the Bayfront restaurants & shopping
- Building and Lobby Signage Opportunities

Please Contact:

JAG GREWAL, CCIM

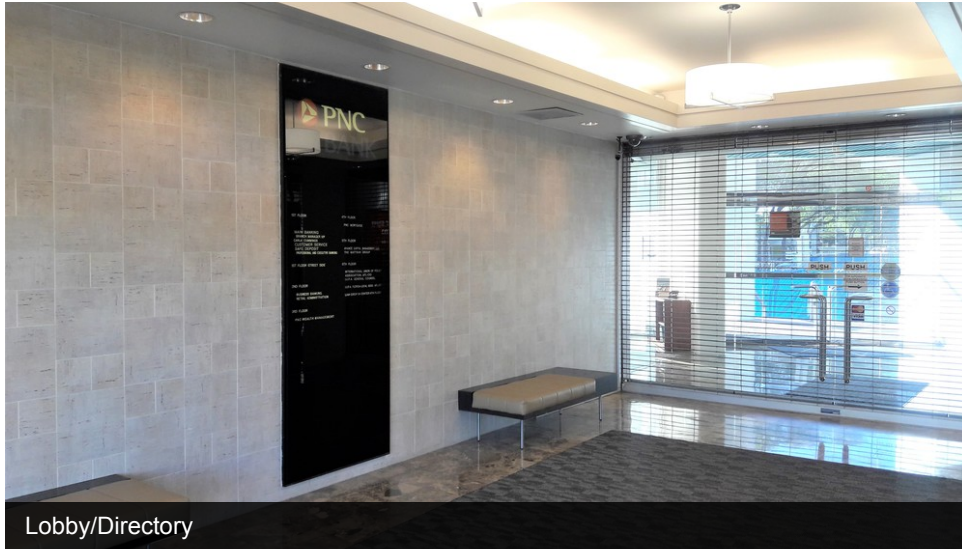
BRIE TULP, RPA®

Information deemed reliable but not guaranteed. Prices subject to change without notice.

1 South School Avenue Suite 600 | Sarasota, FL 34237 | ian-black.com

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Lobby/Directory



Drop boxes available



Ideal downtown location



Downtown Views

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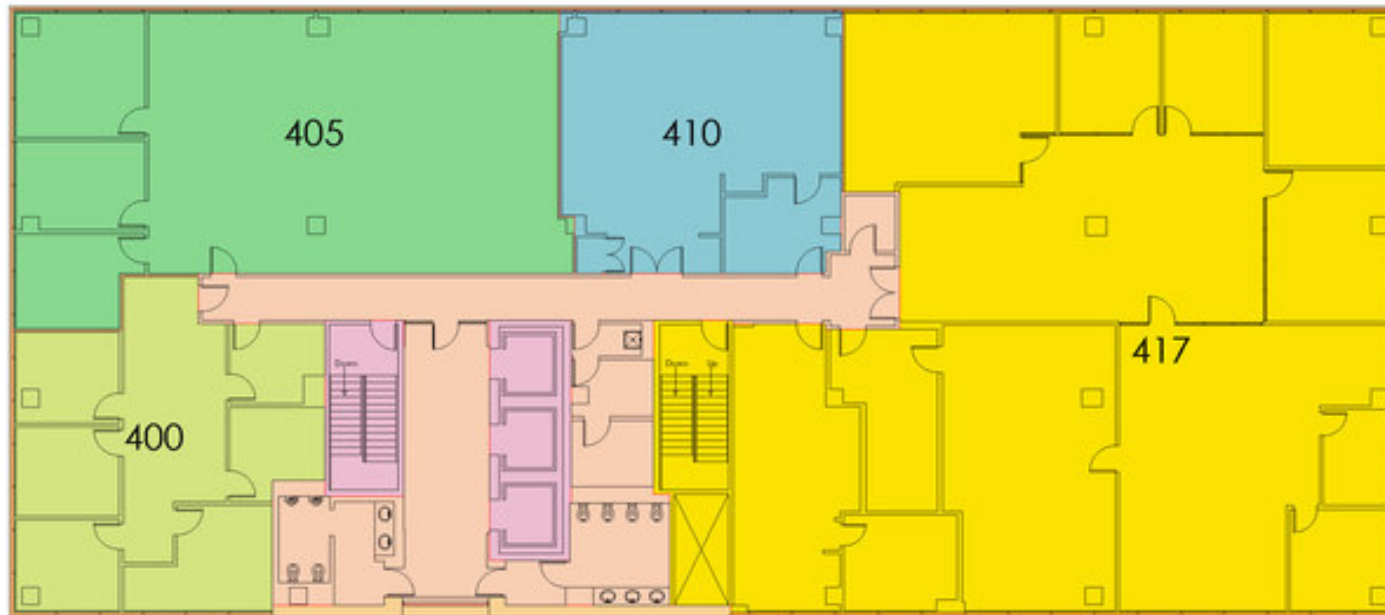
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	1 Mile	3 Miles	5 Miles
Total Population	10,598	65,900	144,170
Population Density	3,373	2,331	1,836
Median Age	45.8	43.8	46.1
Median Age (Male)	43.6	42.0	44.5
Median Age (Female)	48.0	46.2	47.8
Total Households	5,090	28,428	63,227
# of Persons Per HH	2.1	2.3	2.3
Average HH Income	\$77,669	\$66,577	\$69,029
Average House Value	\$516,500	\$379,969	\$307,696

* Demographic data derived from 2010 US Census

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JAG GREWAL, CCIM Broker Associate/Partner



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jag@ian-black.com

Professional Background

A long, winding road brought Jag Grewal to Sarasota sixteen years ago. Born in West Malaysia, he finished elementary school and the family then moved to Singapore. At 14, they immigrated to Australia, where Jag completed high school at 16 and won a scholarship to the University of South Australia. After successfully completing a rigorous degree program in Electrical Engineering, Jag decided to join his father's property development company and learned the business. In the late 90's, his entrepreneurial spirit brought him to America. After a short stint in Arizona in property development, Jag discovered Sarasota as he was flying to Africa on a mission assignment. He completed that assignment and moved to Sarasota in December 2000. Jag is married with four children and enjoys squash and golfing, when time permits.

Prior to forming a partnership with Ian Black at Ian Black Real Estate, Jag had been with Coldwell Banker Commercial and was recognized as one of the top 5 producers worldwide, since the firm purchased Arvida Realty in 2001. Mr. Grewal has been involved in a multitude of transactions from investment grade and development to industrial properties, as well as representing Real Estate Investment Trusts, such as The Lightstone Group and Prime Retail. A well respected commercial real estate broker, Jag has completed sales and leases over \$350 million in this region and has earned numerous distinctions throughout his career.

Memberships & Affiliations

National, Florida, Sarasota/Manatee Associations of Realtors
Sarasota & Manatee Chambers of Commerce
Current Board Member of the Lakewood Ranch Business Alliance
Past President of the Commercial Investment Division – an organization that serves all of the commercial real estate practitioners /affiliates in Sarasota County
Prestigious Commercial Realtor of the Year, awarded by his peers in December 2007

Education

Obtained CCIM designation in March 2015, awarded by the Certified Commercial Investment Member Institute.

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BRIE TULP, RPA® Sales Associate



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Professional Background

Brianna Tulp, RPA® joined Ian Black Real Estate in early 2021. Recently relocating from New York City, Brianna worked for the largest office landlord and fully integrated REIT. Her broad experience spanned Property Management, Building Services, and Underwriting. In her most recent role, Brianna was appointed Assistant Vice President of Underwriting.

In her tenure at SL Green, she evaluated investment opportunities for the firm which included asset repositioning, base building efficiencies, direct acquisitions, structured finance, and dispositions for mixed-use properties. She was critical for the approval and acceptance of liability for ~50M square feet of redevelopment, development, repositioning, and conversion opportunities as well as ~\$3B in acquisition targets. Within each role, Brianna brought a new level of service, successfully elevated procedures, and maintained excellent tenant and vendor relationships.

Brianna holds a Bachelor of Arts degree from Northeastern University. She also holds a valid Real Property Administrator (RPA®) designation, Florida Sales Associate license, and is currently completing her LEED Green Associate certification.

When she's not working on deals to benefit her clients, Brianna enjoys traveling, golfing, scuba diving, boating, fishing and all things water-related with her husband, David.

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