



LIVE OAK OFFICE CENTER

2201 Cantu Court, Sarasota, FL 34232



PROPERTY OVERVIEW

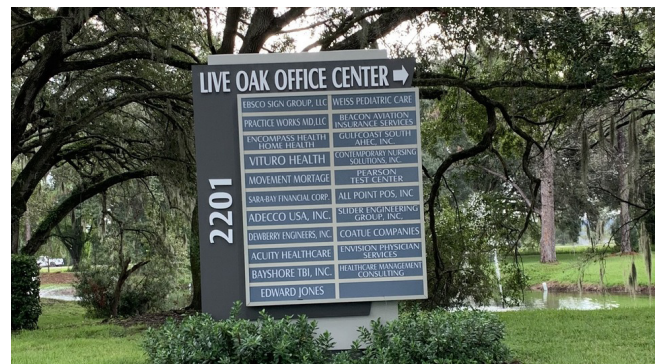
Centrally located between Fruitville and Bee Ridge Roads, off Cattlemen Road. All suites have exterior entrances from a common courtyard for additional privacy and separation between tenants. Amenities include exterior picnic tables, mail room with vending machines and FedEx drop box, recently remodeled 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 116: 1,996 RSF Ground floor unit move in ready with seven offices, kitchenette and copy/print area.

Suite 218: 1,938 RSF Second floor unit move in ready with seven offices, large conference room, kitchenette and copy/print area.

PROPERTY SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Available SF:	1,938 - 1,996 SF
Building Size:	63,054
CAM:	\$10.56 Estimate for 2026



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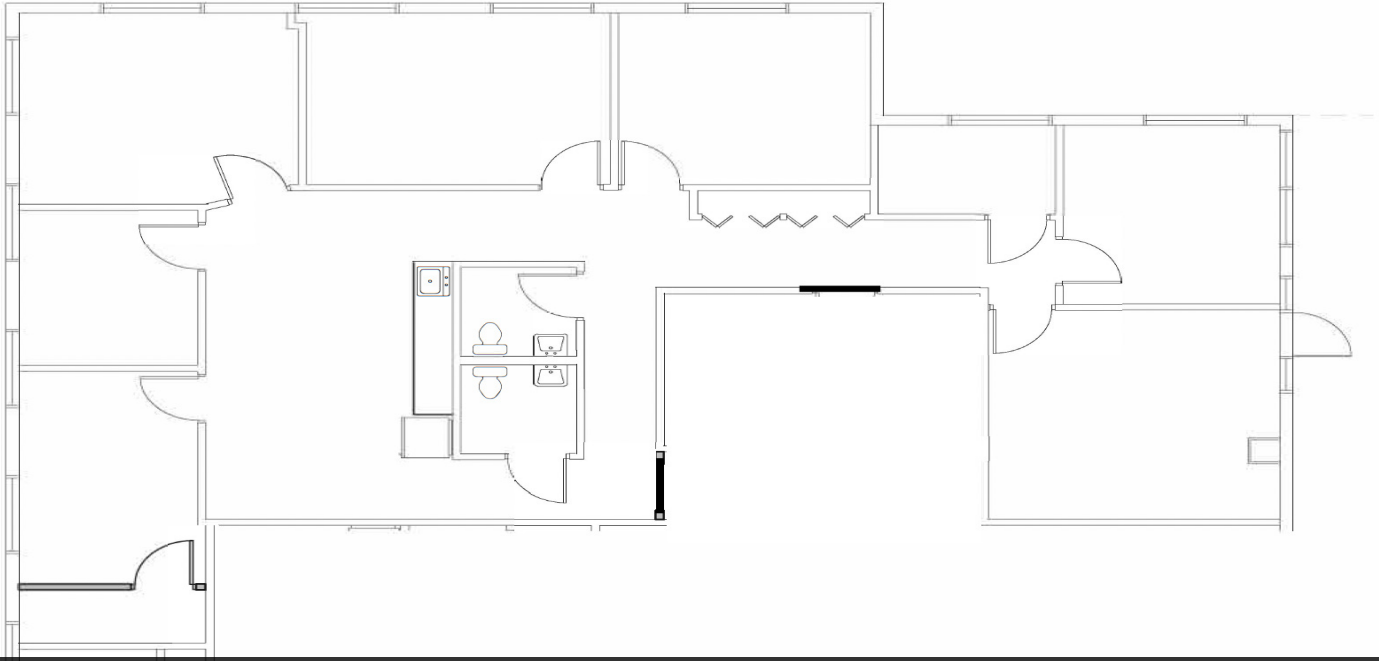


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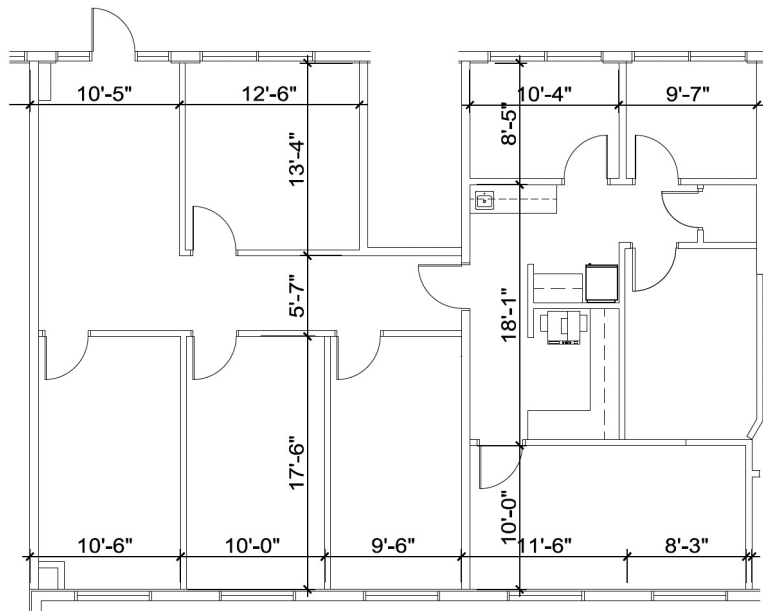
SUITES AVAILABLE

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Suite 218 - 1,938 RSF



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