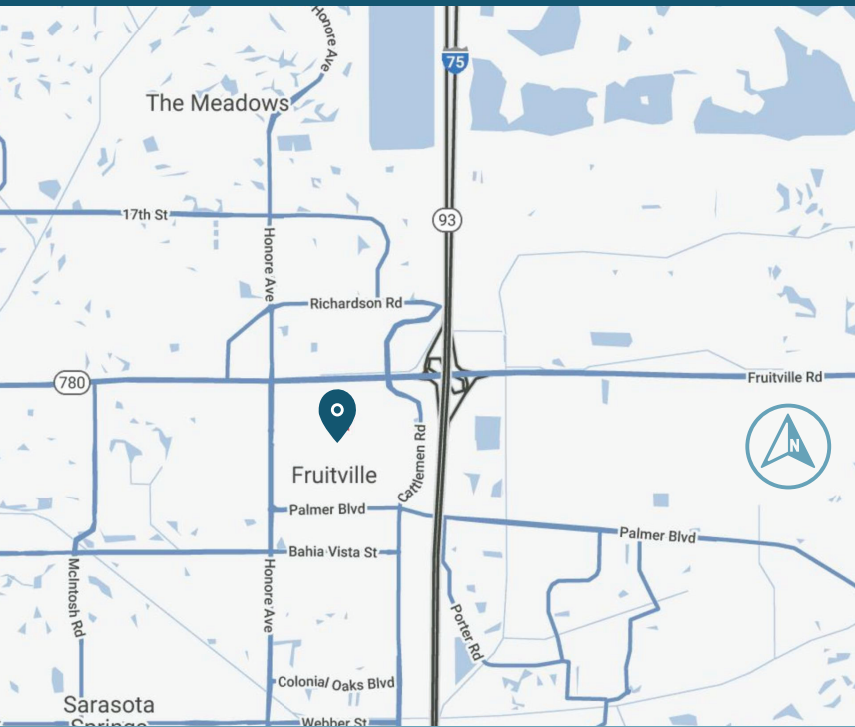


SARASOTA COMMERCE CENTER II



101 Paramount Drive, Suite 270
Sarasota, Florida 34232

CLASS A EFFICIENT OFFICE TURNKEY SUBLEASE OPPORTUNITY



Suite 270 : 1,340 RSF | \$24.00/SF Full Service



Efficiently Laid Out Contemporary Office Featuring:

- 3 well sized private offices
- Large well-lit conference room
- Great natural light distributed throughout with the help of side lights
- Breakfront complete with sink, coffee water line and room for a full-sized refrigerator
- Additional open space to allow social distancing and privacy.

Class A 3 Story Office Building With Amenities Including:

- A fitness center and building conference room
- 5 parking spaces/1,000 SF
- Walking distance to a neighborhood shopping center featuring a variety of restaurants including local Asian cuisine, McDonald's, First Watch and Longhorn Steakhouse
- Within southwest quadrant of I-75 and Fruitville Road. Close proximity to downtown Sarasota



Michael Saunders & Company
LICENSED REAL ESTATE BROKER



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KYLE CHAIKIN

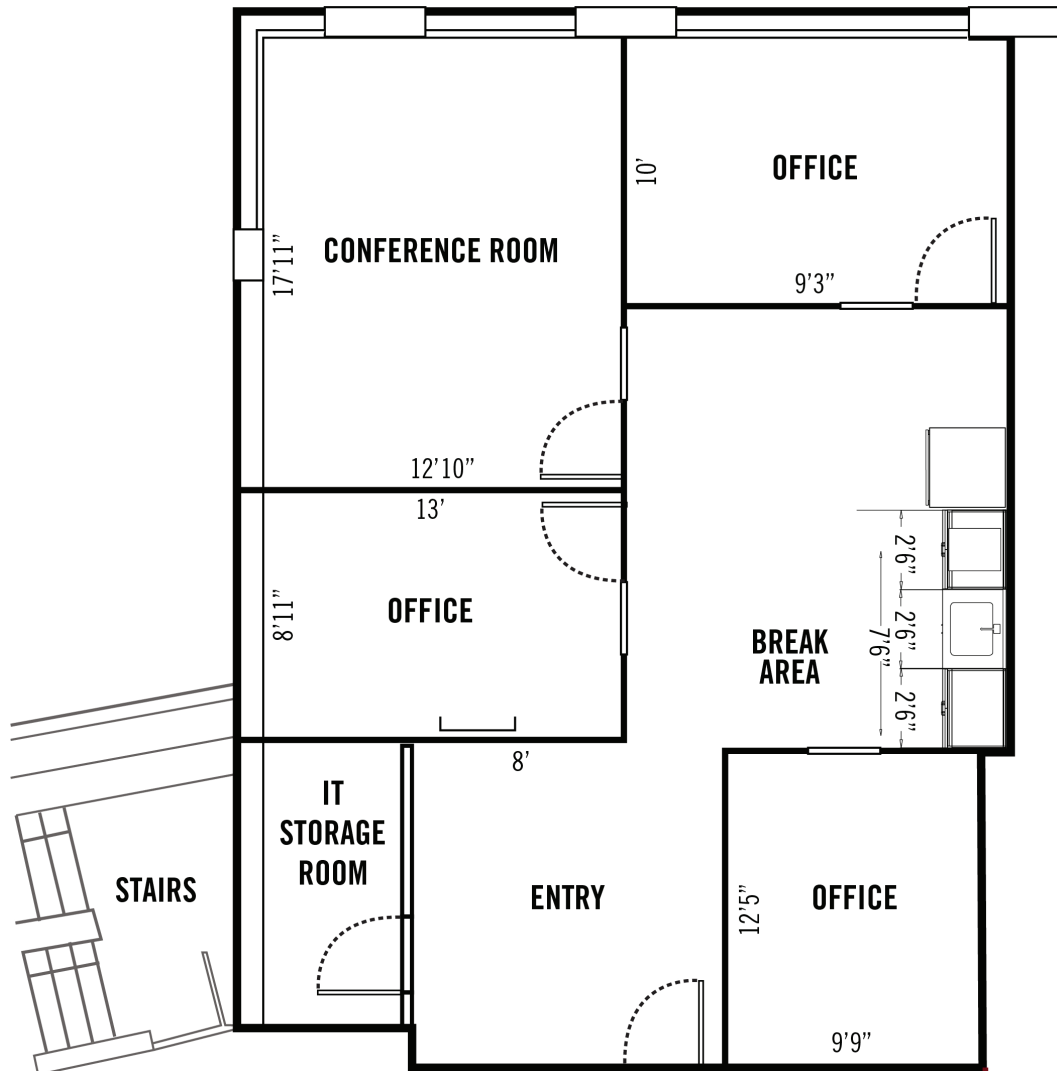
SENIOR ASSOCIATE

📞 813.559.2009

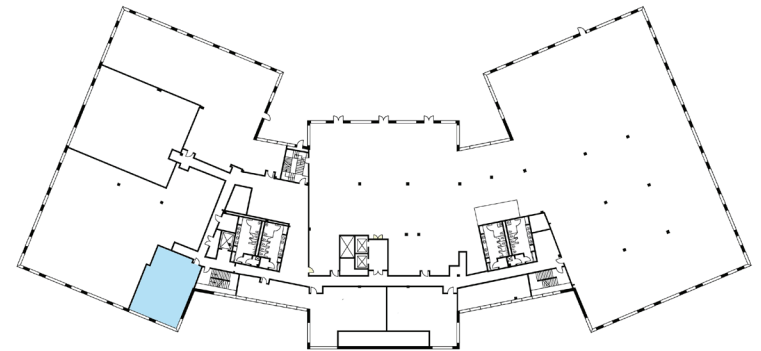
✉ Kyle.Chaikin@FranklinSt.com

FLOOR PLAN

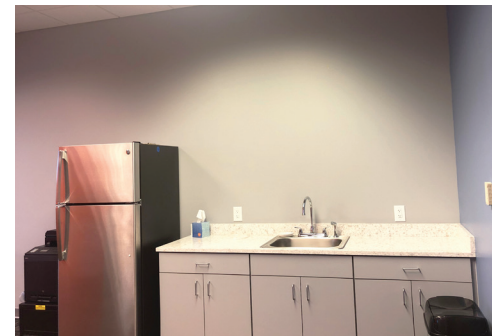
SUITE 270 : 1,340 RSF



2ND FLOOR PLAN



INTERIOR PHOTOS



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BUILDING AMENITIES

- Conferencing facility
- Controlled access
- Energy Star labeled
- Fitness center
- Property manager on site
- Reflecting lake



BUILDING LOBBY



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