

VACANCY & SARASOTA COUNTY OFFICE SPACE AVAILABILITY REPORT							
ECONOMIC DEVELOPMENT CORP OF SARASOTA COUNTY							
July 2017							
EXISTING BUILDINGS	TOTAL SF	VACANT SF	PERCENT	SUBLEASE	2017		
DOWNTOWN SARASOTA	2,232,890	304,636	13.6%	27,097	(107,198)		
LWR & UNIVERSITY PARKWAY	1,394,820	87,537	6.3%	22,547	10,371		
I-75 FRUITVILLE SOUTH TO CLARK	1,807,708	251,637	13.9%	1,400	(18,911)		
VENICE	523,166	130,127	24.9%	-	(245)		
NORTH PORT	261,135	62,675	24.0%	-	(2,132)		
SUBURBAN & SOUTH TRAIL	601,522	148,187	24.6%	11,189	(1,480)		
TOTAL	6,821,241	984,799	14.4%	62,233	(119,595)		
ABSORPTION BY YEAR							
EXISTING BUILDINGS	2004	2005	2006	2007	2008	2009	2010
DOWNTOWN SARASOTA	36,947	262,356	27,809	(84,598)	(98,788)	(57,998)	3,974
UNIVERSITY PARKWAY AREA	105,927	108,376	167,651	55,499	(10,637)	71,494	61,181
I-75 FRUITVILLE SOUTH TO CLARK	180,240	137,626	162,475	6,462	(37,724)	(17,960)	(109,670)
VENICE	-	7,438	TBD	TBD	-	-	(23,349)
NORTH PORT	43,750	28,350	TBD	TBD	30,000	35,621	11,408
SUBURBAN & SOUTH TRAIL	(512)	2,600	TBD	TBD	(6,168)	(3,032)	(8,494)
TOTAL	366,352	546,746	357,935	(22,637)	(123,317)	28,125	(64,950)
EXISTING BUILDINGS	2011	2012	2013	2014	2015	2016	
DOWNTOWN SARASOTA	11,347	(2,248)	17,532	(1,822)	46,007	35,420	
LWR & UNIVERSITY PARKWAY	(26,976)	55,197	15,188	10,753	16,132	19,069	
I-75 FRUITVILLE SOUTH TO CLARK	(41,307)	114,284	63,179	99,313	33,654	11,025	
VENICE	9,500	(16,298)	(13,190)	13,970	24,368	(1,724)	
NORTH PORT	(18,627)	36,381	20,785	42,164	30,516	1,890	
SUBURBAN & SOUTH TRAIL	(6,694)	11,780	(312)	18,820	4,842	15,077	
TOTAL	(72,757)	199,096	103,182	183,198	155,519	80,757	
The information in this report is provided for informational purposes only. Although the information is deemed to be reliable no warranties or guarantees are made as to its accuracy.							

July 2017																			
SARASOTA DOWNTOWN OFFICE MARKET SURVEY																			
3 Blocks either side of Main Street, 30,000 Square Feet & up																			
Contact - Dawn Fitzgerald - Hembree & Associates 951-1776																			
BUILDING	YEAR	NO.	TOTAL	S.F.	% OF	MAX	AVAIL.	SQ. FT.	GROSS/	OPERAT.	ADD ON	PARKING	2016	2017	CONTACT	COMPANY	PHONE	COMMENTS	
	BUILT	FLRS.	S.F.	VACANT	BLDG.	CONTIGUOUS	SUB LSE	COST	NNNN	COSTS	FACTOR	CHARGES	YTD	YTD	PERSON				
MULTI-TENANT BLDGS.																			
CLASS A																			
BANK OF COMMERCE	1858 Ringling Blvd	2007	3	22,000	15,808	72%	7,944	-	20.00-24.00	NNN	\$7.60			(15,808)	Diane Lawson	Sperry Van Ness	387-1200		
CENTER POINTE	2033 Main Street	1987	6	94,604	12,400	13%	6,500	4,730	\$24.50	GROSS	Inc. in Rent	12%	\$40.00	2,300	Bob Hillier	Center Point Group	366-0217	LL Pays Elec/ Water/ Int Jan	
COURTHOUSE CTR	1990 Main Street	2005	10	93,000	9,371	10%	9,371		\$25.00	NNN	\$10.15				Diane Lawson	Sperry Van Ness	387-1200		
FIVE POINTS	50 Central Ave	2004	16	87,680	30,000	34%	35,000	10,000	\$20.00	NNN	\$9.53	5-15%	\$65.00	(30,000)	Ken Hoskinson	Hembree & Associates	951-1776	Could rent up to 35,000 contig.	
BMO	240 Pineapple Ave	1986	11	125,810	4,268	3%	4,817		\$27.00	Full Service	\$10.60	17.4%	\$30-\$60	4,817	Jag Grewal	IBRE	906-8688		
HERALD TRIBUNE	1743 Main Street	2005	2	72,408	72,408	100%	72,408		\$20.00	NNN	\$11.94			(72,408)	Brent Miller	JLL	813-387-1310	Iberia there until 5/31/17	
KANE PLAZA	1 South School Ave	2000	10	78,513	7,491	10%	3,278	1,906	\$25.00	Mod Gross	\$7.25	15%	\$0.00	4,761	Melissa Harris	IBRE	906-8688	LL pays Water/ Sewer	
NORTHERN TRUST	1515 Ringling Blvd	1982	11	109,972	20,359	19%	10,810	0	\$17.00	NNN	\$11.50	3-19%	\$40.00	3,746	Alfie Hamilton	Colliers International	954-453-6050		
ONE SARASOTA TOWER	2 N Tamiami Trail	1988	12	137,139	8,401	6%	4,757		\$30.00 - \$36.00	Full Service	\$15.00	17%	\$65-\$75	1,992	Susanne Arbagy	ICORR - sarbagy@icorr.com	954-2300		
RINGLING SQUARE	1626 Ringling Blvd	2005	5	40,000	0	0%			\$25.00	NNN	\$11.43				Joe Hembree	Hembree & Associates	951-1776		
SARASOTA CITY CENTER	1819 Main Street	1989	13	247,891	21,671	9%	7,087		\$25.00 - \$27.00	Full Service	\$10.55	19%	\$0.00	5,699	Lori Hellstrom	Colliers International	365-1819	Includes electric & janitorial	
BB&T Financial Center	1800 2nd Street	1986	9	248,558	43,315	17%	9,753	3,631	\$19.00	Mod. Gross	\$3.50	23%	\$0.00	402	George Spector	Spector Group	365-0969	LL pays Water/ Sewer	
SUNTRUST	1777 Main Street	1975	10	98,966	0	0%	0	-	\$18.00	Full Service	\$9.75	19%	\$0.00	14,829	Susan Goldstein	Michael Saunders & Company	957-3730		
WELLS FARGO ADVISORS TOWER	1605 Main Street	1978	13	131,189	1,210	1%	1,357	1,794	Negotiable	Full Service	\$10.25	16%	\$25/\$55	2,500	Mark Curran	Benderson	359-8303		
PNC	1549 Ringling Blvd	1983	6	55,000	5,822	11%	5,000	-	\$17.50	NNN	\$9.50	0%	\$0.00	0	Ken Hoskinson	Hembree & Associates	951-1776		
ZENITH PLAZA*	1390 Main Street	1972	11	115,783	0	0%			\$25.00-\$40.00	GROSS	Inc. in Rent	2-12%	\$48.50						*Off the market
Class A Sub-total				1,758,513	252,524	14.4%		22,061					22,471	(99,799)					
CLASS B																			
THE POINTE/BANK ONE	240 N Washington Blvd	1974	7	45,466	14,200	31%	7,050		\$22.00	GROSS	Inc. in Rent	18%	\$0.00		Bob Hillier	The Point Group	366-0217	LL Pays Elec/ Water/ Int Jan	
BOLD	1680 Fruitville Rd	1986	4	41,250	5,740	14%	5,740		\$26.00	NNN	\$6.76	10%	\$0.00	(5,740)	Steve Horn	IBRE	906-8688	Bank Space	
PENN WEST	2801 Fruitville Rd	1988	2	108,100	0	0%			\$17.50 - \$18.50	GROSS	\$4.50	10%	\$0.00	0	Mike Caldwell		232-3167		
WOOD STREET		1984	2	62,000	5,753	9%	2,193		\$19.00	GROSS	\$6.00	0%	\$0.00	6,329	Gary Landsman	Executive Prop Mgt	365-0200	LL pays Water/ Sewer	
Class B Sub-total				256,816	25,693	10.0%		0					6,329	(7,306)					
CLASS C																			
1900 MAIN STREET	1900 Main Street	1988	3	28,000	2,487	9%	1,820		\$16.00	Mod Gross	Inc. in Rent	15%	\$0.00	3,456	Diane Lawson Linda Emery	Sperry Van Ness	387-1200	LL pays elec/ water/ sewer	
1970 MAIN STREET	1970 Main Street	1988	5	22,500	0	0%			\$12.50	GROSS	Inc. in Rent	14%	\$0.00		Diane Lawson Linda Emery	Sperry Van Ness	387-1200	LL pays elec/ water/ sewer	
BAYOU PROF. CENTER	1751 Mound Street	1984	3	30,000	0	0%			\$11.00	NNN	\$7.50	15%	\$0.00	9,447	Diane Lawson Linda Emery	Sperry Van Ness	387-1200	8,846 sf available 1/1/18	
1718 MAIN STREET	1718 Main Street		2	27,461	6,800	25%			\$10.00	NNN	\$5.00		(6,800)		Ashley Bloom	Sperry Van Ness	961-7109		
MIRA MAR CENTER		1922	2	44,000	1,985	5%			\$25.00	Mod Gross	+Elec/water/sew.	15%	\$0.00	517	Diane Lawson Linda Emery	Sperry Van Ness	387-1200	LL pays Water/ Sewer	
PALM TOWERS	1343 Main Street	1922	7	27,500	13,816	50%	4,710	5,036	\$21.00 - \$34.00	GROSS	\$6.30	0%	\$0.00		Steve Ross	Hembree & Associates, Inc.	951-1776	Sublease at \$28 psf gross	
U.S. GARAGE		1983	2	38,100	1,331	3%			\$20.00	GROSS	+ elec & Janitorial	0%	\$0.00	(1,331)	Diane Lawson Linda Emery	Sperry Van Ness	387-1200	LL pays Water/ Sewer	
Class C Sub-total				217,561	26,419	12.1%		5,036					6,620	(93)					
Class A, B, C Totals				2,232,890	304,636	13.6%		27,097					35,420	(107,198)					
STATUS UNKNOWN																			
MAIN PLAZA	1991 Main Stret	1986	2	262,000	100,000	38%	13,660		\$14.95 - \$23.50	GROSS	\$6.00	15%	\$0.00	(67,521)	(67,521)	New Owner - Redevelopment planned			

SARASOTA COUNTY - LAKEWOOD RANCH UNIVERSITY PARKWAY AREA																			
OFFICE SPACE AVAILABLE AND VACANCY REPORT																			
July 2017																			
EXISTING BUILDINGS	BLDG.	YEAR	NO.	TOTAL	S.F.	% OF	MAX	AVAILABLE	SQ. FT.	NNN	OPERAT.	ADD ON	2016	2017	LEASING	COMPANY	PHONE	COMMENTS	
	CLASS	BUILT	FLS.	S.F.	VACANT	BLDG.	CONTIGUOUS	SUBLEASE	COST	GROSS	COSTS	FACTOR	YTD	YTD	AGENT				
LAKEWOOD RANCH - UNIVERSITY PARKWAY																			
Single Tenant and Multi Tenant Buildings																			
7020 PROFESSIONAL PARKWAY EAST	B	2001	2	38,000	0	0%	0	0	\$14.00	NNN	\$4.50	No	7,500		Diane Lee/Cynd Myers	Wagner Realty	941-993-6344 / 737-1675		
CANNON BUILDING	A	2006	3	55,799	9,700	17%	6,540	0	\$22-\$23	MG	\$6.50	NO	1,217	(92)	Melissa Harris	Ian Black RE	941-906-8688	Grd Floor private entrance OWNER OCCUPIED	
CENTER OF FAITH AND FREEDON	B	2006	1	8,217	0	0%		0	n/a										
CRESTWOOD-OFFICE ONLY	B	2004	1	41,141	0	0%		0	\$12-\$18	NNN	\$5.50	NO			Cyndi Myers	Wagner Realty	941-737-1675		
NEAL COMMUNITIES	B	2004	2	27,875	3,300	12%		0	\$12.50	GROSS		NO							
ENERGY COURT CENTER	A	2008	3	26,552	0	0%		0	\$14.00	NNN	\$5.68	1.14					LWR Commercial	941-907-6677	
ENERGY COURT CONDO	B	2008	1	10,048	0	0%		0	\$100								LWR Commercial	941-907-6677	
FCCI INS GP @ LWR	A	2001	3	260,000	0	0%		0	N/A	N/A	N/A	N/A			N/A	FCCI Ins. Group	(800) 226-3224		
GARDEN OFFICE PARK	B	2002	1	34,088	1,400	4%		0	\$11.25	NNN	\$5.99	NO					Multiple agents		
HALFACRE CONSTRUCTION	B	2000	1	10,000	0	0%		0	N/A	N/A	N/A	N/A			Jack Cox	Halfacre Const	941-907-9999		
VESTA BUILDING	B	2000	1	20,450	6,092	30%		0	\$18.00	GROSS	\$5.00	NO			Michele Fuller	IBRE	941-906-8688		
HEALTH TRUST	A	2007	2	13,750	0	0%		0	\$19.00	MG					Melissa Harris	IBRE	941-906-8688		
INTERSTATE COMMERCE CENTER	A	2006	3	75,500	0	0%		0		FSG	\$9.50	??			Mike Fisher	CB Richard Ellis	813-273-8419		
KEISER @ LWR, University Commons	A	2001	3	75,500	7,800	10%		1,738	\$24.00	FSG	\$9.00	0			Mike Fisher	CB Richard Ellis	813-273-8419		
Former Lawson Bldg		2004	1	9,091	0	0%													
DATUM BUILDING	B	2000	1	10,626	0	0%		0	\$12.50	NNN	N/A	N/A			Susan Goldstein	Michael Saunders	957-3730		
MAGNOLIA GREEN #3	A	2005	2	49,034	6,108	12%		0	\$16.00	NNN	\$5.50	1.10			Joe Hembree	Hembree & Associates	941-951-1776		
MAGNOLIA GREEN #8	B	2006	1	30,000	3,866	13%	2,355	0	\$14.00	NNN	\$5.50	NO			Melissa Harris	Ian Black RE	941-906-8688		
STATE COLLEGE OF FLORIDA	B	2002	2	36,000	0	0%		0	n/a	N/A	N/A	N/A			Phil Van Ess	Manatee Comm. Colled	941-852-5215	Owner Occupied	
MEDALLION/LAWSON	B	2009	2	9,114	4,459	49%		0	n/a	NNN	\$4.00	NO							
WESSEL BUILDING	B	2009	2	9,114	0	0%			\$17.50	Mod Gross					Cyndi Myers	Wagner Realty	941-737-1675		
BOB GREENE	B	2004	1	10,720	9,000	84%		0	\$10.00	NNN	\$6.50	NO	(2,500)	(6,500)	Diane Lee/Cynd Myers	Wagner Realty	941-993-6344 / 737-1675		
MILES MEDIA	A	2002	2	28,600	0	0%	0	0	\$15.00	NNN	\$6.11	1.15	(484)	1,704	Melissa Harris	Ian Black RE	941-906-8688		
MYERS II LAKEVIEW	B	2005	1	10,000	0	0%		0	\$18.00	NNN	\$4.00	NO							
NUMISMATIC GUARANTEE	B	2006	1	45,000	0	0%		0	na	NNN								OWNER OCCUPIED	
PARTNERS IN PRACTICE	B	2007		20,809	0	0%	20,809	20,809	\$14-\$15	NNN					Susan Goldstein	Michael Saunders	957-3730		
PJ I LABCORP	B	2001	1	10,000	0	0%		0	\$16.00	NNN	\$5.25	NO			Diane Lee/Cynd Myers	Wagner Realty	941-993-6344 / 737-1675		
PJ II	B	2004	1	10,000	0	0%		0	\$16.50	GROSS	\$5.25	NO	960		Diane Lee/Cynd Myers	Wagner Realty	941-993-6344 / 737-1675		
PJ III	B	2006	1	10,000	2,201	22%		0	\$15.00	GROSS	\$5.25	0		(2,201)	Diane Lee/Cynd Myers	Wagner Realty	941-993-6344 / 737-1675	(2) 2,199 sf can combine	
R. E. CRAWFORD BLDG.	B	2002	2	19,000	1,000	5%	4,300	0	\$19.00	GROSS	\$7.00	1.15	2,100	1,000	Tom Bible	VIP Realty	813-475-6019		
ROBINS - OFF/CONDO @ LWR	B	2001	1	10,250	951	9%		0	\$13.00	NNN	\$3.85	NO							
RTI INSURANCE COMPANY	B	2005	2	20,000	0	0%	0	0	\$18.50	GROSS		NO	2,300		Melissa Harris	IBRE	941-906-8688	2nd floor can be made available	
PALM PRINTING	B	2002	1	11,000	0	0%	0	0	\$17.00	GROSS	N/A	N/A			Melissa Harris	IBRE	941-906-8688		
LWR CORPORATE BLDG A	B	2000	1	25,600	0	0%		0	\$13.00	NNN	\$7.19	NO	1,676		Melissa Harris	Ian Black RE	941-906-8688	Includes Electric	
LWR CORPORATE BLDG B	B	2001	1	19,928	0	0%		0	\$13.00	NNN	\$7.92	NO	2,350		Melissa Harris	Ian Black RE	941-906-8688	Includes Electric	
TECHNOLOGY PARK PHASE 1	B	2005	1	29,781	4,650	16%		0	N/A	NNN	N/A	N/A		5,545	Joe Hembree	Hembree & Associates	941-951-1776		
TECHNOLOGY PARK PHASE 2	B	2006	1	26,400	0	0%		0	\$12.00	NNN	\$5.50	NO			Joe Hembree	Hembree & Associates	941-951-1776	various realtors/ Susan Goldstein	
TIMBERLAKE OFFICE BLDG/MYERS	B	2004	1	8,800	1,650	19%	1,650	0	\$18.00	GROSS	\$5.47	NO	2,700	1,650	Jeff Hoffman				
WILLIS A. SMITH		2008	1	17,900	0	0%		0	\$19.50	GROSS	5.00				Nick DeVito	Ian Black RE	941-906-8688		
STANTEC	B	1998	1	18,633	0	0%		0	N/A	N/A	N/A	N/A			Brian Kennelly	Starling Group	941-378-1740		
R. E. CRAWFORD BLDG. II	B	2016	1	10,000	1,985				19.00	NNN				8,015	Stan Rutstein	RE/Max	941-758-7777		
LWR SUB TOTAL				1,212,320	64,162	5.3%		22,547					17,819	9,121					
SARASOTA MEMORIAL	B	2001	2	30,000	0	0%		0	N/A	N/A	N/A	N/A			Sarasota Memorial	Sarasota Memorial		Univ. at Honore	
BARRINGTON 2910 - 2946 UNIV WEST	B	2003-4	1	20,000	0	0%		0	\$11.00	NNN	\$4.89	NO			Melissa Harris	Ian Black RE	941-906-8688		
AVANTI 3050 - 3066 UNIV WEST	B	2004	1	20,000	1,250	6%	2,500	0	\$14.00	NNN	\$5.00	NO	1,250	1,250	Nick Devito	IBRE	941-906-8688		
INTEGRA CLICK	A	2008	3	80,000	0	0%		0	\$12.00	NNN	\$5.50				Jag Grewal	IBRE	941-906-8688		
2970 UNIVERSITY PKWY		2007	2	23,000	15,000	65%		0	12.75	NNN					Barry Siedel				
University Parkway Pavilion	A	2009	1	9500	7,125	75%			12.00	NNN	est \$3.50	N/A			Susan Goldstein	Michael Saunders	941-957-3700	2 bldgs @ 4,750 sf ea, raw space, build-to-suit	
SUB-TOTAL				182,500	23,375	12.8%		0					1,250	1,250					
GRAND TOTAL:				1,394,820	87,537	6.3%		22,547					19,069	10,371					
UNDER CONSTRUCTION:																			
CENTAURI INSURANCE	A	2017	3	30,000	11,079	36.9%									Cheri O'Neil	Savilla Studley	813-787-5669	September-17	
SUB-TOTAL				3,012,140	211,513	7%													
GRAND-TOTAL				4,406,960	299,050	6.79%													

SARASOTA COUNTY - FRUITVILLE & SO. TO CLARKE								Contact		Brian Kennelly 378-1740 ext. 114													
VACANCY & AVAILABILITY REPORT - MINIMUM 10,000 SF																							
July-17																							
EXISTING BUILDINGS		BLDG. CLASS	YEAR BUILT	NO. FLRS.	TOTAL S.F.	S.F. VACANT	% OF BLDG.	MAX CONTIGUOUS	AVAILABLE SUBLEASE	SQ. FT. COST	NNN GROSS	OPERAT. COSTS	ADD ON FACTOR	2016 YTD	2017 YTD	LEASING AGENT	COMPANY	PHONE	COMMENTS				
SARASOTA-FRUITVILLE ROAD SOUTH TO CLARKE ROAD AREA																							
GATEWAY 301 N. Cattlemen	301 N. Cattlemen Road	A	1999	3	65,247	3,849	6%	3,849	0	\$16.00	NNN	\$8.20	14 - 17%	3,558		Alfie Hamilton	Colliers International	941-554-1493	3,558 available April 2017				
GATEWAY 401 N. Cattlemen	401 N. Cattlemen Road	A	2000	3	65,433	25,037	38%	22,597	0	\$16.00	NNN	\$8.20	13 - 21%			Alfie Hamilton	Colliers International	941-554-1493	plus janitorial				
GATEWAY 551 N. Cattlemen	551 N. Cattlemen Road	A	2004	3	48,294	1,932	4%	1,932	0	\$16.00	NNN	\$8.20	8 - 12%	2,365			Colliers International	941-554-1493	plus janitorial				
GATEWAY 501 N. Cattlemen	501 N. Cattlemen Road	A	2006	3	65,993	0	0%	0	0	\$16.00	NNN	\$8.20	8 - 10%			Alfie Hamilton	Colliers International	941-554-1493	plus janitorial				
ACCESS MEDICAL	600 N Cattlemen Road	A	2006	2	45,000	0	0%	0								Dr. Miley	Access Medical	941-342-1754					
SABAL PALM BANK	5101 Fruitville Road	A	2007	2	23,603	0	0%	0	0	\$10.00	NNN	6.98	15%			Nevin Thomas	Commercial Mgt & Leasing	(941) 957-3060					
S. COMMERCE CENTER II	101 Paramount Drive	A	1999	3	151,915	8,912	6%	7,314	0	\$25.00	FULL SERVICE	\$8.87	13.5%		622	Anne-Marie Ayers Kelley Matheson	CB Richard Ellis	813-273-8489					
OSPREY COMMERCE CENTER	100 Paramount Drive	A	1991	3	81,000	16,330	20%	13,823	0	\$26.00	SERVICE	\$9.22	16%	(19,297)	3,057	Lori Hellstrom	Colliers International	727-450-6964	Includes Electric and janitorial				
106 CATTLEMEN	106 Cattlemen Road	B/ FLEX	1999	1	45,340	30,000	66%	30,000	0	\$8.00	NNN	\$2.75	NO				American Property Group						
LIVE OAK BUSINESS	5957 Cattlemen Lane	OFFICE/FLEX	1986	1	19,000	0	0%	1,701	0	\$15.00	GROSS	\$4.14	NO	1,701		Melissa Harris	Ian Black Real Estate	941-906-8688					
LIVE OAK OFFICE CENTER	2201 Cantu Court	B	1990	2	63,054	4,717	7%	8,101	0	\$12.00	NNN	\$4.95	2.5%	21,158		Lori Hellstrom	Colliers International	727-450-6964					
LIVE OAK COMMERCE CTR.	2251 Cattlement Road	B/FLEX	1983	1	15,300	5,100	33%	0	0	\$12.50	GROSS	\$5.25	NO	(5,100)		Lori Hellstrom	Colliers International	727-450-6964					
LIVE OAK CORPORATE CTR.	2601 Cattlemen Road	A	1989	5	72,000	12,313	17%	15,684	0	\$14.00	NNN	\$7.02	16%	(4,654)	8,025	Lori Hellstrom	Colliers International	727-450-6964					
LIVE CORPORATE CENTER II	2621 Cattlemen Road	A	2007	2	23,000	6,368	28%	11,597	0	\$14.00	NNN	\$ 6.64	16%		5,229	Lori Hellstrom	Colliers International	727-450-6964					
CATTLERIDGE - HOVERROUND	6010 Catteridge Drive	A	2004	3	70,000	70,000	0%	0	0		NNN			(70,000)		Melissa Harris	Ian Black Real Estate	941-906-8688					
CATTLERIDGE I	5971 Catteridge Blvd	B	1997-1998	2	29,370	0	0%	0	0	\$11.00	NNN	\$6.02		8,597		Melissa Harris	Ian Black Real Estate	941-906-8688					
CATTLERIDGE II	5969 Catteridge Blvd	B	1997-1998	2	29,370	1,801	6%	1,801	0	\$14.00	NNN	\$5.25				Melissa Harris	Ian Black Real Estate	941-906-8688	Medical Office Suite				
CATTLERIDGE III	5951 Catteridge Ave	B	1997-1998	2	35,000	0	0%	0	0	\$9.00	NNN	\$4.90				Brian Kennelly	Starling Group	941-378-1740	ext. 114				
CATTLERIDGE PROF. CTR.	3501 Cattlemen Road	B	2000	1	10,000	0	0%	0	0	\$19.00	NNN	\$7.98	NO			Melissa Harris	Ian Black Real Estate	941-906-8688	3,370 sf available May 2017				
CATTLERIDGE FINANCIAL	6000 Catteridge Blvd	A	2005	3	47,951	5,489	11%	0	0	\$14.50	NNN	\$6.25	15%	(5,489)		Melissa Harris	Ian Black Real Estate	941-906-8688					
INTERCOASTAL MEDICAL CENTER	3333 Cattlement Road	A	2002	2	42,000	0	0%	0	0	\$19.00	NNN		8%			Brian Kennelly	Starling Group	941-378-1740	ext. 114				
CATTLERIDGE BUSINESS CENTER	2801 Cattlemen Road	OFFICE/FLEX	2000	1	66,000	13,834	21%	13,834	0	\$12.00	NNN	\$4.53	NO	3,959		Melissa Harris	Ian Black Real Estate	941-906-8688					
KENNEDY WHITE	6050 Catteridge Blvd	A	2007	3	38,000	0	0%	0	0	\$15.00	NNN	\$ 6.00											
SARASOTA MEDICAL CENTER	5741 Bee Ridge Road	A	1986	5	119,903	6,419	5%	13,000	0	\$25.50	GROSS	\$8.50	18%	28,581		Barry Edwards	Barry Edwards & Assoc.	941-921-1023					
RIDGEGATE I	5632 Bee Ridge Road	B	1996	2	17,401	3,995	23%	0	0	\$16.00	MG		N/A			Kevin Robbins	Harry Robins Realty						
RIDGEGATE II,III	5664 Bee Ridge Road	B	1996	2	34,800	3,965	11%	1,376	0	\$19.50	GROSS	N/A	N/A	(2,589)		Melissa Harris	Ian Black Real Estate	906-8689					
CENTERGATE OFFICE BUILDING	5802 Bee Ridge Road	B	2007	1	10,900	3,568	33%	0	0	\$16 to 19	NNN	5.12				Cara	Coastal States Realty	800-282-7869	behind Walgreens next to Publix				
MAXFIELD OFFICE BLDG.	5831 Bee Ridge Road	A	2000	3	42,851	3,900	9%	4,335	0	\$14.00	NNN	\$11.00	14%	(435)		Steve Horn	Ian Black Real Estate	941-906-8689	7,000 sf of additional vacancy August				
INTERSTATE CORP. CENTER	325 Interstate Blvd	OFFICE/FLEX	1989-1998	2	137,905	8,882	6%	8,094	0	\$8.50	NNN	\$2.80	N/A	7,335		Dave Greenfield	1st Property Group	941-377-5255	Vac. - US Home, Many Small Units reflect Upper end of rental range				
CAST BUILDING	4440 Fruitville Road	B	2004	2	24,872	0	0%	0	0	\$18.00	NNN	\$6.50	0%			Steve Horn	Ian Black Real Estate	941-906-8689	for sale/ lease				
SUNRISE OFFICE CENTER		B	2002	1	13,000	1,500	12%	0	0	\$12.00	NNN	\$5.50	0%			Bill Preissner Dawn Fitzgerald	Hembree & Associates	941-951-1776					
GATEWAY Retail/Office Center		A	2005	1	9,800	0	0%	0	1,400	\$25.00	NNN		NO			Gavin Meshad	Sarasota Coast Realty	941-342-1754					
HEALTH SOUTH CENTER		B	2005	1	43,000	0	0%	0															
SAWYER OAKS PROF PARK		B	2005	1	91,006	1,506	2%			\$18.50	GROSS					Deborah Schrock		941-894-5079					
CLARK STATION		B	2005	1	45,000	4,311	10%	0	0	148 psf		\$6.62				Barry Edwards	Barry Edwards & Assoc.	941-921-1023					
PALEO PARK OF COMMERCE	8130 Fruitville Road	OFFICE/FLEX	2006	1	20,400	0	0%	0		\$12.50	NNN	\$4.75	NO										
PALEO 8	8221 Vicela Drive	B	2007	2	22,000	4,509	20%	0	0		NNN		NO	5,491		Jag Grewal	IBRE	941-906-8688					
SARASOTA MEMORIAL AT CLARK		A	2007	2	23,000	3,400	15%		0	\$21.50	NNN	9.50				Kelly Munch	Center for Advanced Medicine	941-917-1470					
GRAND TOTAL - EXISTING					1,807,708	251,637	14%		1,400					11,025	(18,911)								
FUTURE PROJECTS PLANNED:																							
SUB-TOTAL					0	0																	

SARASOTA COUNTY - VENICE																				
OFFICE SPACE AVAILABLE AND VACANCY REPORT																				
July 2017																				
Contact Dan McLeroy - Harry Robins 924-8346																				
EXISTING BUILDINGS	ADDRESS	BLDG. CLASS	YEAR BUILT	NO. FLS.	TOTAL S.F.	S.F. VACANT	% OF BLDG.	MAX CONTIGUOUS	AVAIL. SUBLEASE	SQ. FT. COST	NNN GROSS	OPERAT. COSTS	ADD ON FACTOR	2016 YTD	2017 YTD	LEASING AGENT	COMPANY	PHONE	COMMENTS	
Lakeview Office Park	405 Commercial Ct.	B		1	9,878	3,204	32%		0	\$12.00	NNN		0	(1,128)		Stan Lewis	Golden Key Properties	775-624-6500		
Lakeview Office Park	411 Commercial Ct.	B	2001	1	5,242	0	0%		0	\$14.00	NNN		0			Ashley Bloom	Sperry Van Ness	(941) 366-1136		
Lakeview Office Park	415 Commercial Ct.	B	2001	1	7,372	3,538	48%		0	\$14.50	Gross		0			Ashley Bloom	Sperry Van Ness	(941) 366-1136		
Lakeview Office Park	417 Commercial Ct.	B	2002	1	9,268	3,201	35%		0	\$12.00	NNN		0			Steven Larkin	Michael Saunders	(941) 201-7248		
Lakeview Office Park	395&401 Commercial Ct.	B	1998/99	1	20,474	2,261	11%		0	\$12.00	NNN		0				Merritt Realty	941-861-4421		
Lakeview Office Park	375 Commercial	B		1	7,636	1,118	15%			\$12.00	NNN					Barry Seidel	American Property	941-923-0535		
Lakeview Office Park	389 Commercial	B		1	9,557	2,136	22%			\$12.00	MG					Barry Seidel	American Property	941-923-0536		
Lakeview Office #7	421 Commercial Ct.	B	2003	1	12,052	3,300	27%		0	\$12.00	NNN	\$ 3.50	0			Stan Lewis	Golden Key Properties	775-624-6500		
Lakeview Office #8	425 Commercial Ct.	B	2006	1	16,297	4,500	28%		0	\$12.00	MG	\$3.50	0	2,950		Stan Lewis	Golden Key Properties	775-624-6501		
Sarasota Orthopedics	435 Commercial Ct.	A	2007	3	17,103	4,993	29%		0	\$19.00	NNN			(484)	1,312	Gail Bowden	Michael Saunders	(941) 223-1525		
Tandem Center	333 S. Tamiami Tr.	B	1982	3	61,165	20,000	33%	2,300	0	\$12-16	MG	N/A	0		(6,985)	Terry Purdy	Merritt Realty	941-270-9970		
Fountain Square Venice	1101 S. Tamiami Trl	C	1986	2	30,000	20,000	67%		0	\$14.50	Gross	N.A.	0			Jean Surratt	Coldwell Banker	(727) 943-9000	suites from 2,500 to 14,000 sf	
St. Andrews MOB	1370 Venice Avenue E	B	1998	2	64,147	3,858	6%		0	\$15.00	NNN	\$ 9.77	1.14		(258)	Brian Sternberg	Greenfield Properties	800-392-2902		
Venetia Bay - Heart	901 Venetial Bay Blvd.	A	1994	3	28,855	11,674	40%	-	0	\$14.00	NNN	\$5.00	0		(543)	Barry Seidel	American Property	(941) 923-0535		
Venetia Bay - Merrill	871 Venetial Bay Blvd.	A	1998	3	45,776	15,045	33%	-	0	\$17.75	NNN	N.A.	0		6,229	Barry Seidel	American Property	(941) 923-0536		
Tuscany Commons	1790 Venice Ave.	A	2006	2	17,158	2,081	12%	3,556		\$14.00	NNN	\$ 4.00		(4,550)		Barry Seidel	American Property	941-923-0535		
Bank of America (Venice Downtown)	304 W. Venice Ave.	B	1975	3	32,652	9,737	30%	9,000	0	17.50- 25	Gross	N/A	1.05	360	0	Dan McLeroy	Harry Robbins	(941) 924-8346		
Venice Commons	1491/1499 E. Venice	A	2007	1	25,000	1,937	8%		0	\$15.00	NNN	\$ 5.00	0			Rico Boeras	Sarasota Commercial	(941) 374-7426		
SunTrust Building	200 S. Nokomis	A	1963	2	34,155	5,637	17%		0	\$18.00	MG					Susan Goldstein	Michael Saunders	(941) 350-9747		
Stearns Bank	201 Center Rd	A		2	18,252	7,512	41%	0.00	3-5yrs	\$12.00	MG	3%				Ryan Hoffman	Wagner Realty	941-773-9184		
SunTrust Building	1000 N Tamiami Tr	B	1988	2	14,000	0	0%		0	\$10.00	MG			250		Nick DeVito	Ian Black	(941) 928-1243		
West Villages Office	19503 S West Village Pkwy	B	1999	1	17,566	2,228	13%			\$8.00	MG			6,631	3,955	Dan McLeroy	Harry Robbins	(941) 924-8346		
Center Park	153 Center Road	B	1991	1	19,561	2,167	11%			\$10.00	NNN			(987)		Terry Eastman	Coldwell Banker	941-914-2936	5 buildings	
SUB-TOTAL					523,166	130,127	24.87%		0					(1,724)	(245)					
NEW CONSTRUCTION:																				
GRAND-TOTAL																				
					523,166	130,127	24.87													

SARASOTA COUNTY - NORTH PORT																	
OFFICE SPACE AVAILABLE AND VACANCY REPORT																	
July 2016																	
EXISTING BUILDINGS																	
ADDRESS																	
BLDG. CLASS	YEAR BUILT	NO. FLS.	TOTAL S.F.	S.F. VACANT	% OF BLDG.	MAX CONTIGUOUS	AVAIL. SUBLEASE	SQ. FT. COST	NNN GROSS	OPERAT. COSTS	ADD ON FACTOR	2016 YTD	2017 YTD	LEASING AGENT	COMPANY	PHONE	
BOBCAT SQUARE PROFESSIONAL CENTER																	
B 2007 1 35,075 3,890 11% 0 \$14.50 NNN \$4.00 1890																	
<i>Bobcat Square Units</i>																	
3015 Bobcat Village Center Rd. - Unit 1 B 2007 1 1,890 1,890 Ron Struthers, Natalie Rodriguez Coldwell Banker Commercial NRT (941) 769-3316 (941) 888-4522																	
3045 Bobcat Village Center Rd. - Unit 2 B 2007 1 2,734																	
3075 Bobcat Village Center Rd. - Unit 3 B 2007 1 2,757																	
3105 Bobcat Village Center Rd. - Unit 4 B 2007 1 2,734																	
3135 Bobcat Village Center Rd. - Unit 5 B 2007 1 2,734 Karl Ruch Flagship Builders (941) 276-0516																	
3165 Bobcat Village Center Rd. - Unit 6 B 2007 1 4,687 Karl Ruch Flagship Builders (941) 276-0516																	
3149 Bobcat Village Center Rd. - Unit 14 B 2007 1 1,890																	
3335 Bobcat Village Center Rd. - Unit 15-1 B 2007 1 2,905 1,000 \$15.00 MG Wayne Rasmussen Legacy Property Services (941) 356-5200																	
3365 Bobcat Village Center Rd. - Unit 15-2 B 2007 1 972																	
3455 Bobcat Village Center Rd. - Unit 18 B 2007 1 3,924 1,000 \$ 10.00 NNN \$4 Tom Wagenhauser Ryntal, LLC (941) 462-2110																	
3505 Bobcat Village Center Rd. - Unit 19 B 2007 1 3,924																	
3535 Bobcat Village Center Rd. - Unit 20 B 2007 1 3,924																	
TOLEDO BLADE PROFESSIONAL CENTER																	
1 62,305 16,985 27% \$ 12.00 NNN																	
<i>Toledo Blade Units</i>																	
2562 Commerce Pkwy - Building 11 B 2006 1 2,774																	
2564 Commerce Pkwy - Building 12 B 2006 1 2,774 2,774 \$ 12.00 NNN (2,774) Brooke Milton-Grundig (941) 661-4421																	
2566 Commerce Pkwy - Building 13 B 2006 1 2,774																	
2570 Commerce Pkwy #1501 B 2006 1 2,853 \$ 12.00 NNN Steve Lewis Golden Key Properties (775) 624-6500																	
2576 Commerce Pkwy #1502 B 2006 1 2,853 \$ 12.00 NNN Steve Lewis Golden Key Properties (775) 624-6500																	
2568 Commerce Pkwy #1601 B 2006 1 2,853 2,853 \$ 12.00 NNN Steve Lewis Golden Key Properties (775) 624-6500																	
2574 Commerce Pkwy #1602 B 2006 1 2,853 \$ 12.00 NNN Steve Lewis Golden Key Properties (775) 624-6500																	
2580 Commerce Pkwy - Building 17 B 2007 1 2,774 2,774 \$ 12.00 NNN Steve Lewis Golden Key Properties (775) 624-6500																	
2582 Commerce Pkwy - Building 18 B 2007 1 2,774 2,774 \$ 12.00 NNN Steve Lewis Golden Key Properties (775) 624-6500																	
2584 Commerce Pkwy - Building 19 B 2007 1 2,774 2,774 \$ 12.00 NNN Steve Lewis Golden Key Properties (775) 624-6500																	
2555 N. Toledo Blade - Building 2 B 2006 1 5,865 0 \$13.00 NNN 0 Steve Lewis Golden Key Properties (775) 624-6500																	
2559 N. Toledo Blade - Building 3 B 2005 1 2,853																	
* 2563 N. Toledo Blade - Building 4 B 2005 1 2,853 0 \$10.00 GROSS 0 Wayne Rasmussen Legacy Property Services (941) 356-5200																	
2565 N. Toledo Blade - Building 1 B 2003 1 2,853																	
2567 N. Toledo Blade - Building 5 B 2003 1 2,853																	
2569 N. Toledo Blade - Building 10 B 2002 1 2,839																	
2571 N. Toledo Blade - Building 6 B 2002 1 2,853																	
2573 N. Toledo Blade - Building 9 B 2000 1 2,853 2,036 \$10.00 NNN Barry Seidel American Property Group (941) 923-0535																	
2575 N. Toledo Blade - Building 7 B 2000 1 2,817 1,000 \$14.00 MG 0 Brett Bishop KW Commercial Peace Riva (941)-281-5002																	
2579 N. Toledo Blade - Building 8 B 2000 1 5,610 \$8.00 NNN Ron Struthers, Natalie Rodriguez Coldwell Banker Commercial NRT (941) 769-3316 (941) 888-4522																	
NORTH PORT COMMONS																	
14830 South Tamiami Trail A 2006 2 20,778 5,148 25% 0 \$18.00 NNN \$5.00 0 (513.00) Howard Corr Coldwell Banker (941) 815-2129																	
WOODLANDS OFFICE PARK - SOUTH BUILDING																	
A 2007 1 40,000 0 0% 0 \$12.00 NNN \$2.75 0 Mark Curran Benderson (941) 359-8303																	
SUMTER COMMERCE BUILDING																	
4415 Aidan Ln. A 2007 2 23,292 11,807 51% 0 \$15.00 NNN \$5.35 Greg McNutt Ciminelli RE Services of FL (813) 908-1727																	
SARASOTA MEMORIAL HEALTH CARE CENTER																	
2345 Bobcat Village Center Rd. A 2009 2 50,000 0 0% \$20.00 GROSS Pat Burke Sarasota Memorial Hospital (941) 917-1275																	
PAN AMERICAN PROFESSIONAL CENTER																	
5900,5920, & 5690 Pan American Blvd. A 2007 2 29,685 24,845 84% 0 \$18.00 NNN \$5.00 1,155.00 Danny Nix Nix and Associates (941) 924-0800																	
TOTAL																	
261,135 62,675 24% 0 1,890 (2,132)																	

SARASOTA COUNTY - OTHER SUBURBAN																					
OFFICE SPACE AVAILABLE AND VACANCY REPORT																					
April 2017																					
Contact Susan Goldstein - Michael Saunders 350-9747																					
BUILDING NAME	ADDRESS	BLD. CLASS	YEAR BUILT	NO. OF BIDS/ FLRS	TOTAL SIZE (SF)	SF VACANT	%	MAX CONTIGUOUS	AVAIL. SUBLEAS E	SQ. FT. COST	NNN GROSS	OPERAT. COSTS	ADD-ON FACTOR	2016 YTD	2017 YTD	LEASING AGENT	COMPANY	CONTACT #	COMMENTS		
EXISTING BUILDINGS																					
Executive Center	3665 Bee Ridge	B	1982	3	29,040	1,480	5%		-	\$14.00	NNN	\$4.80	0	1,087	(1,480)	Nevin Thomas	Comm. Mgt. & Leasing	(941) 957-3060	nevincmlc@aol.com		
Midtown Office Park	1215, 1217, 1219 East A	B		3 bldg	65,127	2,200	3%		-	\$14.00	NNN	\$7.00		14,283		Gavin Meshad	JW Management	941-342-1754	gavin@jwmmanagement.com		
Midtown Plaza	1299 S. Tamiami Trl.	B			28,000	4,000	14%		-	\$13-\$14	GROSS					Gavin Meshad	JW Management	(941) 342-1754	gavin@jwmmanagement.com		
Mediterranean Plaza	595 Bay Isle Road	B	1986	2	25,000	250	1%		-	\$21-\$26	GROSS	\$8.00					Getzen Realty	941-266-0227	jim@getzenrealty.com		
Bahia Vista Center	2750 Bahia Vista	B	1977	2	88,104	43,696	50%		-	\$13.50	GROSS	\$4.50				Joe Hembree	Hembree & Assoc.	941-951-1776			
Potter Park	Potter Park Dri.	B	2000		20,000	4,500	23%		1,200	\$20.00	GROSS		0								
Remax on Webber	2001 S. Tamiami Trl.	A	2003		29,000	15,000	52%		-				0			Gavin Meshad	Sarasota Coast Realty	941-343-6104	Webber at 41		
1250 Medical Complex	1250 S. Tamiami Trl.	A	2005	4	49,000	6,435	13%	4,128	1,758	\$25.50	NNN	\$8.78		(897)		Lee DeLieto, Sr.	Michael Saunders	(941) 957-3730	Includes vanilla shell. Will subdivide.		
Northwood Bus. Park	Lockwood Ridge Rd	A	2008	3	15,000	0	0%		-	\$15.50	GROSS	\$5.50	9.3%	1,104		Melissa Harris	Ian Black Real Estate	941-906-8688			
Sterling Park	2900 Bee Ridge		2008	2	13,341	1,901	14%			22 - 24	NNN					Gary Horn		DO NOT CALL	wants to stay away from realtors		
	8588 - 8586 Potter P	B		1	16,000	2,500	16%			\$8.00	NNN	\$ 505.00		(500)		Nick Devito	Ian Black Real Estate	941-539-2812			
Bay Street Village	51 S. Tamiami Trl.	A	2007		58,000	58,000	100%		-	\$25 - \$30	NNN		19%								
Waldemere Medical Plaza	1921 Waldemere Street	A	1990	8	149,710	8,225	5%		8,231	\$34.00	Full Service	13.26									
Tidewell	3550 S. Tamiami Trail	A		3	16,200	0	0.00			\$16-\$25	NNN					David Lafferty	Tidewell		Owner Occupied		
TOTAL					601,522	148,187	24.6%	11,189								15,077	(1,480)				
NEW PROJECTS PLANNED:																					
Northwood Bus. Park II	Lockwood Ridge	A	2013							\$ 17.50						1789		Ian Black Real Estate	941-539-2812		