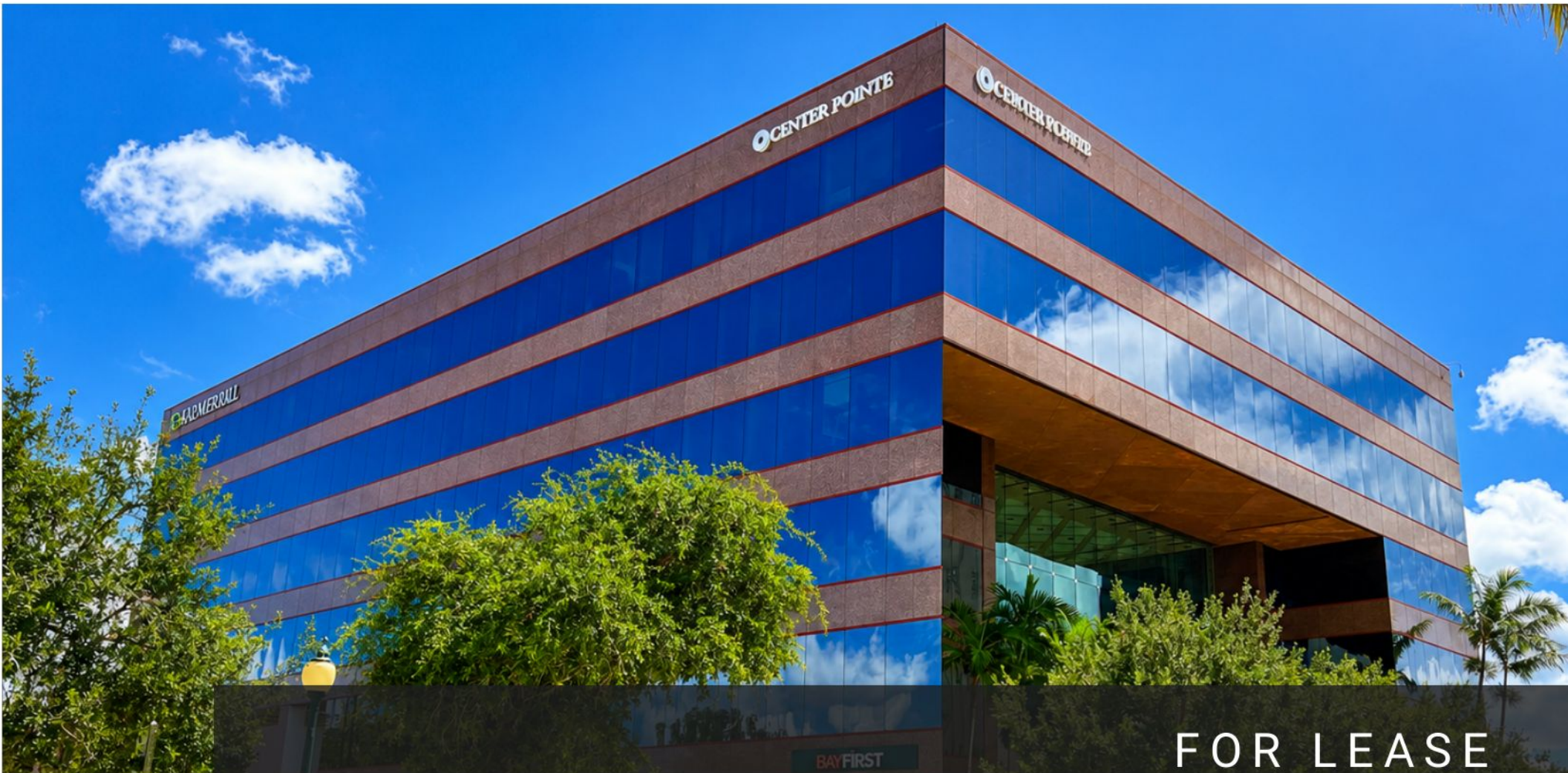


OFFICE FOR LEASE

CENTER POINTE BUILDING

2033 MAIN STREET, STE 200, SARASOTA, FL 34237

MSC COMMERCIAL
REAL ESTATE
Michael Saunders & Company
LICENSED REAL ESTATE BROKER



MSC COMMERCIAL
1605 Main Street, Suite 500
Sarasota, FL 34236



Center Pointe

PRESENTED BY:

ALEXANDER STELE
Commercial Advisor
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alexstele@msccommercial.com

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PROPERTY SUMMARY

2033 MAIN STREET, STE 200 | SARASOTA, FL 34237



Property Summary

Lease Rate:	\$24.75/SF NNN
Lease Term:	Negotiable
Building SF:	187,910
Rentable SF:	5,991
Year Built:	1987
Building Class:	Class A

Property Overview

Rarely does an opportunity of this caliber come to market. This meticulously appointed 5,591 SF suite delivers an exceptional combination of prestige, security, and turnkey functionality for the most discerning professional firm. Guests are welcomed into a stunning reception area featuring dramatic stacked-stone accent walls, floor-to-ceiling glass. Eight glass-appointed private offices, an open workstation area, and a distinguished conference room with panoramic city views provide every operational requirement at an executive level. An en-suite bank vault offers a rarely available layer of security for firms requiring the highest standards of document or asset protection. A dedicated IT/utility room supports robust infrastructure needs, while the beautifully appointed break room complete with granite countertops, shaker cabinetry, and stainless steel appliances, which rivals residential standards. A signature suite for a firm that demands nothing less.

Location Overview

Downtown Sarasota is Southwest Florida's premier business, cultural, and waterfront destination, offering an exceptional blend of professional opportunity and urban convenience. Anchored by a vibrant Main Street corridor, the district features a diverse mix of restaurants, retail, government offices, financial institutions, and cultural attractions, all within a highly walkable environment. With immediate access to Sarasota Bay, major transportation corridors, and a highly educated workforce, Downtown Sarasota continues to attract leading businesses, professionals, and entrepreneurs seeking a dynamic location in one of Florida's most desirable markets.

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CENTER POINTE

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Highlights

- 5,591 SF premier signature suite
- Eight private offices + open work area
- Boardroom with panoramic downtown views
- Statement reception area
- Floor-to-ceiling glass and abundant natural light
- Rare en-suite bank vault
- Dedicated IT infrastructure room
- Break room and kitchen with premium finishes
- Excellent Property Management team on-site
- Weather protected covered parking garage
- Prestigious downtown Sarasota location



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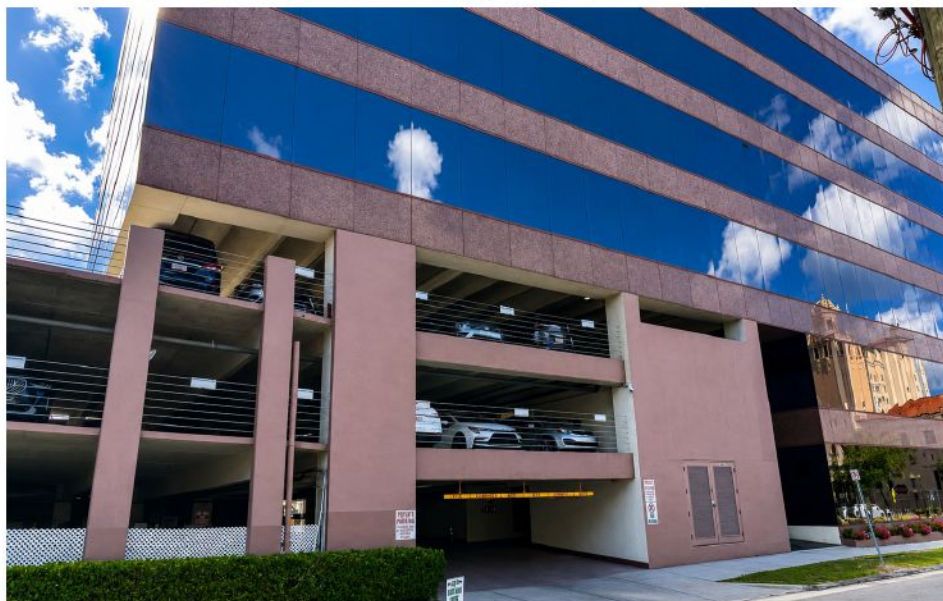


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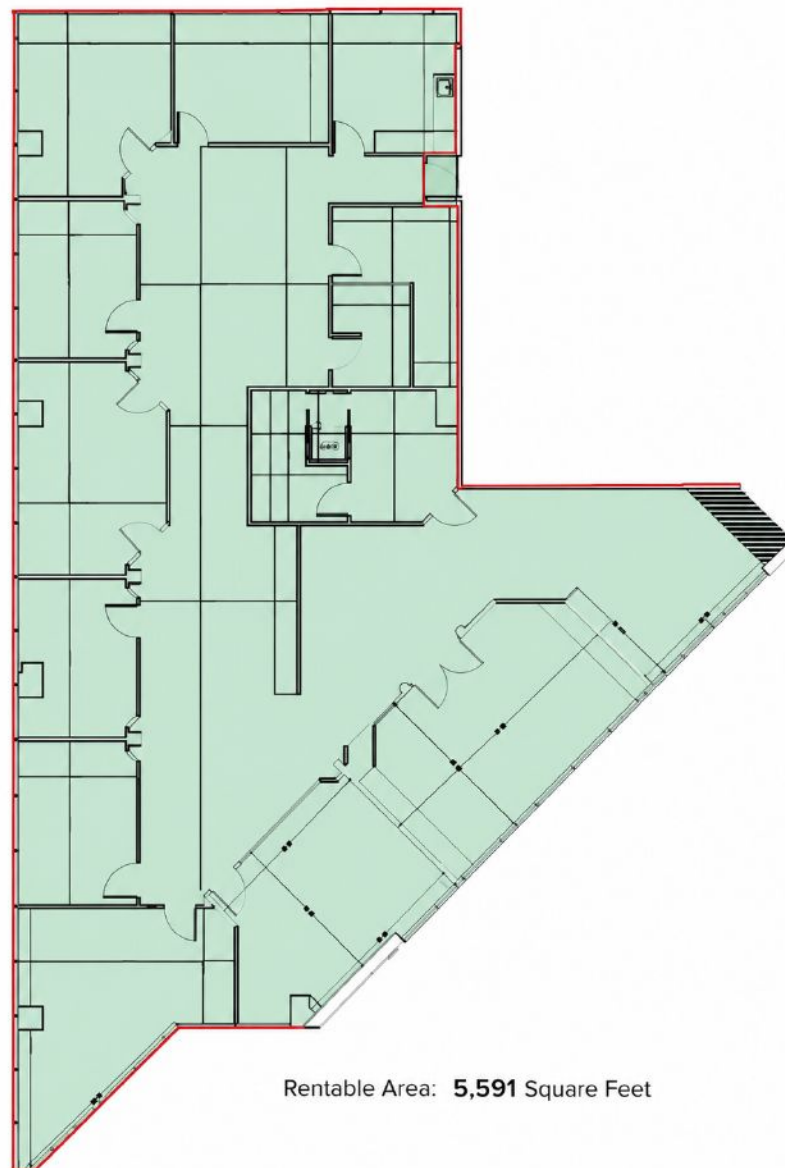


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FLOOR PLAN

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Rentable Area: **5,591** Square Feet

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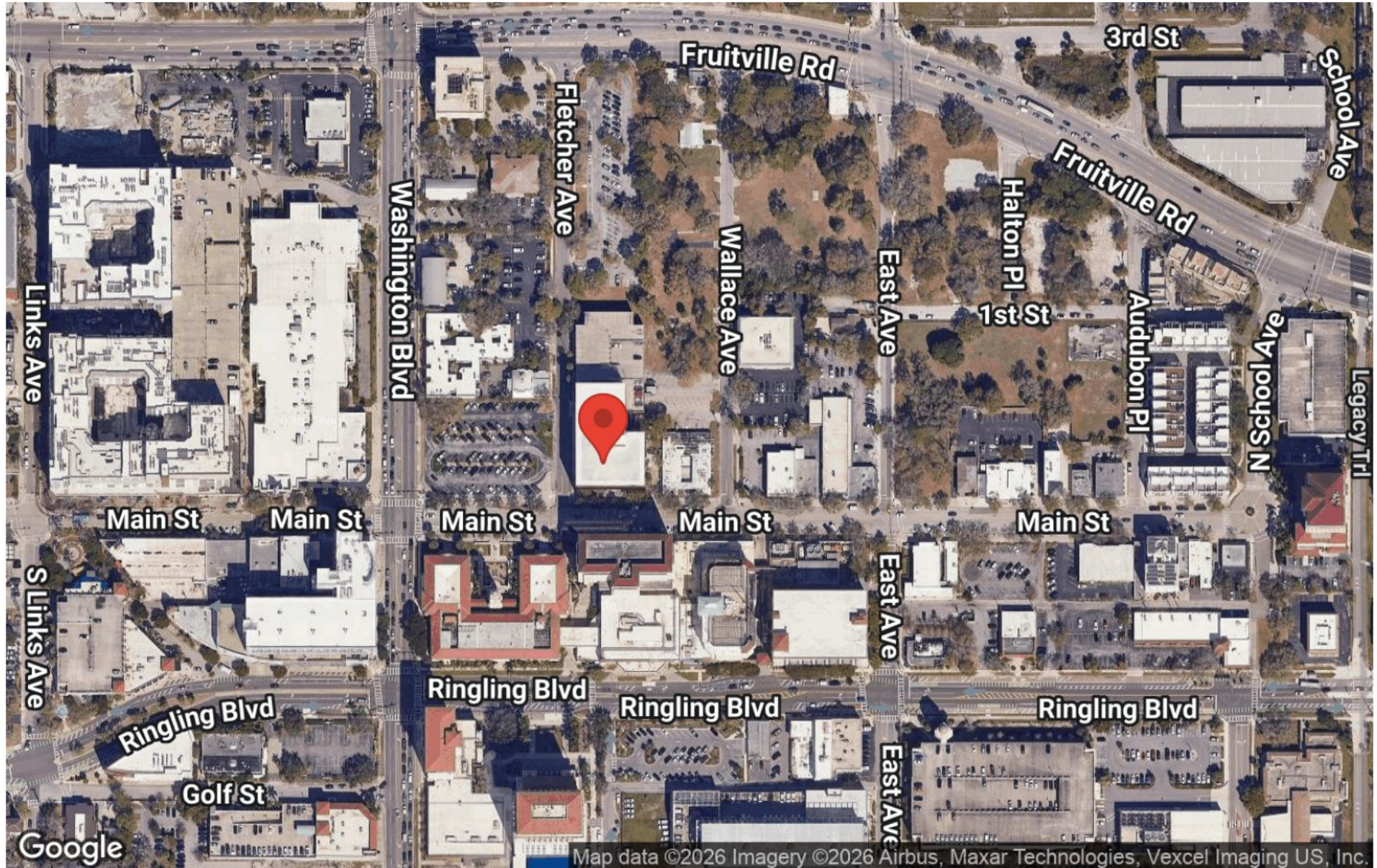


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AERIAL MAP

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PROFESSIONAL BIO

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PROFESSIONAL BACKGROUND

Alexander Steele was born in Kazakhstan, yet is ethnically German, Russian and Ukrainian, living in each of those countries as a child or young adult. Before moving to Florida, Alex lived in Maryland for more than seven years. He now lives in the Lakewood Ranch area. Alex brings extensive experience to Michael Saunders & Company's Commercial Division after working for more than six years at a long-standing insurance company, where he focused primarily on commercial insurance underwriting and placement. As Alex continues his journey as an agent, his client-centric approach and great interest in the field is sure to help his customers achieve their goals most efficiently.

EDUCATION

Alex garnered additional business knowledge by earning an MBA with an emphasis in health care administration from Southern Adventist University, as well as a Bachelor of Business Administration with an emphasis in financial management. He also holds several insurance designations, including Chartered Property and Casualty Underwriter (CPCU), Associate in Commercial Underwriting – Management (AU-M) and Associate in General Insurance (AINS).

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2033 MAIN STREET, STE 200

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