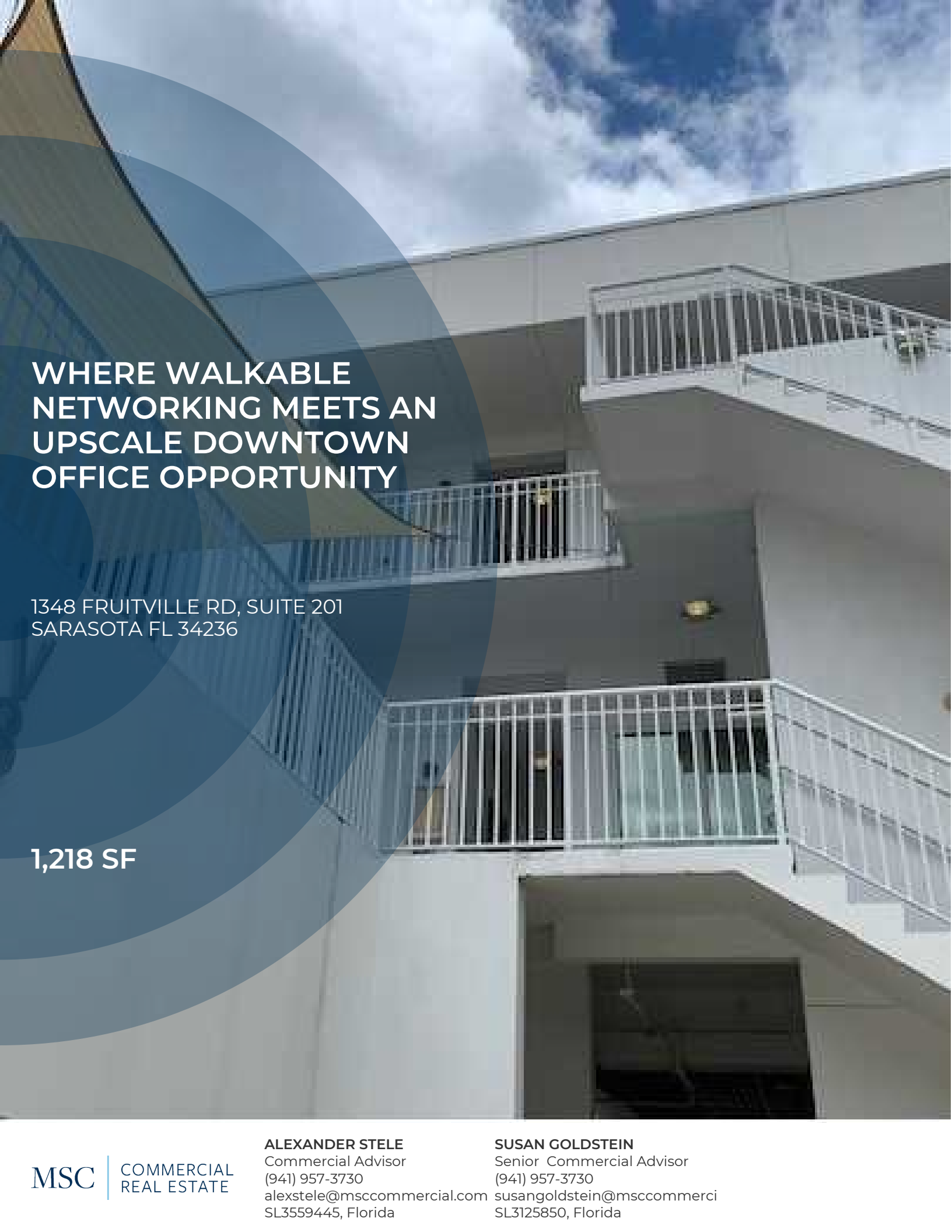


A photograph of a modern, multi-story office building with a light-colored facade and several balconies featuring white metal railings. The building is set against a blue sky with scattered white clouds. A large, semi-transparent blue circle is overlaid on the left side of the image, containing the main text and address.

WHERE WALKABLE NETWORKING MEETS AN UPSCALE DOWNTOWN OFFICE OPPORTUNITY

1348 FRUITVILLE RD, SUITE 201
SARASOTA FL 34236

1,218 SF

MSC

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REAL ESTATE

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PROPERTY SUMMARY

Where Walkable Networking Meets an Upscale Downtown Office Opportunity
1348 Fruitville Road | Sarasota, FL 34236



Property Summary

Available SF:	1,218
Lease Rate:	28.00/SF
Year Built:	2005
Zoning:	DTC

Property Overview

Downtown Sarasota's finest restaurants, shops, and services are just a stone's throw away, all easily walkable from your door. This well-appointed suite features a private restroom and kitchenette, both finished with high-end materials. The thoughtful layout includes a reception area, a large conference room, and five private offices, designed to promote productivity and operational efficiency. Built-in cabinetry throughout offers ample storage.

Don't miss this exceptional opportunity to secure a premier office space for your team to work and your clients to visit!

Location Overview

Fruitville Professional Villas sits on Fruitville Road, minutes from Downtown Sarasota, St. Armands Circle, and Longboat Key. The location offers convenient access to US 41 and US 301, with I-75 reachable via the Fruitville Road interchange, six miles east.

AVAILABLE SPACES

Where Walkable Networking Meets an Upscale Downtown Office Opportunity

1348 Fruitville Road | Sarasota, FL 34236

FOR LEASE



Space	Size	Rate	Use	Available
Ste 201	1,218	\$28.00 /sf/yr	Office	Yes

Highlights

- Walkable to downtown Sarasota restaurants, shops, and services
- Private restroom and kitchenette, both with high end finishes
- Layout includes a reception area, large conference room and five private offices
- Built in cabinetry in various locations allows for ample storage

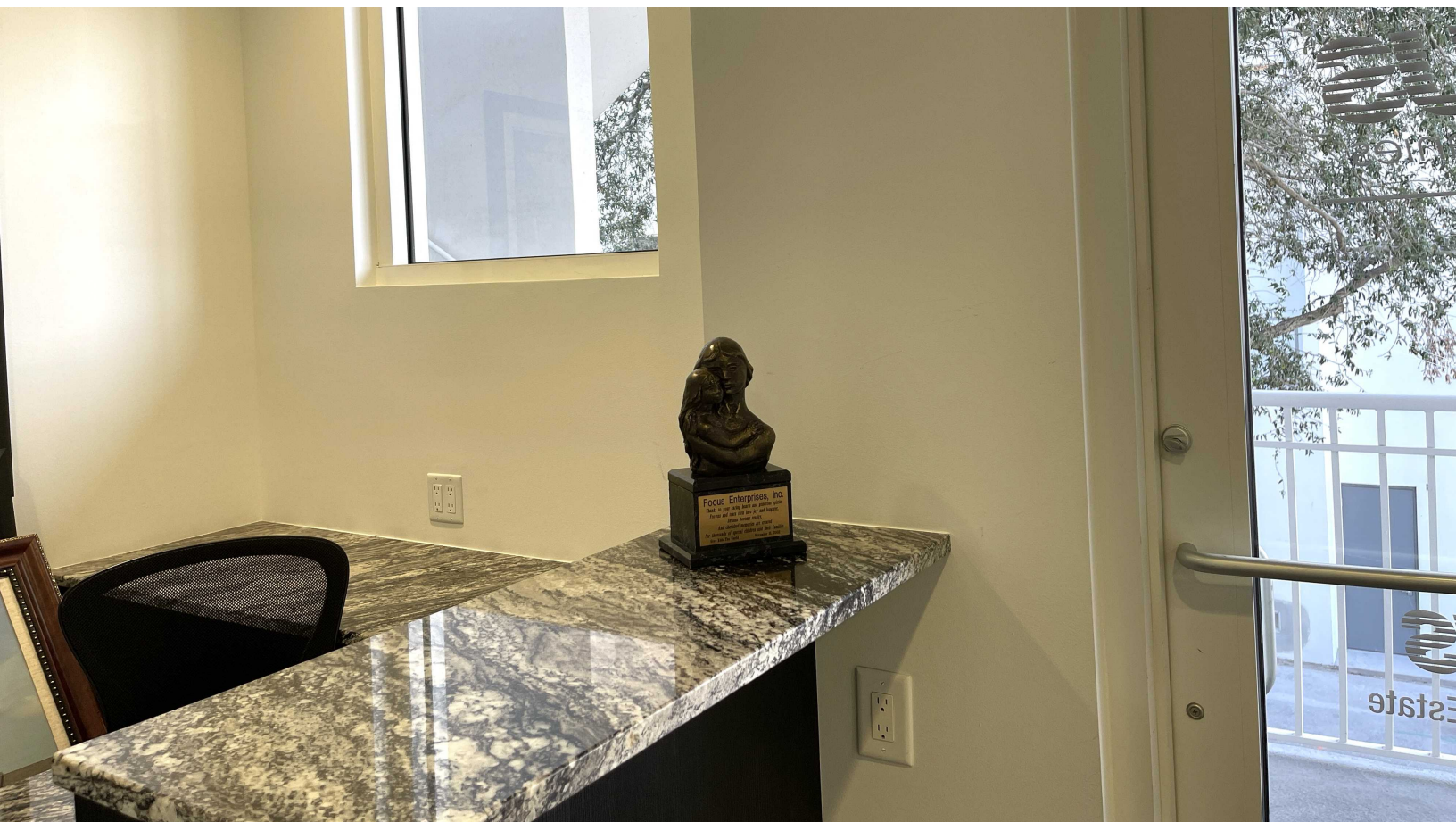
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PROPERTY PHOTOS

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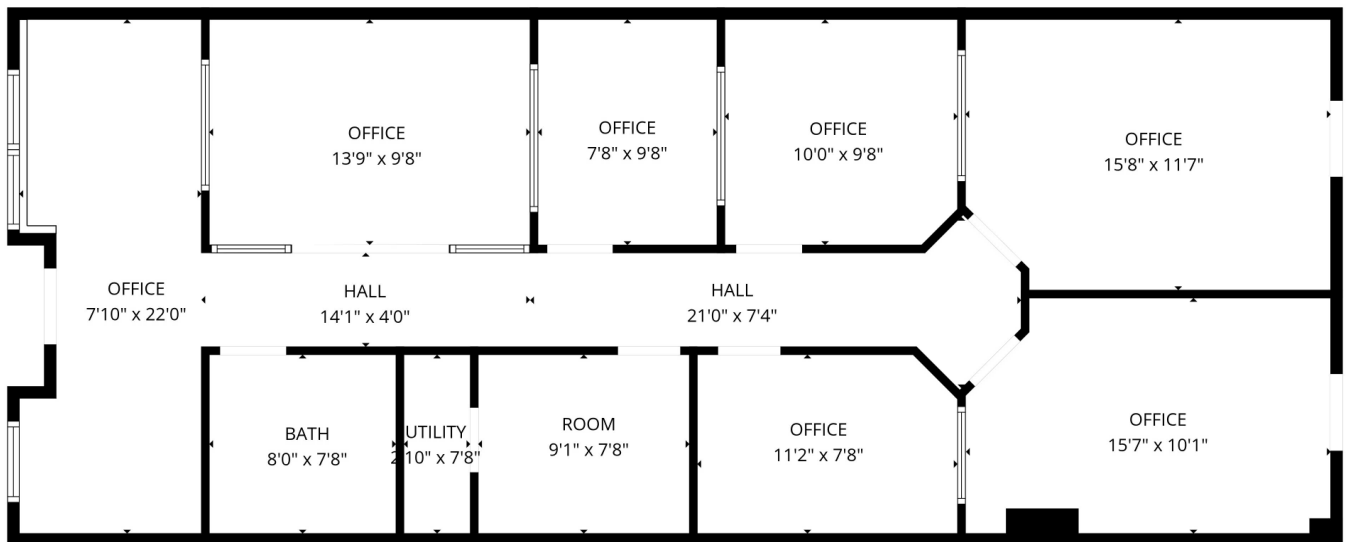
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FLOOR PLAN STE 201

Where Walkable Networking Meets an Upscale Downtown Office Opportunity
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

AERIAL MAP

Where Walkable Networking Meets an Upscale Downtown Office Opportunity
1348 Fruitville Road | Sarasota, FL 34236



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

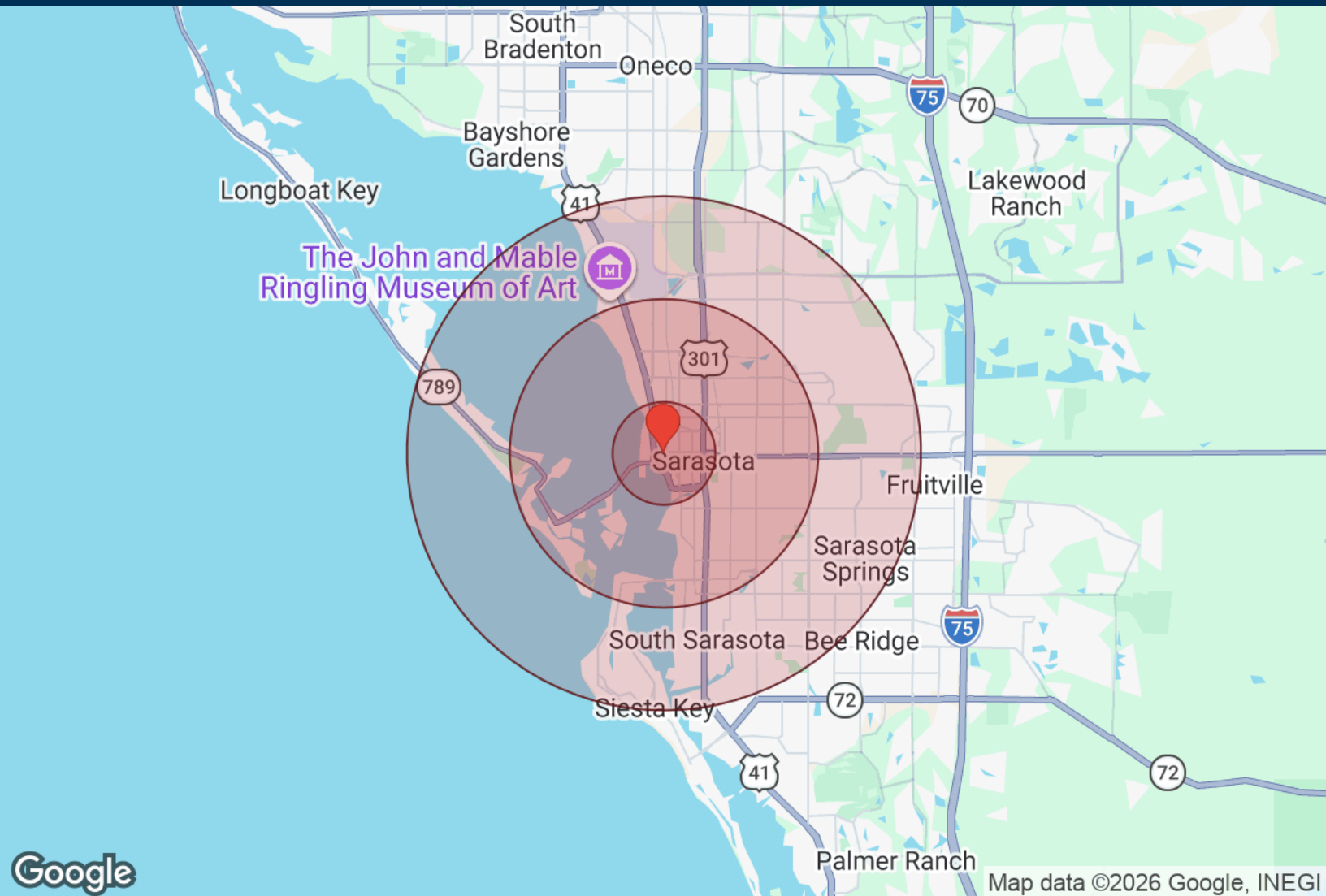
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DEMOGRAPHICS

Where Walkable Networking Meets an Upscale Downtown Office Opportunity
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Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	6,815	31,920	66,242
Female	6,895	34,352	72,437
Total Population	13,710	66,273	138,679

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	10,118	44,350	100,376
Black	1,148	8,244	11,094
Am In/AK Nat	18	60	125
Hawaiian	5	20	28
Hispanic	1,934	10,637	20,996
Asian	300	1,929	3,647
Multiracial	163	921	2,163
Other	23	113	236

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,978	40,328	84,550
Occupied	7,590	30,712	65,047
Owner Occupied	3,654	17,288	41,478
Renter Occupied	3,936	13,424	23,569
Vacant	2,388	9,616	19,503

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,100	7,945	16,435
Ages 15 - 24	1,138	7,439	13,975
Ages 25 - 54	4,369	22,293	45,321
Ages 55 - 64	1,923	9,235	19,956
Ages 65+	5,179	19,362	42,991

Income	1 Mile	3 Miles	5 Miles
Median	\$90,585	\$82,647	\$86,351
Under \$15k	804	2,455	4,698
\$15k - \$25k	403	1,935	3,569
\$25k - \$35k	446	2,117	4,496
\$35k - \$50k	732	3,518	6,969
\$50k - \$75k	841	4,244	9,363
\$75k - \$100k	914	3,561	7,547
\$100k - \$150k	1,351	5,336	11,939
\$150k - \$200k	556	2,389	5,691
Over \$200k	1,544	5,159	10,773

PROFESSIONAL BIO

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Susan Goldstein empowers investors and business owners to leverage commercial real estate as a strategic tool for achieving their own definition of success. Since 2005, she has facilitated over \$200 million in transactions across Southwest Florida — serving national corporations, local businesses, developers, and individual investors with equal dedication and precision.

A Top-Producing Commercial Agent at Michael Saunders & Company, Susan brings a rare combination of academic rigor, corporate marketing experience, and deep local market knowledge to every client engagement. Her MBA from Columbia University, CCIM designation — the highest level of Commercial Realtor educational achievement — and early career experience with American Express and Proctor & Gamble brands position her as a trusted advisor who guides clients toward informed, profitable decisions at every stage of a transaction.

Susan's client-first philosophy means she balances each client's unique objectives with market realities, developing multi-tiered marketing strategies that leverage a property's distinct characteristics to optimize value. Her negotiating skills, industry instincts, and unwavering commitment to excellence set the gold standard for commercial real estate transactions — consistently delivering outcomes that meet — and surpass — expectations, regardless of transaction size or complexity.

Her influence extends well beyond individual deals. Susan has served as President of the Commercial Real Estate Alliance for the Realtor® Association of Sarasota and Manatee, and as Executive Committee Member and Chair of the Governmental Affairs Committee for the Lakewood Ranch Business Alliance — leaving an indelible mark on the commercial real estate landscape of Southwest Florida.

EDUCATION

CCIM Designation, MBA, Columbia University Business School BA, Duke University

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota & Manatee, 2019 President, Board Member

Lakewood Ranch Business Alliance Governmental Affairs Committee, Chair and Executive Committee

Columbia University Alumni Club, Past President

Realtor Association of Sarasota & Manatee, Past Public Policy Chair; Attorney/Realtor Committee Chair

The Sarasota and Manatee County Economic Development Corporation, Real Estate Office Oversight Committee

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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).

DISCLAIMER

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