

SARASOTA COMMERCE CENTER II

OFFERING MEMORANDUM | 101 PARAMOUNT DRIVE, SARASOTA, FL



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OPPORTUNITY SUMMARY

101 PARAMOUNT DRIVE, SARASOTA, FL

Sarasota Commerce Center II (SCC II) represents a premier opportunity to acquire a Class A, Energy Star-rated office building prominently situated in one of Florida's most dynamic growth corridors. This 157,351-square-foot institutional-quality asset is set within a serene, park-like campus featuring a relaxing waterfront view and a market-leading parking ratio of 6.25 spaces per 1,000 square feet.

Stabilized Occupancy and Blue-Chip Tenancy

The property is currently 94% leased, offering immediate stability with a minimal 6% vacancy rate. The rent roll is composed of a diverse roster of national and regional high-quality tenants.

Value-Add on an Already Strong In-Place Cash Flow

While SCC II has historically remained well occupied, a premier value-add opportunity exists for an incoming buyer to drive immediate upside potential. Two of the building's primary footprints, Suite 100 (17,511 SF) and Suite 200 (28,390 SF), are approaching the end of their lease terms. To better align with regional demand for more versatile, agile office configurations, an architect has developed conceptual plans to demise these expansive units into several smaller suites. By transitioning these spaces to better fit the current market of local tenants, a buyer can capture increased base rents on new leases, significantly enhancing the property's overall income. This strategic availability, paired with ready-to-execute floor plans and the potential for rent growth, offers a clear path for capital appreciation in one of Sarasota's most stable assets.

Prime Strategic Location

SCC II is ideally located at the I-75 and Fruitville Road interchange, providing highly desirable regional connectivity. The property serves as a central hub, situated just 15 minutes from both downtown Sarasota and Lakewood Ranch, two of the region's most vital business and professional centers. The surrounding area is an abundant "live-work-play" environment, with over 890,000 square feet of retail and dining within a half-mile radius.

Unmatched Versatility

The building's design features highly functional and efficient floor plates that cater to a wide spectrum of corporate users. With available suite sizes ranging from 1,340 to over 28,000 square feet, the property offers the flexibility to accommodate everything from smaller professional firms to large-scale regional headquarters and back-office support operations.

Strong Demographics and Explosive Growth

Sarasota is consistently recognized as one of America's most desirable places to live and work, attracting Fortune 500 companies and successful entrepreneurs with its high quality of life and business-friendly environment. The regional population is expanding rapidly and trending toward a more diverse demographic that includes an influx of young professionals, couples, and business executives. This explosive growth is supported by the absence of a state income tax and a lower cost of living compared to major northern metropolitan areas. With the county population projected to grow steadily from approximately 396,000 residents to over 534,000 by 2035, the area remains a premier destination for sustained economic expansion.

By combining a stabilized, high-credit income stream with prime location in a burgeoning Florida market, Sarasota Commerce Center II stands as an exceptional investment in a submarket poised for continued rental rate growth and capital appreciation.

OFFERING HIGHLIGHTS

ADDRESS:

101 PARAMOUNT DRIVE, SARASOTA, FL 34232

SALE PRICE:

\$36,000,000

PARCEL ID:

0047060002

ACREAGE:

10.98 +/-

CLASS:

A

BUILDING SQUARE FOOTAGE:

157,351

NET RENTABLE AREA:

148,504 SQUARE FEET

PARKING:

6.25 SPACES PER 1,000 SQUARE FEET

ZONING:

ILW (INDUSTRIAL LIGHT & WAREHOUSING)

FLOOD ZONE:

X

SITE PLAN

101 PARAMOUNT DRIVE, SARASOTA, FL



LOCATION AERIAL

101 PARAMOUNT DRIVE, SARASOTA, FL

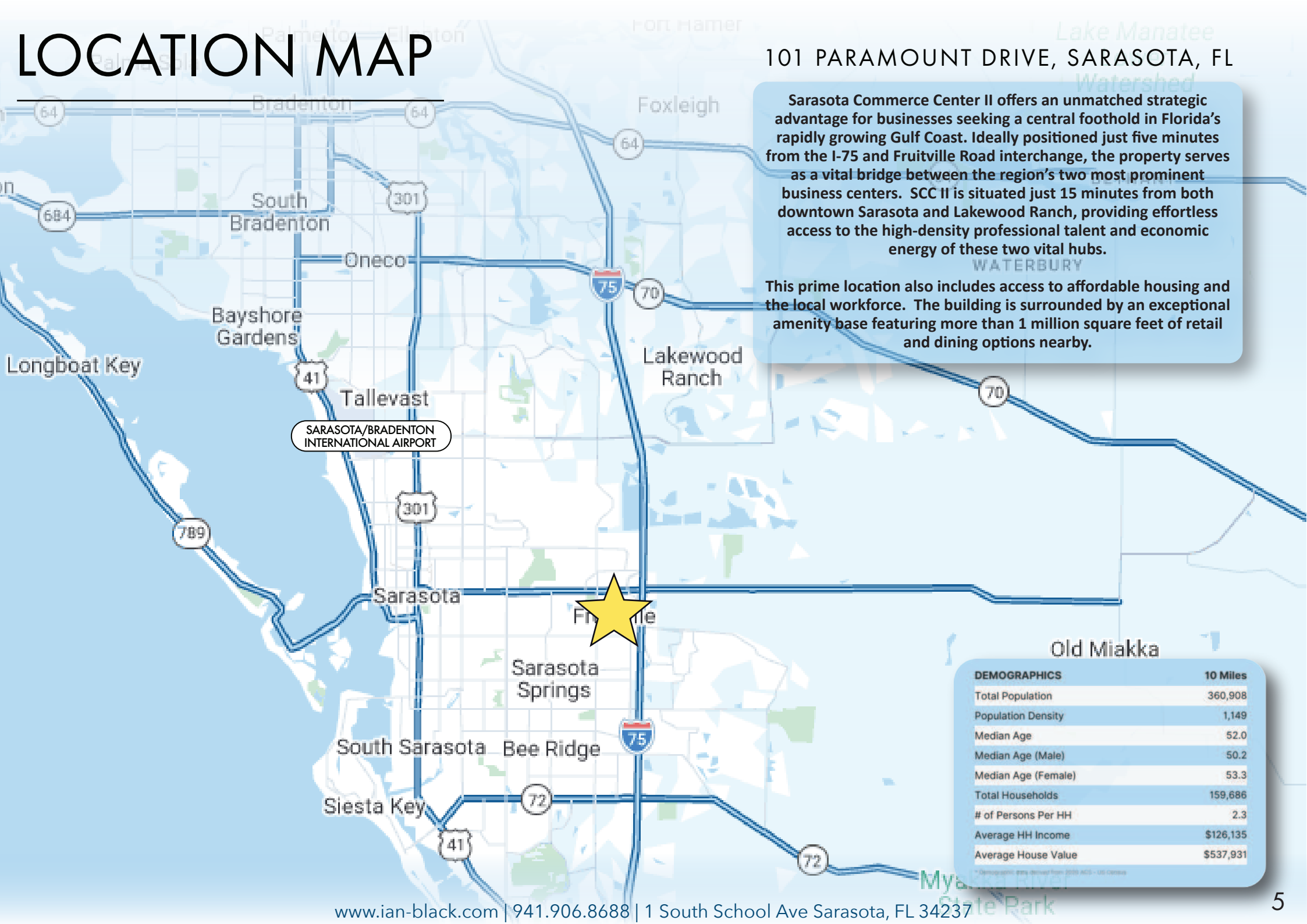


LOCATION MAP

101 PARAMOUNT DRIVE, SARASOTA, FL

Sarasota Commerce Center II offers an unmatched strategic advantage for businesses seeking a central foothold in Florida's rapidly growing Gulf Coast. Ideally positioned just five minutes from the I-75 and Fruitville Road interchange, the property serves as a vital bridge between the region's two most prominent business centers. SCC II is situated just 15 minutes from both downtown Sarasota and Lakewood Ranch, providing effortless access to the high-density professional talent and economic energy of these two vital hubs.

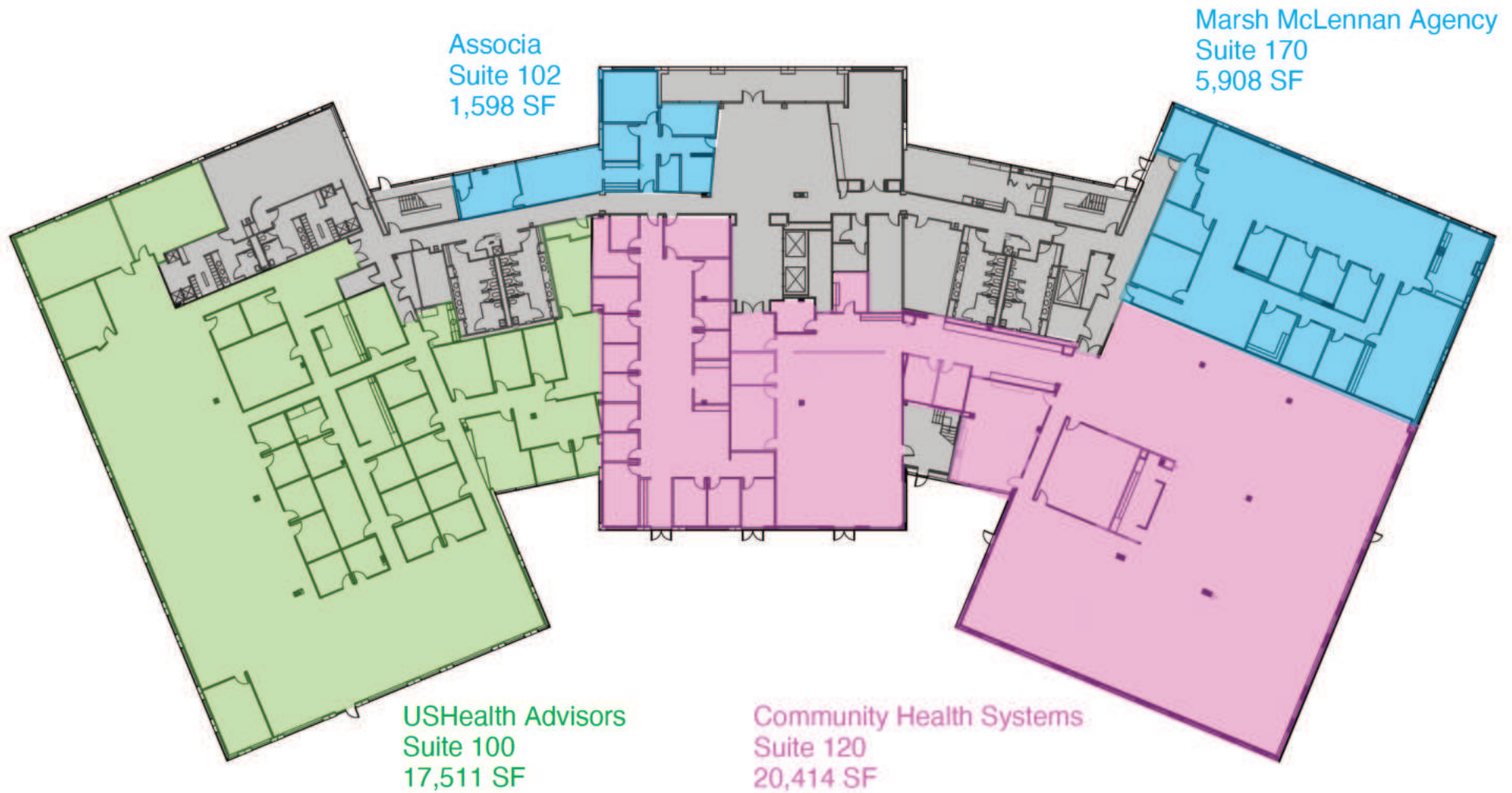
This prime location also includes access to affordable housing and the local workforce. The building is surrounded by an exceptional amenity base featuring more than 1 million square feet of retail and dining options nearby.



DEMOGRAPHICS	10 Miles
Total Population	360,908
Population Density	1,149
Median Age	52.0
Median Age (Male)	50.2
Median Age (Female)	53.3
Total Households	159,686
# of Persons Per HH	2.3
Average HH Income	\$126,135
Average House Value	\$537,931

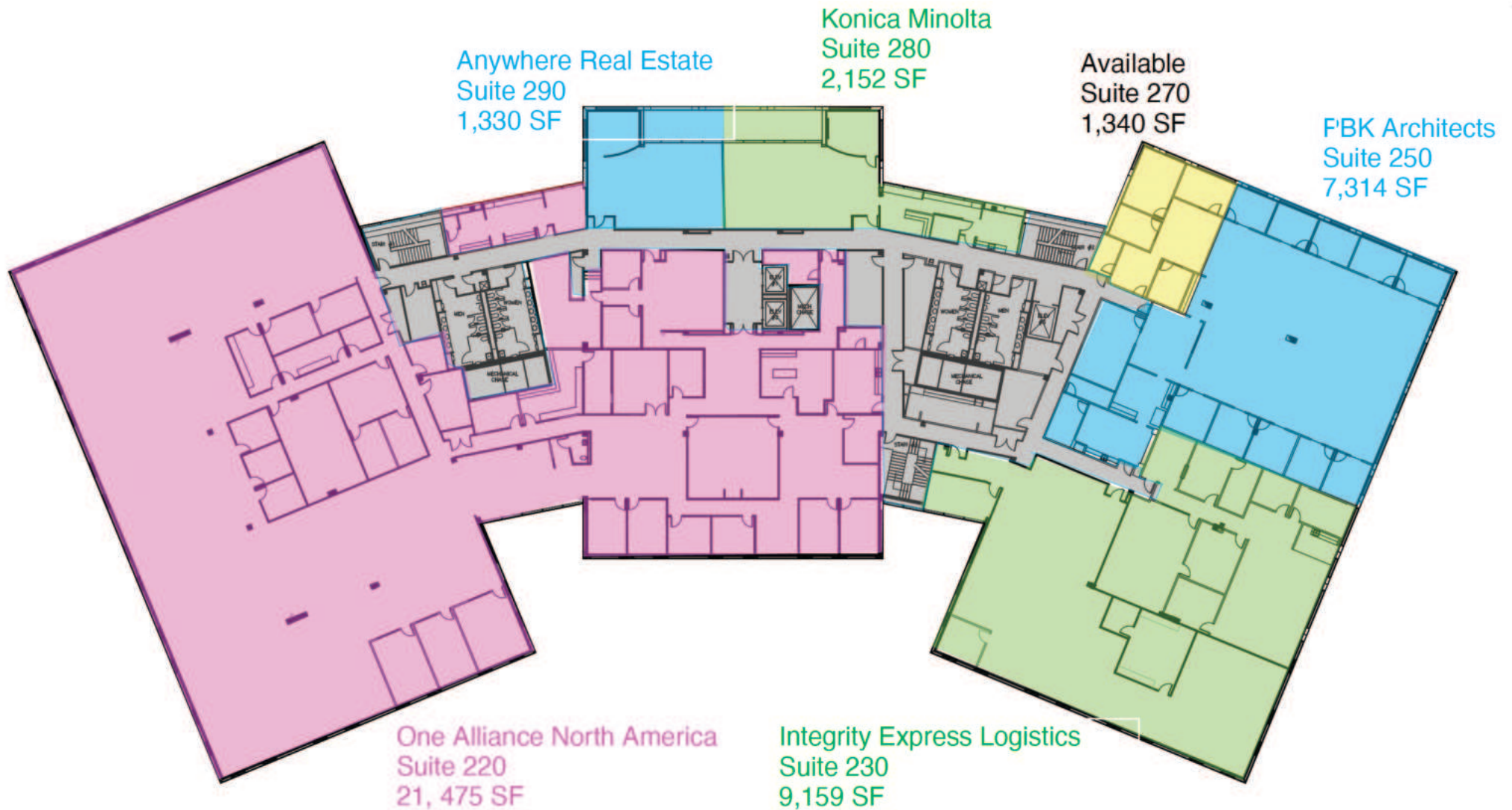
FLOOR PLANS

101 PARAMOUNT DRIVE, SARASOTA, FL



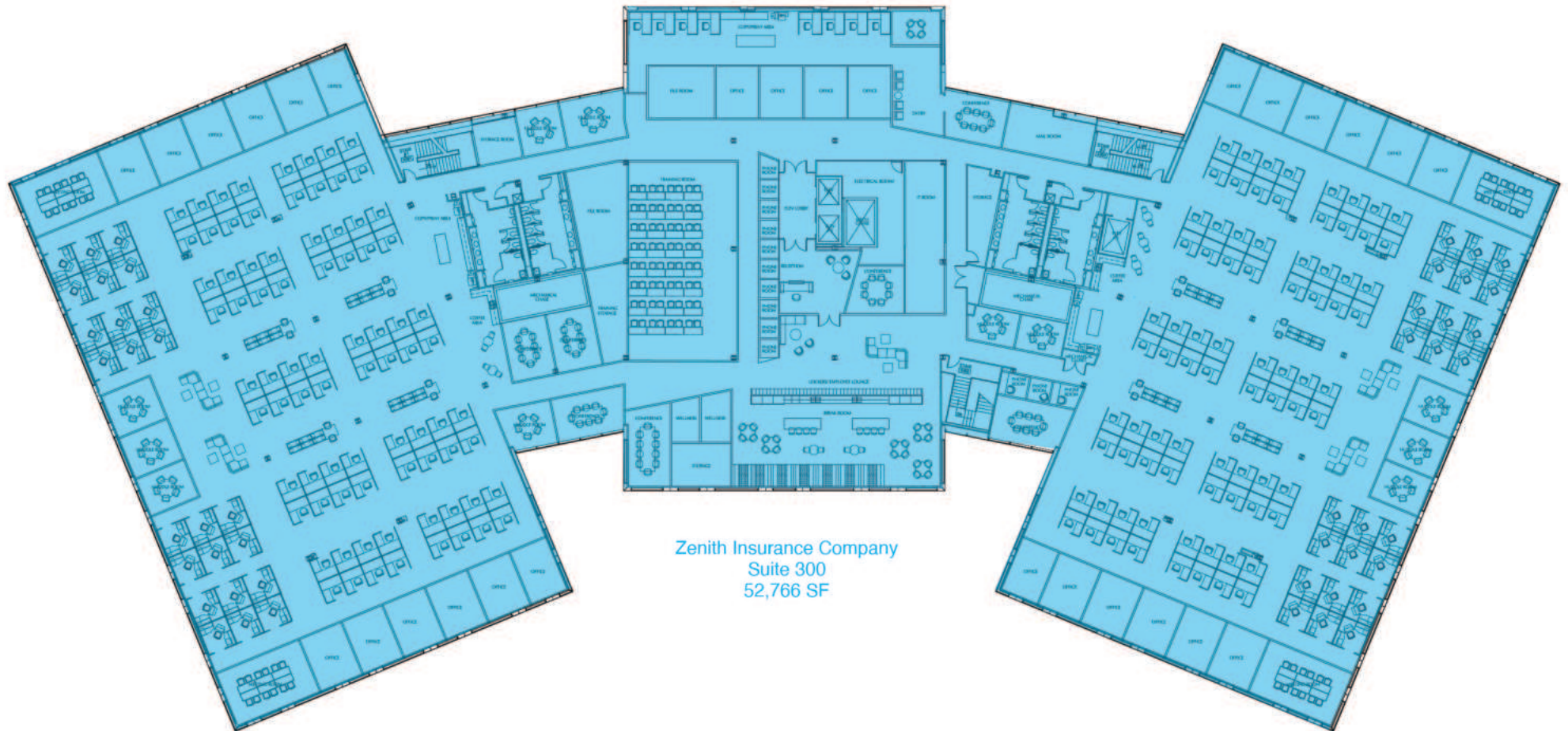
FLOOR PLANS

101 PARAMOUNT DRIVE, SARASOTA, FL



FLOOR PLANS

101 PARAMOUNT DRIVE, SARASOTA, FL



PROPERTY PHOTOS

101 PARAMOUNT DRIVE, SARASOTA, FL



SARASOTA COMMERCE CENTER II

50 PARAMOUNT APARTMENTS
282 UNITS

OSPREY COMMERCE CENTER

PROPERTY PHOTOS

101 PARAMOUNT DRIVE, SARASOTA, FL



PROPERTY PHOTOS

101 PARAMOUNT DRIVE, SARASOTA, FL



TENANTS

101 PARAMOUNT DRIVE, SARASOTA, FL



Industry

Workers' Compensation Insurance

Overview

Zenith Insurance specializes in workers' compensation insurance, operating nationally across 45 states with over \$1.7 billion in total investments. Zenith maintains an Excellent Financial Strength and A (Excellent) Credit Rating with AM Best Company, Inc.



Industry

Property and Casualty Insurance

Overview

One Alliance North America Insurance Company (formerly Universal North America Insurance Company) is a wholly owned subsidiary of One Alliance Insurance Holdings of North America, Inc. (formerly Universal Insurance Holdings of North America, Inc.) and the state's 10th largest insurer. A.M. Best Company rates the Universal Group as A- (Excellent) credit rating. The company sells a wide variety of residential property policies.



Industry

Healthcare

Overview

Community Health Systems (formerly Health Management Associates) is a major, publicly traded healthcare company that operates numerous general acute care hospitals and outpatient facilities across the United States. The company and its affiliate companies provide corporate and administrative services to its many regional subsidiary operator companies. The organization provides an advantageous economy of scale and critical resources to the hospitals.



Industry

Insurance Sales and Distribution

Overview

USHealth Advisors is a national sales and distribution subsidiary of US Health Group, Inc., which is an integrated insurance holding company and a subsidiary of UnitedHealthcare.



Industry

Logistics and Supply Chain

Overview

Integrity Express Logistics is a large and growing shipping and freight brokerage and third-party logistics provider. The company is family-owned and veteran founded. Integrity Express Logistics uses innovative technology and operational efficiency to customize logistical solutions for their customers.

TENANTS

101 PARAMOUNT DRIVE, SARASOTA, FL



Industry

Architecture, Engineering & Construction

Overview

PBK Architects is a major national architecture, engineering, and planning firm and are predominantly known for their industry-leading work in educational, civic, and sports facility design across the United States.



**Marsh McLennan
Agency**

Industry

Financial Services

Overview

Marsh McLennan Agency, a prominent subsidiary of Marsh, a public traded parent company, specializes in risk management, insurance brokerage, reinsurance and management consulting.



KONICA MINOLTA

Industry

Business Equipment & Supplies

Overview

Konica Minolta is a multinational technology company that specializes in digital workplace solutions, professional printing, healthcare/-medical imaging, and industrial optical components.



**Associa[®]
Gulf Coast**

Industry

Community Association & Property Management

Overview

Associa Gulf Coast is a full-service community association and property management company serving nearly 50,000 homeowners on the west coast of Florida. The firm provides financial oversight, vendor maintenance, and lifestyle solutions for homeowner and condominium associations. The company is a part of Associa, the largest residential community management organization in North America.



Industry

Real Estate Services

Overview

Anywhere Real Estate is a global residential real estate services firm that owns, operates, and franchises some of the largest brokerage brands in the world, including Coldwell Banker, Century 21, Sotheby's International Realty, and The Corcoran Group. Its parent company, Compass, Inc., is a public traded entity.

BIOGRAPHY

JAG GREWAL, CCIM, SIOR^{DUAL}
PARTNER

Born in West Malaysia, Jag finished elementary school and the family then moved south so he could attend middle school to Singapore. At 14, they immigrated to Australia, where Jag completed high school at 16 and won a scholarship with BHP Co. Ltd to attend the University of South Australia. After successfully completing a rigorous degree program in Electrical Engineering, Jag decided to join his father's property development company and learned the business. In the late 90's, his entrepreneurial spirit brought him to America. After a short stint in Arizona in property development, Jag discovered Sarasota as he was flying to Africa on a mission assignment. He completed that assignment and moved to Sarasota in December 2000. He joined Coldwell Banker and rose to be the #1 agent in the Sarasota market for Coldwell Banker in 2006. In 2009, he left Coldwell Banker Commercial to form a partnership with Ian Black, Steve Horn & Marci Marsh at Ian Black Real Estate, where he is a Partner. Jag is married to his amazing, beautiful and creative wife Amy Grewal and they have four lovely children. He enjoys squash and golfing, when time permits.

A well respected commercial real estate broker, Jag has completed sales and leases over \$500M in this region and has earned numerous distinctions throughout his career including:

Past President of the Commercial Investment Division – an organization that serves all of the commercial real estate practitioners /affiliates in Sarasota County

Prestigious Commercial Realtor of the Year, awarded by his peers in December 2007

Obtained CCIM designation in March 2015, awarded by the Certified Commercial Investment Member Institute.

Obtained the rare SIOR (Dual) designation bestowed by the Society of Industrial and Office Realtors, one of only 140 worldwide.

2015 - 2020 Board Member of the Lakewood Ranch Business Alliance

2019- Current Board Member of the Bradenton EDC

2021 – Board of Trustees for Forty Carrots Family Center

Companies Served: Axxess Diagnostics, American Momentum Bank, Asolo Theater, BB&T, Boca Grande Area Development, Boca Norte, Bone Fish Grill Restaurants, Brown & Brown Insurance, CVS, Daus Investments, Dunkin Donuts, Enzymedica, Goodwill Industries, Gulf Coast Community Foundation, Half Acre Construction, Insignia Bank, iStar Financial, Paradise Properties, Salvation Army, Standard Pacific Homes, Starbucks, Suntrust Bank, Swim City, Taco Bell, Sunz Insurance Company, Tervis Tumbler, Triton Companies, United Rentals, and Walgreens.



CONTACT INFORMATION:
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Jessica Duncan provides a unique perspective to her clients in Sarasota and Manatee Counties by blending her local roots with an extensive background as a commercial real estate paralegal. A Sarasota native, Jessica grew up in the local agricultural community on her family's cattle ranch, where she spent her youth riding horses, racing barrels, and raising livestock for 4-H projects.

Jessica transitioned to real estate sales to leverage her highly technical knowledge of commercial transactions, lending, land use, and zoning. Her professional foundation is built on years of managing complex transactions, including LIHTC affordable housing financing and the development of large master-planned communities. Her legal experience allows her to offer clients expert insights into property titles, surveys, and the nuances of municipal codes and zoning regulations.

Her previous role as a wildfire dispatcher also gave her an intimate geographic knowledge of the roadways and landmarks throughout the region, as well as the ability to remain composed under pressure during high-stakes situations.

Beyond her professional life, Jessica is an active leader in the industry, currently serving as Treasurer of Commercial Real Estate Women (CREW) of Sarasota/Manatee. Outside of the office, she enjoys spending quality time with her husband, Joel, and their two children, Samantha and Luke, road cycling, mountain biking, and reading.



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