



1551 2ND ST LEASE

1551 2ND ST, SARASOTA, FL 34236

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Michael Saunders & Company
LICENSED REAL ESTATE BROKER

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

Lease Rate:	\$32 SF/yr (NNN)
Operating Expenses:	\$9.45 SF/yr
Available SF:	5,190 SF
Lot Size:	10,499 SF

PROPERTY HIGHLIGHTS

- 3-story office building, 6,470 sq ft gross / 5,190 sq ft living area
- Built 1969
- Fully renovated 2024+: new roof, all-new HVAC, complete electrical rewire, epoxy-finished slab, new sand-finish stucco interior walls/ceilings
- Code-compliant fire alarm system (annunciators, strobes, EPS monitoring) and powder-coated metal stairway railings
- Energy-efficient LED lighting throughout (occupancy-sensor common areas, stairwells, exterior)
- Updated restrooms, new acoustic ceiling systems, and new door hardware
- 17 on-site parking spaces, 10,500 sq ft lot
- Zoned DTC
- Located in Downtown Sarasota area
- Surface parking in rear
- Available for lease or sale

PROPERTY DESCRIPTION

1551 2nd St is offered for lease at \$32/SF NNN plus an estimated \$9.45/SF of Operating Expenses. It is a fully renovated three-story office building right in the heart of Sarasota's Downtown Core. Since 2023, the building has been rebuilt from the ground up - new roof, all-new HVAC and electrical systems, epoxy-finished floors, fresh stucco walls and ceilings, a code-compliant fire alarm system, energy-efficient LED lighting throughout, and updated restrooms, ceilings, and hardware. The location puts tenants and owners within walking distance of Main Street's shops and restaurants, the Sarasota Opera House, Marie Selby Gardens, and the bayfront, in a district that continues to draw new investment and foot traffic making it a prime Office location. The building's layout works well as a single company's headquarters, or can be split into 3 separate uses or company divisions between the 3 floors. The Owner is currently only entertaining single tenant users for the entirety of the building. The building is also available for sale at \$3,950,000.

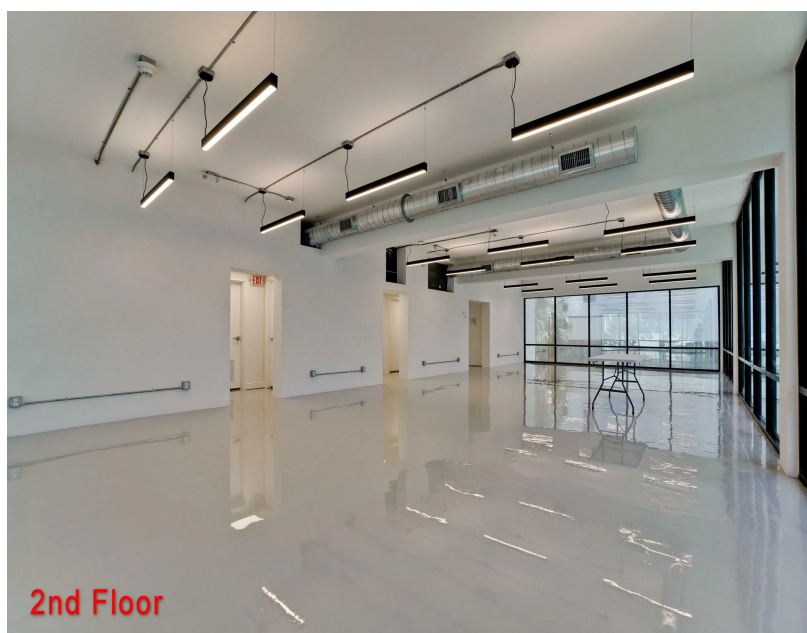
LOCATION DESCRIPTION

1551 2nd St sits in Sarasota's Downtown Core (DTC) zoning district, one block off Main Street in the heart of downtown. The area blends historic character with active redevelopment - it's a walkable setting where people can frequent nearby restaurants and boutiques. The immediate 2nd Street corridor has seen significant investment, including new luxury residential and mixed-use projects nearby, reinforcing downtown Sarasota's continued growth as a walkable, amenity-rich business district. Around the corner from Whole Foods and down the road from Sprouts, along with a wide variety of other restaurants and retail accommodations, this is a great location for an office headquarter.

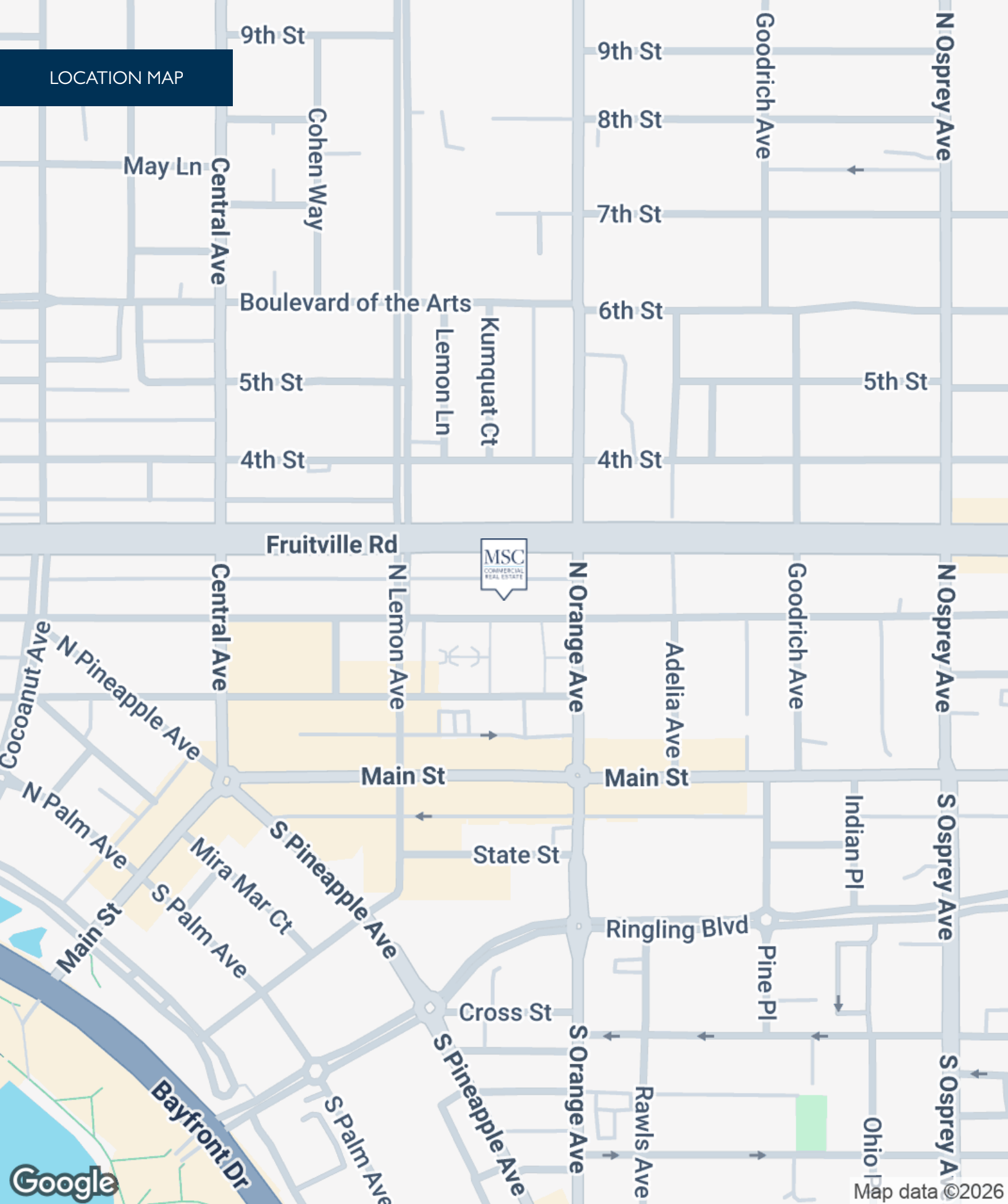
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP



AERIAL MAP



Google

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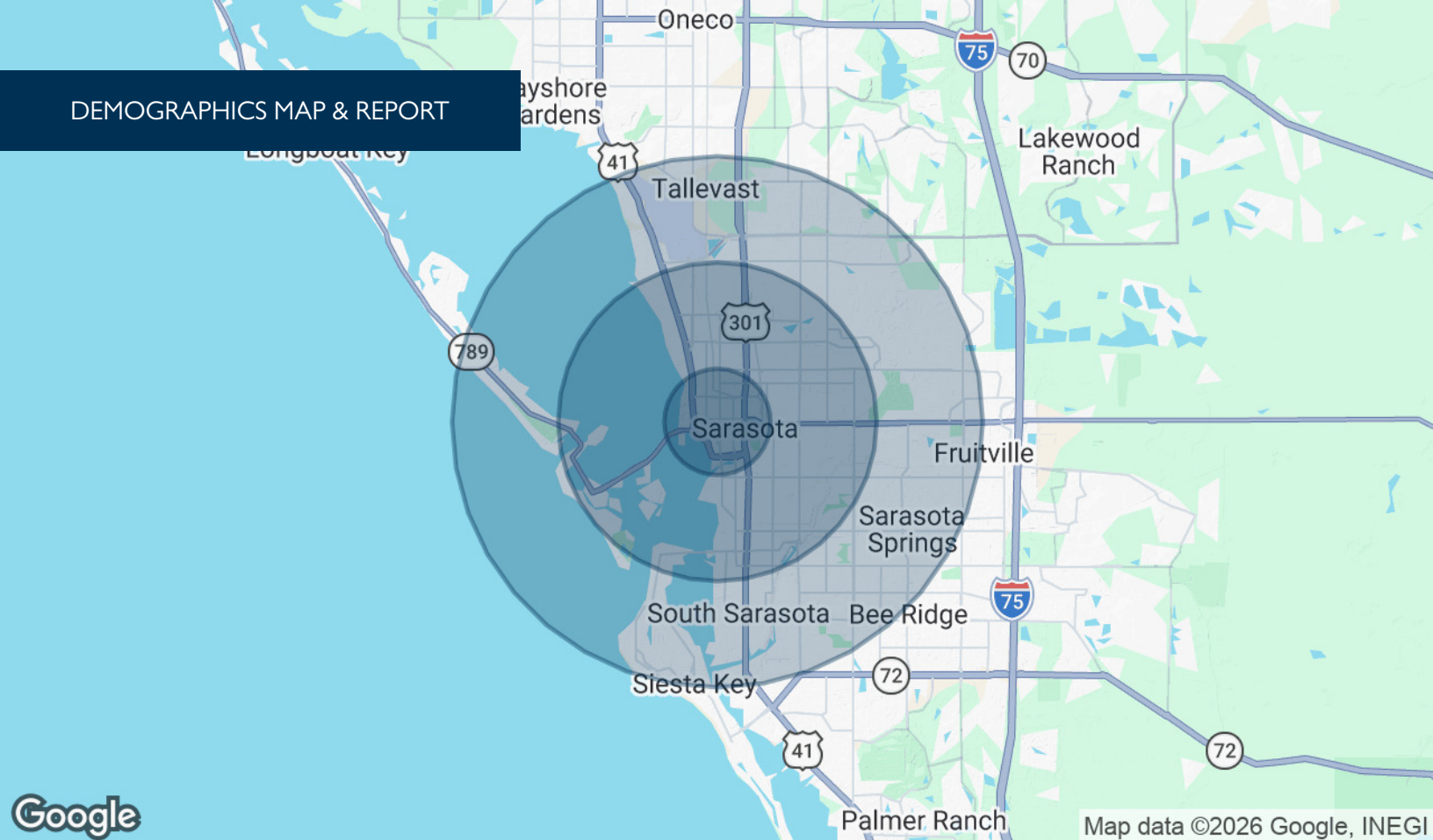
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RETAIL MAP

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,613	68,607	147,144
Average Age	55.3	48.4	50.8
Average Age (Male)	52.3	46.1	48.4
Average Age (Female)	58.0	49.9	52.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,680	30,745	67,030
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$143,952	\$119,937	\$120,196
Average House Value	\$997,221	\$653,814	\$589,307

2023 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 20+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies.

In 2005, Lee joined his father, a seasoned Michael Saunders associated, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors. Lee's Commercial real estate services include commercial investment property, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition.

The DeLieto Team has the proven ability to make every investment, lease, and acquisition/sale a profitable experience.

Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations, both civic and charitable.

Lee Jr. has formerly sat on various boards, including the Greater Sarasota Chamber of Commerce, RASM Commercial Investment Division and Public Policy, Sarasota School of Arts and Sciences, and Plymouth Harbor Board of Trustees as Secretary.

Lee is a graduate of the University of Florida and has lived in Sarasota since 2005.

MSC Commercial

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.

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For More Information:

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