

# Property Summary



## PROPERTY DESCRIPTION

Located just minutes from Downtown Sarasota and steps away from Sarasota Memorial Hospital, Midtown Office Park offers a convenient location right off of US-41. This beautifully kept professional park features ample parking, natural lighting, and a professional setting.

## PROPERTY HIGHLIGHTS

- 957 SF
- Reception, 5 exam rooms/offices (3 with sinks), 2 bathrooms
- Ideal for medical use
- Minutes from Downtown Sarasota
- Less than one minute from Sarasota Memorial Hospital

## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	957 SF
Building Size:	33,275 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	369	1,323	5,212
Total Population	796	2,824	11,370
Average HH Income	\$81,645	\$92,755	\$102,562

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Ryan Edwards

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# Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	957 SF	Lease Rate:	\$22.00 SF/yr

## AVAILABLE SPACES

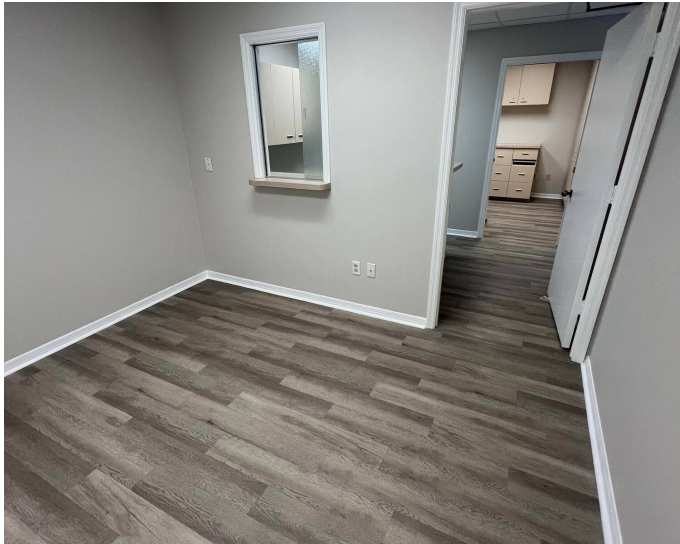
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 206	Available	957 SF	NNN	\$22.00 SF/yr	-

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# Additional Photos



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# Additional Photos

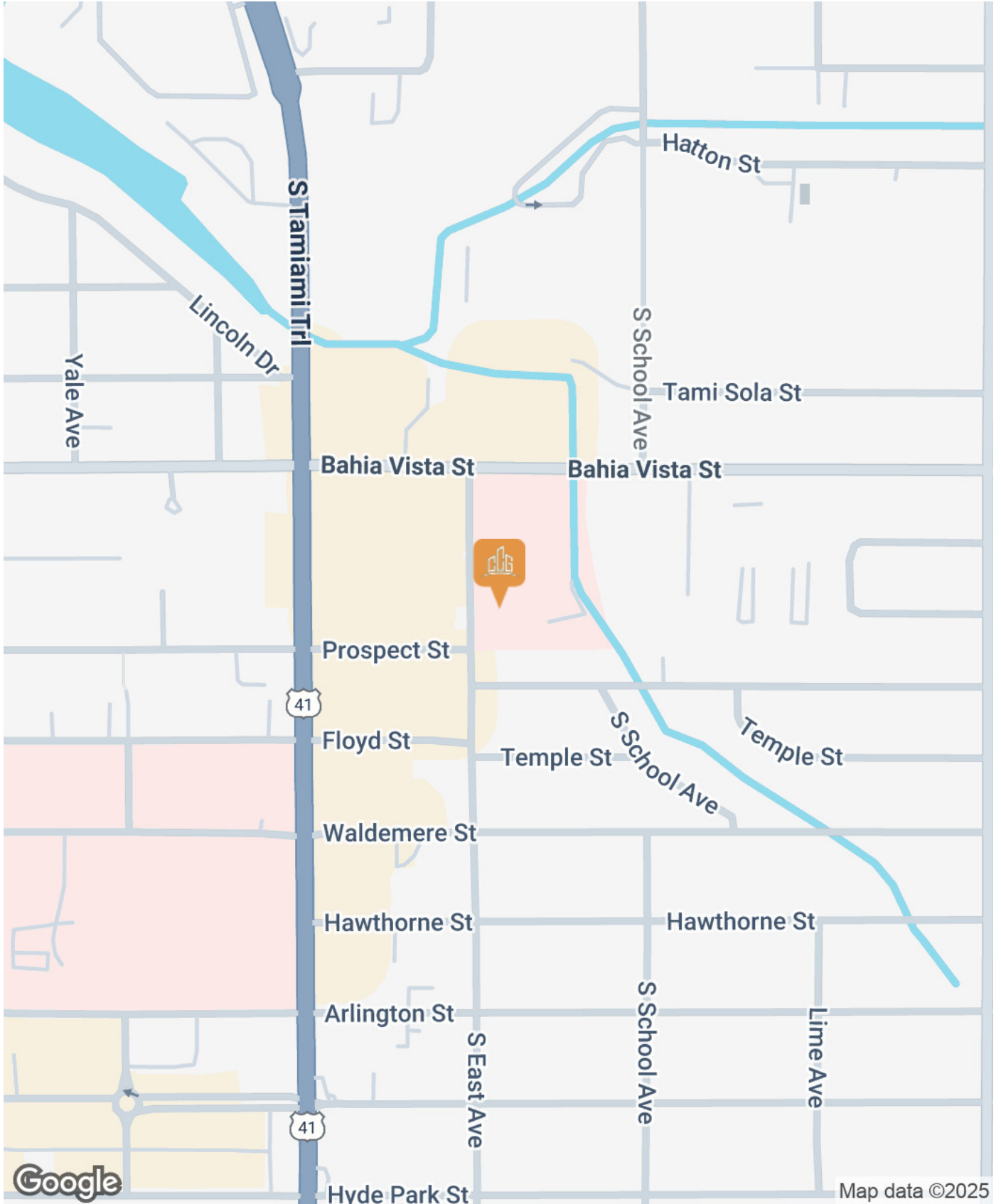


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# Location Map

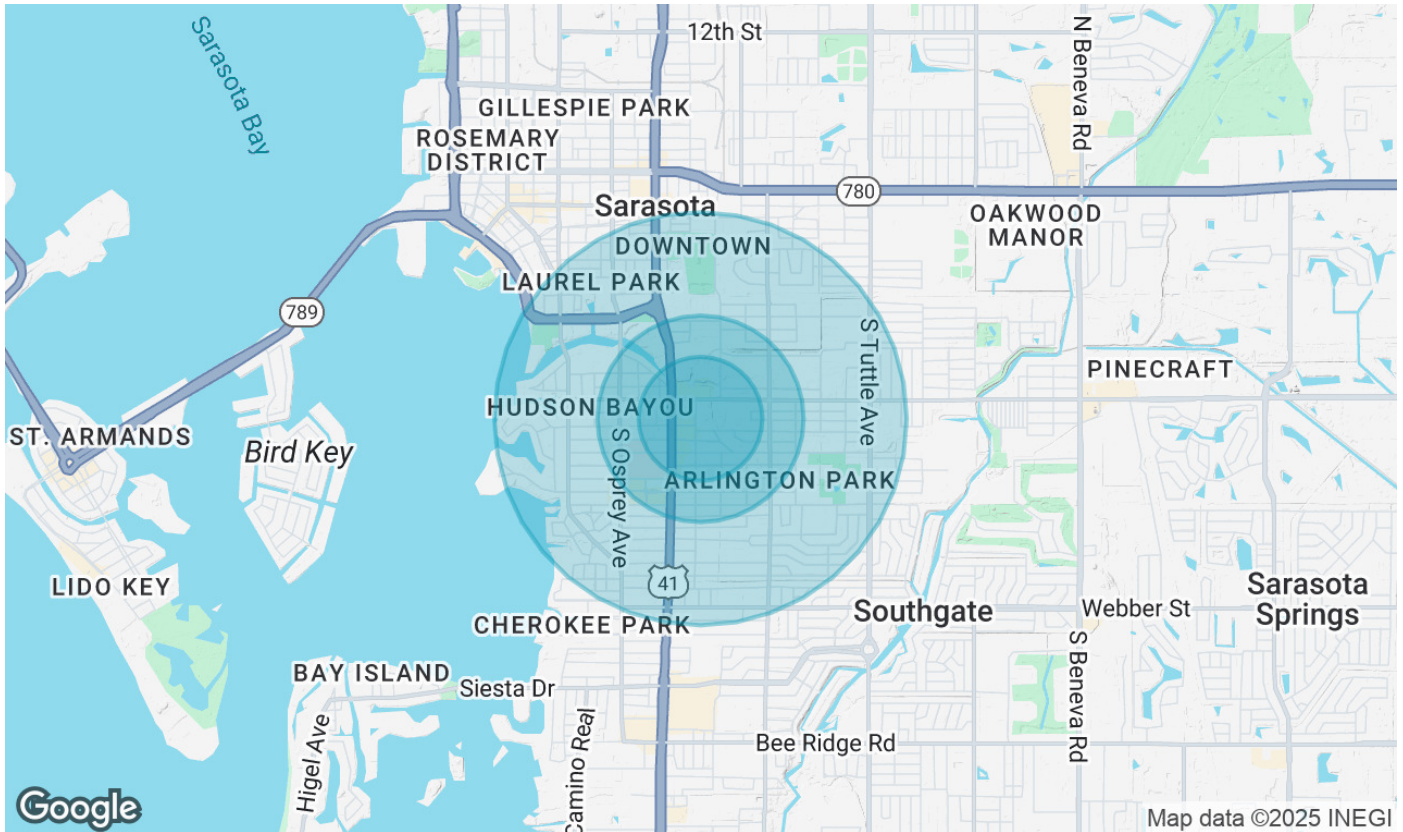


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# Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	796	2,824	11,370
Average Age	49	50	50
Average Age (Male)	46	49	48
Average Age (Female)	51	52	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	369	1,323	5,212
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$81,645	\$92,755	\$102,562
Average House Value	\$569,628	\$647,087	\$705,767

Demographics data derived from AlphaMap

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# Bios



## DIANE LAWSON

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Direct: 941.780.6136

### PROFESSIONAL BACKGROUND

Diane Lawson has been in the commercial real estate industry for 35 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in the office market providing consult to both property buyers and sellers with their acquisition and disposition requirements. Diane takes a forensic approach to her analysis all the while keeping a keen eye on the big picture. Her ability to challenge and be challenged, her attention to detail while welcoming creativity, to listen and to be heard are just a few qualities that brings successful results to her clients. Diane holds a broker's license and is one of only 6% of commercial brokers nationwide to have earned and be honored as a Certified Commercial Investment Member (CCIM) designee.

Diane lives in Bradenton and enjoys spending time with family, traveling and enjoying the gulf waters and beaches.

### MEMBERSHIPS

Certified Commercial Investment Member (CCIM) designee

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# Bios



## RYAN EDWARDS

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### PROFESSIONAL BACKGROUND

Ryan Edwards is an Advisor with Core Commercial Group in Sarasota, FL, specializing in the sales and leasing of retail, office, medical, and industrial properties across Southwest Florida. Over the past four years, Ryan has successfully represented a diverse range of landlords, tenants, buyers, and sellers—consistently helping clients maximize value through strategic marketing, data-driven insights, and hands-on deal execution. Known for his persistence, integrity, and results-driven mindset, Ryan takes pride in getting deals across the finish line and building long-term relationships rooted in trust and performance.

Before launching his career in commercial real estate, Ryan spent eight years in 3rd party logistics and technology sectors, where he honed a consultative approach to business and developed a sharp understanding of operational efficiency and client service.

Originally from Northfield, Illinois, Ryan earned his bachelor's degree in Political Science from the University of Dayton. He now resides in Sarasota's Arlington Park neighborhood and enjoys golf, fishing, and exploring Florida's Gulf Coast.

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