

997 PASCHAL PLACE, SUITE 920, SARASOTA, FL 34232

PURPOSE-BUILT. MOVE-IN READY. 5,640 SF SUITE.

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



FOR LEASE

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

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PRESENTED BY:

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PROPERTY SUMMARY

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Property Summary

| | |
|--------------|-------------|
| Lease Rate: | \$22/SF NNN |
| Lease Term: | 5 Years |
| Rentable SF: | 5,640 |
| Year Built: | 2025 |
| Floors: | 2 |

Property Overview

Positioned for immediate occupancy, this ±5,640 SF two-story building offers a rare combination of durable, purpose-built construction and a flexible, first-generation space – ready to be configured for a wide range of medical, laboratory, veterinary, or professional office uses. With premium finishes already in place, multiple plumbed sink stations, resilient flooring throughout, and abundant natural light, this asset presents a turnkey opportunity for users seeking efficient, move-in-ready clinical or lab-adjacent space without the cost and timeline of ground-up construction or renovations.

Location Overview

This property is located in Sarasota’s established Cattlemen Road commercial corridor, in the Fruitville area of Sarasota County, just off the Fruitville Road/I-75 interchange – offering efficient regional access throughout the Sarasota-Manatee-Tampa market while maintaining a low-density, business-friendly setting outside the congestion of Sarasota’s urban core. The immediate area is home to an established mix of medical, veterinary, professional, and light-industrial/flex users.

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Highlights:

- ±5,640 SF across two floors
- Private exterior deck/balcony access on the second level
- Abundant windows throughout, delivering natural light to nearly every room
- Professional Grade wiring installed - for security, speed and connectivity
- Plentiful plumbing/sinks workstations installed in most rooms
- White shaker-style cabinetry with quartz/marble-look countertops
- Multiple entry/exit points, supporting flexible circulation for patient/client and staff flows
- 4 Restrooms
- Communal conference room in 910 Paschal Pl available on an as needed/scheduled basis.



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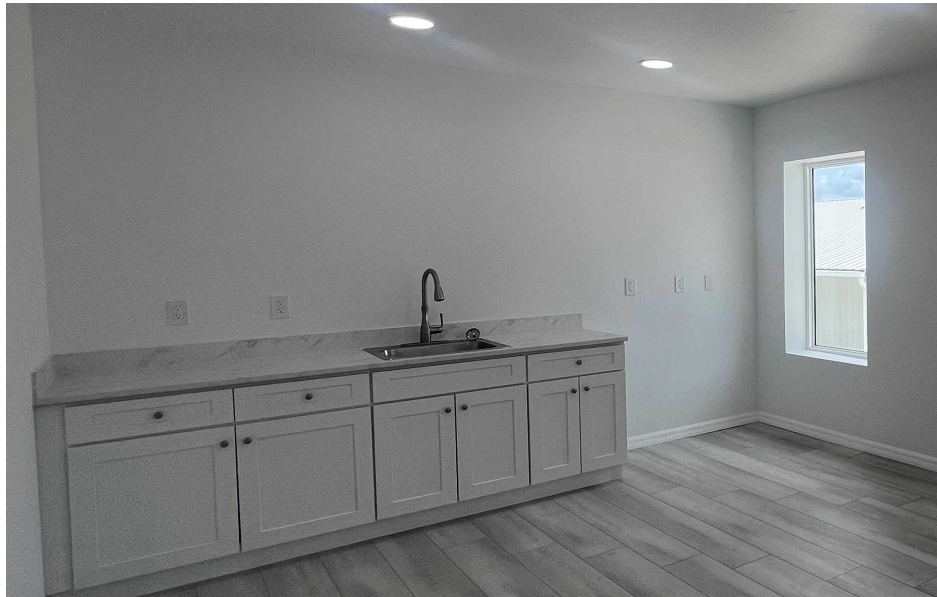
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1ST STORY FLOOR PLAN

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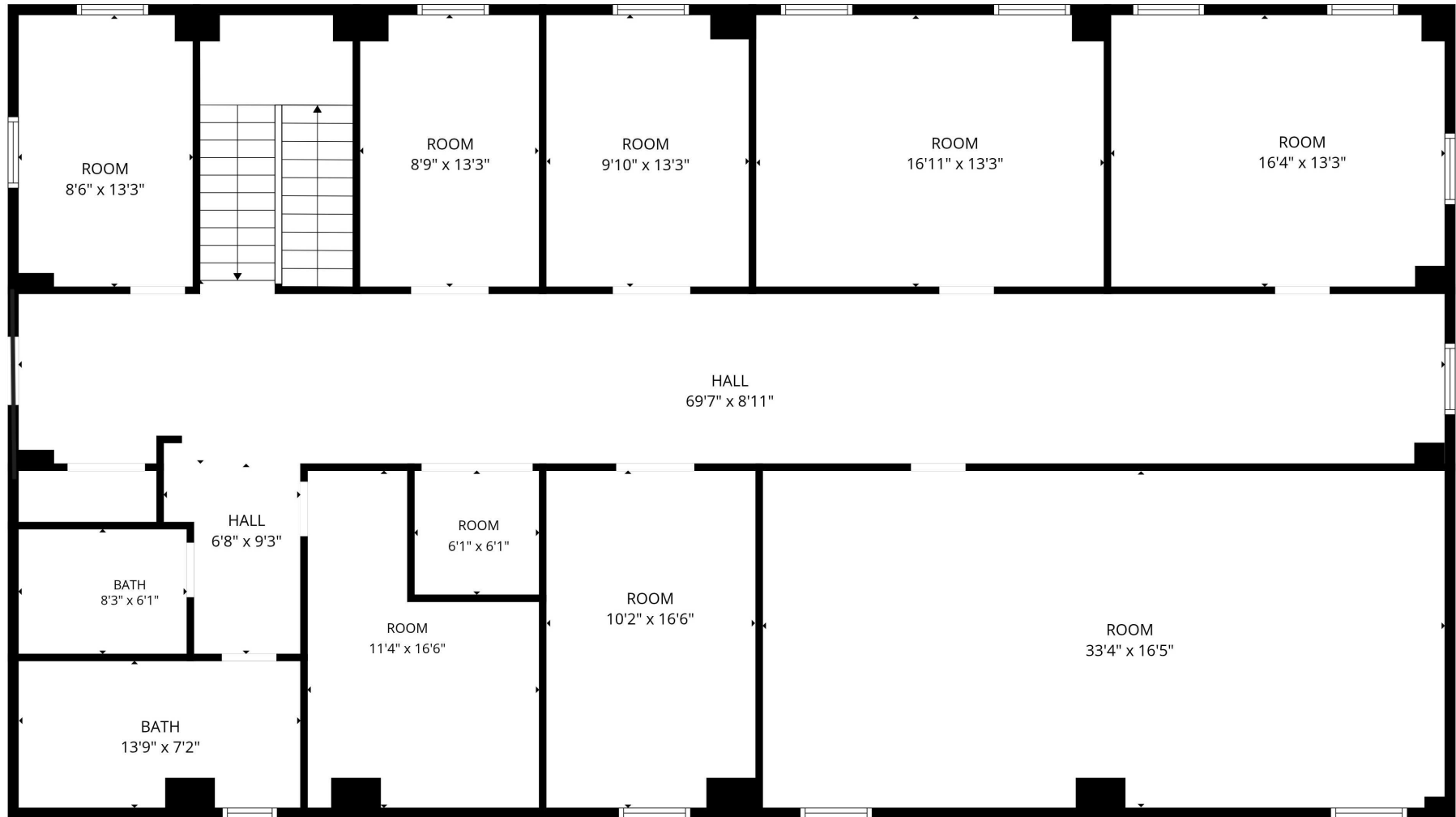
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2ND STORY FLOOR PLAN

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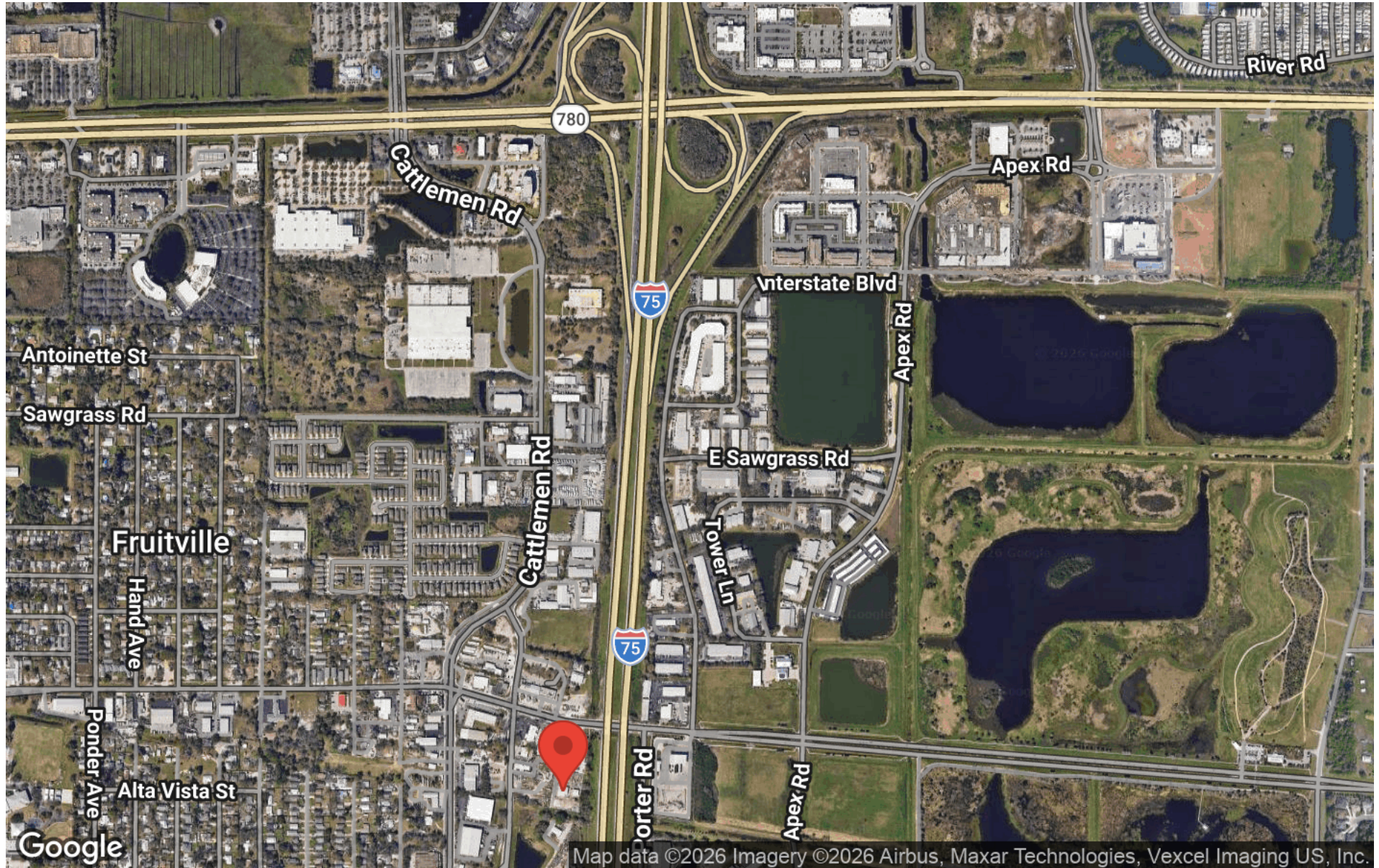
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AERIAL MAP

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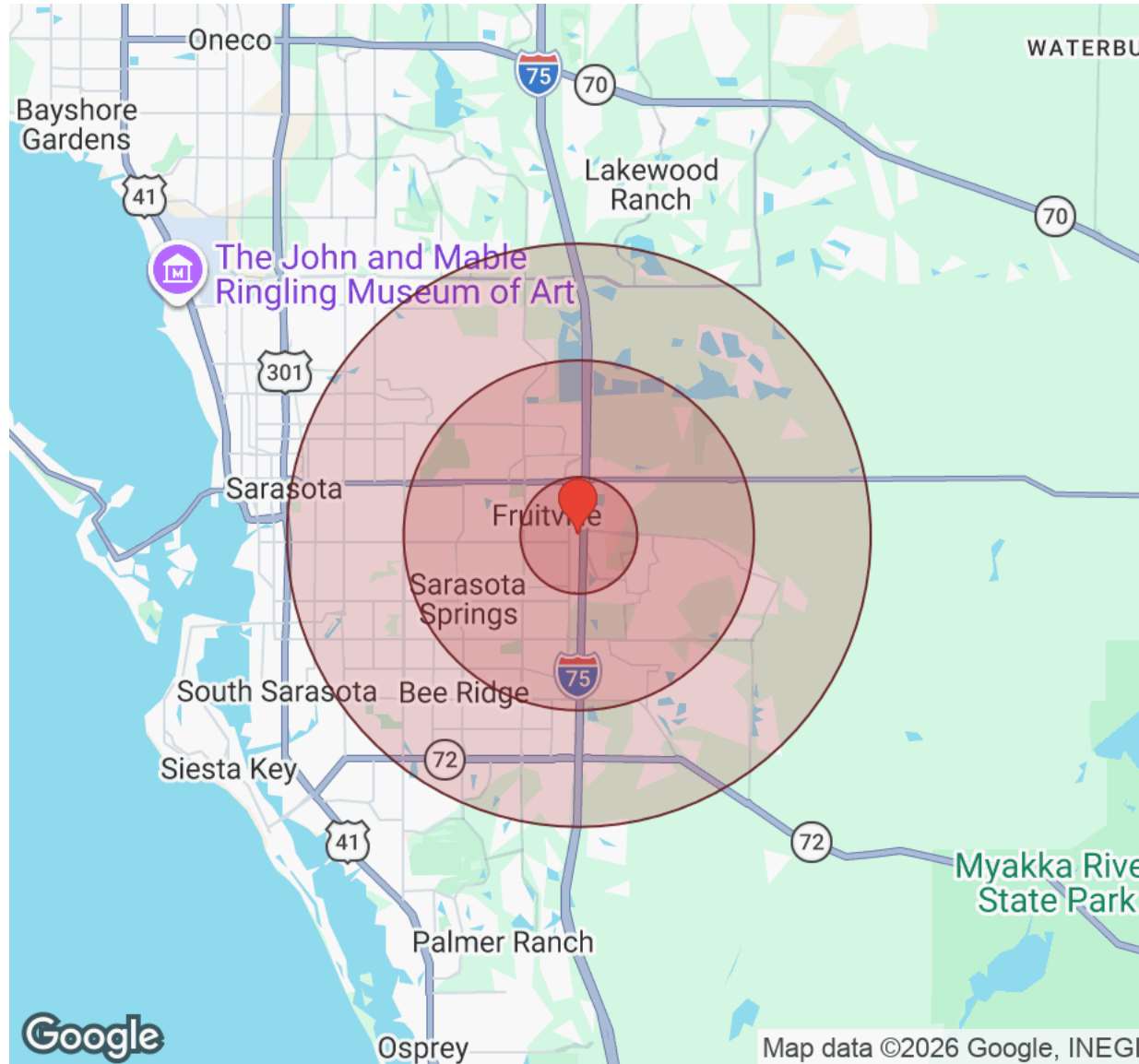
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 2,560 | 27,848 | 70,566 |
| Female | 2,528 | 29,206 | 73,348 |
| Total Population | 5,088 | 57,054 | 143,914 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White | 3,917 | 44,805 | 109,878 |
| Black | 211 | 1,985 | 6,188 |
| Am In/AK Nat | 6 | 46 | 101 |
| Hawaiian | 1 | 11 | 29 |
| Hispanic | 696 | 7,622 | 21,213 |
| Asian | 163 | 1,540 | 3,914 |
| Multiracial | 85 | 964 | 2,375 |
| Other | 9 | 80 | 201 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 2,597 | 31,249 | 81,366 |
| Occupied | 2,055 | 24,609 | 63,988 |
| Owner Occupied | 1,179 | 17,539 | 43,682 |
| Renter Occupied | 876 | 7,070 | 20,306 |
| Vacant | 543 | 6,640 | 17,378 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14 | 778 | 7,734 | 18,709 |
| Ages 15 - 24 | 606 | 5,739 | 13,997 |
| Ages 25 - 54 | 2,049 | 19,807 | 48,841 |
| Ages 55 - 64 | 686 | 8,201 | 20,760 |
| Ages 65+ | 970 | 15,573 | 41,607 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|-----------------|----------|----------|----------|
| Median | \$82,485 | \$95,413 | \$90,022 |
| Under \$15k | 150 | 1,311 | 3,571 |
| \$15k - \$25k | 75 | 1,092 | 2,877 |
| \$25k - \$35k | 74 | 1,507 | 4,035 |
| \$35k - \$50k | 279 | 1,929 | 6,306 |
| \$50k - \$75k | 372 | 4,033 | 10,324 |
| \$75k - \$100k | 256 | 2,979 | 8,124 |
| \$100k - \$150k | 439 | 5,228 | 12,821 |
| \$150k - \$200k | 123 | 2,657 | 6,377 |
| Over \$200k | 286 | 3,873 | 9,555 |

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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 Stele 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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