

# SARASOTA COMMERCE CENTER

## 100 Paramount Drive, Sarasota, FL 34232



### PROPERTY OVERVIEW

Ian Black Real Estate is pleased to present the opportunity to purchase Sarasota Commerce Center I, a premier Class A office building strategically located just minutes from the I-75/Fruitville Road interchange, with future accessibility enhanced by the planned diverging diamond interchange. Set within a park-like campus featuring mature live oak trees and waterfront views, the property offers an exceptional workplace environment. The building has recently undergone extensive common area renovations and features a modern tenant lounge, fitness center, UV lights in the HVAC system for tenant protection, and a shared conference room available to all tenants for client meetings. A generous 5.0/1,000 SF parking ratio, including shaded parking, provides convenience for both employees and visitors. The property is home to a diverse mix of local, national, and international tenants, creating a thriving professional business community and providing a stable, established tenancy. Tenants enjoy close proximity to a wide variety of restaurants, retail, hotels, and everyday conveniences, as well as nearby apartment communities that support a growing workforce. Combining premium amenities, outstanding accessibility, a strong tenant base, and a highly desirable location, Sarasota Commerce Center I presents an exceptional investment opportunity for investors seeking a well-maintained Class A office asset with long-term value and stability.

### PROPERTY SUMMARY

Sale Price:	\$18,500,000
Lot Size:	6.43 Acres
Year Built:	1991
Building Size:	78,017 SF
Zoning:	ILW
Market:	Bradenton-Sarasota-Venice
Submarket:	Sarasota
Price / SF:	\$237.13



MELISSA HARRIS, SIOR  
941.906.8688 x114  
Melissa@ian-black.com



STEVE HORN, CCIM  
941.906.8688 x107  
steve@ian-black.com

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AERIAL PHOTO

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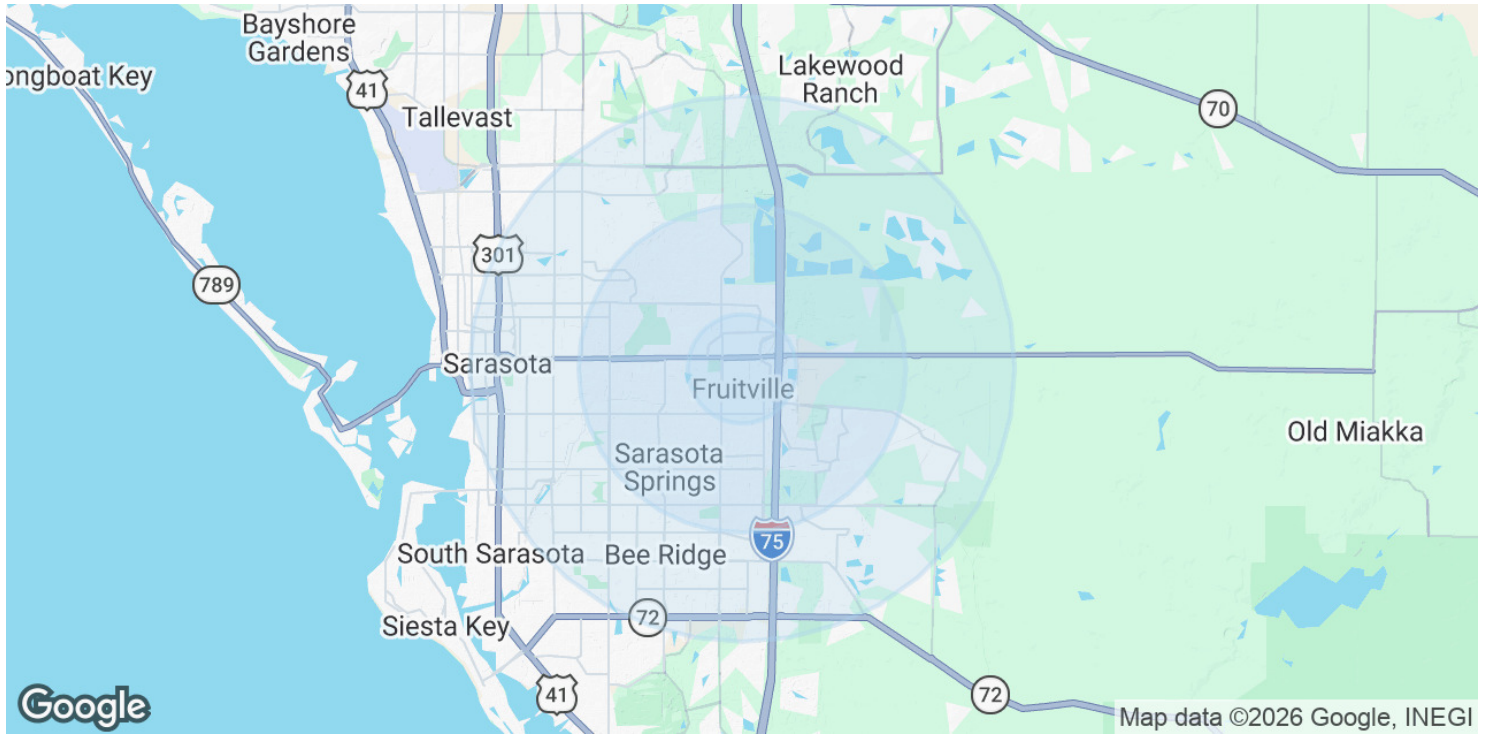
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DEMOGRAPHICS MAP & REPORT

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,559	60,222	157,442
Average Age	48.1	49.0	49.5
Average Age (Male)	43.1	46.1	47.0
Average Age (Female)	49.9	51.4	51.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,618	26,603	69,037
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$100,245	\$107,283	\$109,683
Average House Value	\$392,907	\$380,763	\$418,518

2023 American Community Survey (ACS)



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Information deemed reliable but not guaranteed. Prices subject to change without notice.

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | 941.906.8688 | ian-black.com