



PRICE REDUCED

FOR LEASE



UPSCALE OFFICE SUITES

1751 Mound Street

Sarasota, Florida 34236

LEASE RATE • REDUCED

\$19.50 SF/yr • Gross

AVAILABLE

3,246 – 9,503 SF

SUITES

3 divisible / combinable

Diane Lawson

941.780.6136 • FL #581055

diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282

ryan.edwards@corecommercial.us **\$19.50 SF/YR • SHORT TERMS OK**

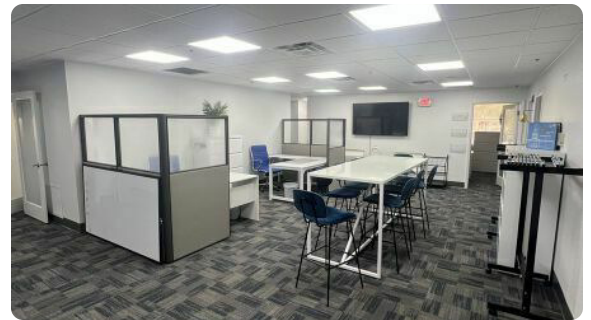
Property Summary

1751 MOUND ST · SARASOTA, FL

Introducing the prestigious upscale office suites at **1751 Mound St**, an exceptional professional setting with utilities included in the rent. The property offers ample, free surface parking, ensuring convenient access for tenants and visitors alike.

A skylit central atrium anchors the building, enhancing the ambiance and providing an impressive welcome to guests. Thoughtfully designed, these suites are the ideal foundation for businesses seeking a refined, well-appointed environment in the heart of Sarasota.

The landlord is renovating all common areas and enhancing the landscaping — presenting an exceptional opportunity for businesses looking to elevate their working environment.



PROPERTY HIGHLIGHTS

- **Price reduction — now \$19.50 SF/yr**
- **Landlord will consider shorter lease terms**
- Upscale, move-in-ready office suites
- Utilities included in rent
- Ample, free surface parking
- Skylit central atrium
- Common areas & landscaping being renovated

OFFERING SUMMARY

Lease Rate	\$19.50 SF/yr (Gross)
Available SF	3,246 – 9,503 SF
Building Size	30,707 SF
Lot Size	32,521 SF
Floor	Second floor
Parking	Ample, free surface

Available Spaces

SUITES 201 – 203 · SECOND FLOOR

PRICE REDUCED

All suites reduced from ~~\$29.50~~ to **\$19.50 SF/yr gross** — utilities still included.
Landlord will consider shorter lease terms.

SUITE	SIZE (RSF)	TYPE	RATE · SF/YR	NOTES
Suite 202	3,246 SF	Gross	\$19.50	Utilities included
Suite 203	4,747 SF	Gross	\$19.50	Utilities included
Suite 201–202	4,756 SF	Gross	\$19.50	Combined suite
Suite 201–203	9,503 SF	Gross	\$19.50	Max contiguous · divisible

LEASE INFORMATION

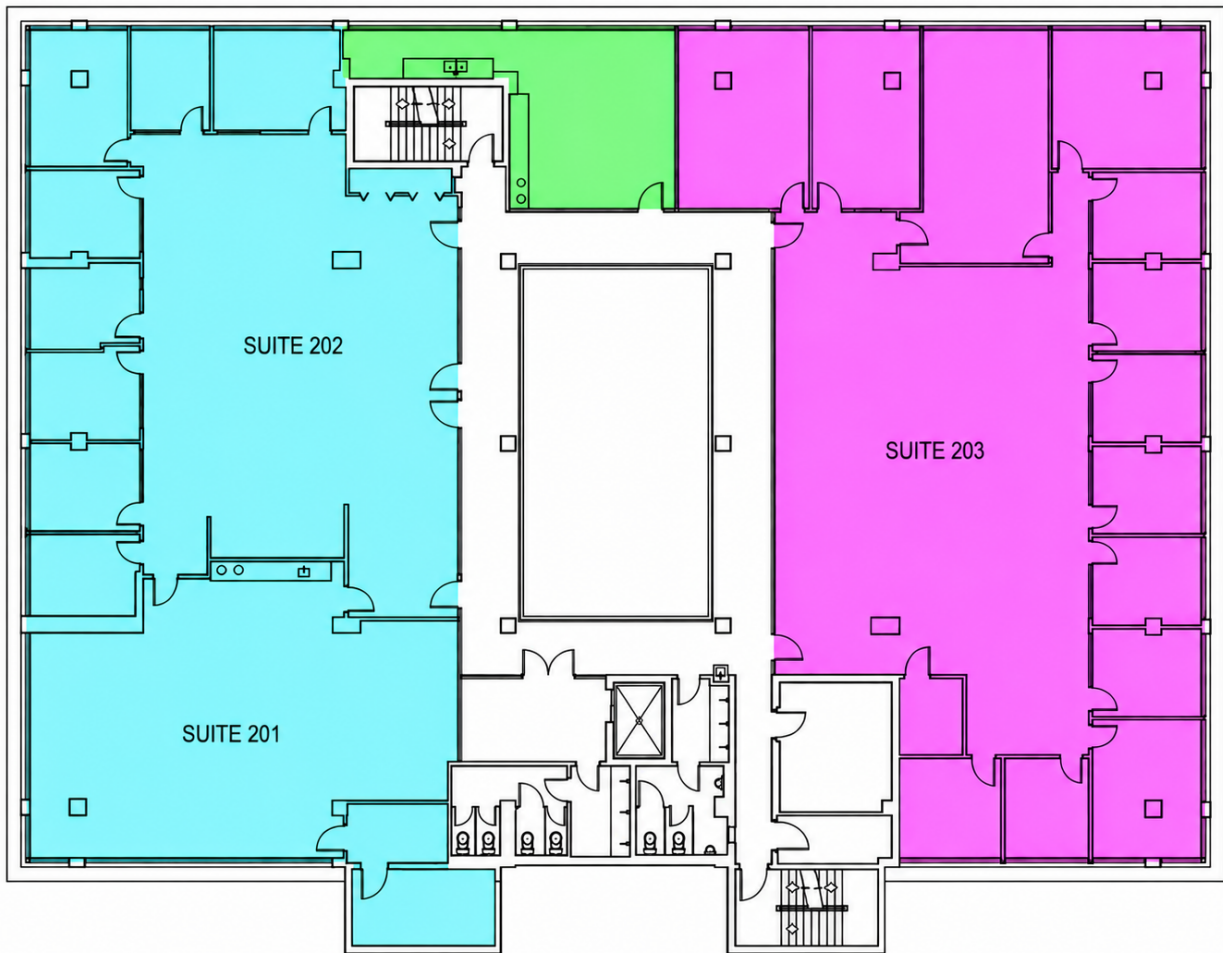
Lease Type	Gross
Total Space	3,246 – 9,503 SF
Lease Rate	\$19.50 SF/yr
Lease Term	Negotiable · short term OK

Suites 202 and 203 are available individually or can be combined with adjacent Suite 201 to create contiguous space up to **9,503 SF**. All configurations are offered at the reduced rate of **\$19.50 SF/yr gross** with utilities included, and the landlord is open to **shorter lease terms**.

See floor plan on next page →

Floor Plan

SECOND FLOOR · SUITES 201 – 203



 Suite 201 / 202 · 3,246 – 4,756 SF

 Suite 203 · 4,747 SF

 Common area / atrium

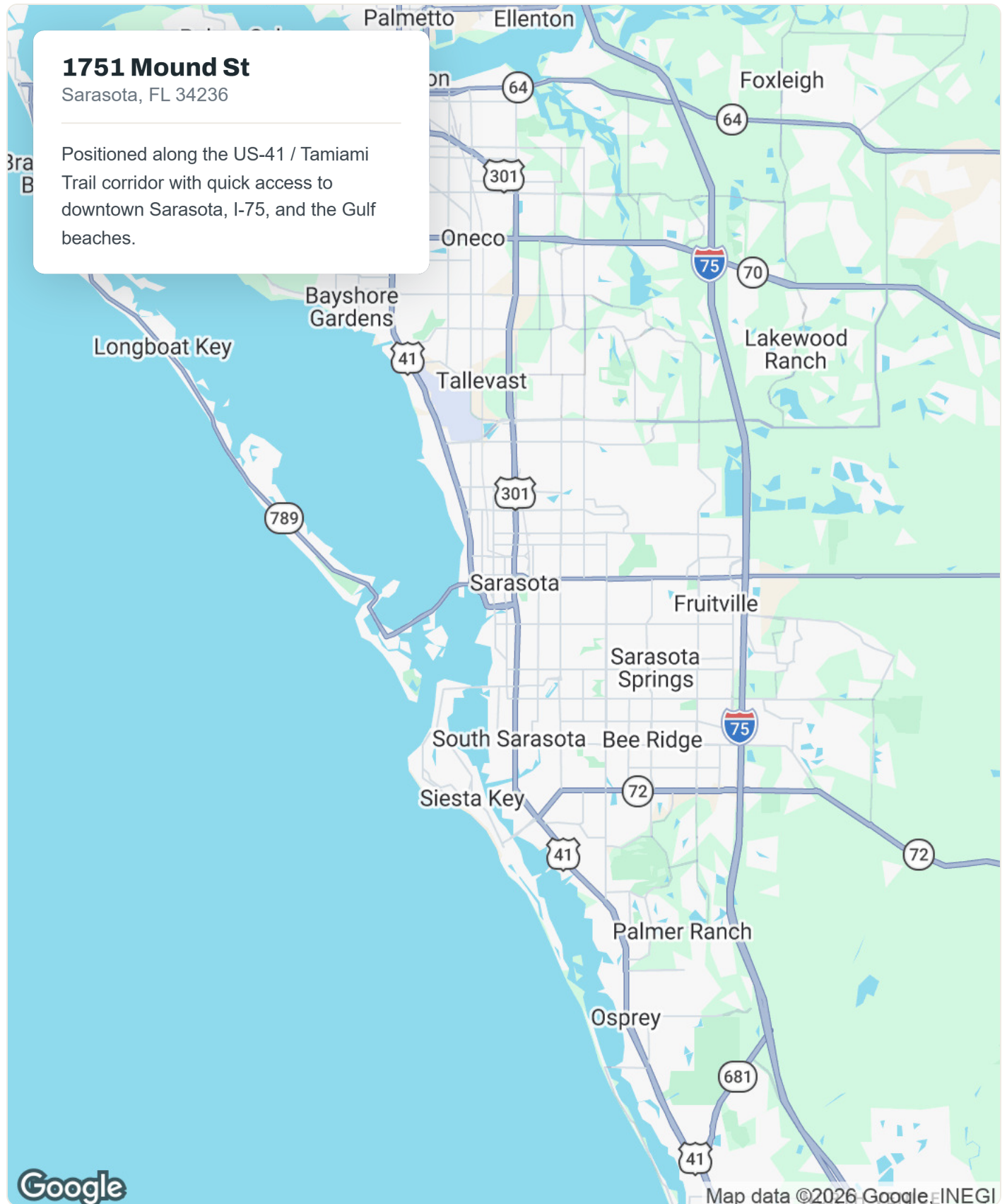
Interior & Amenities

PROPERTY PHOTOS



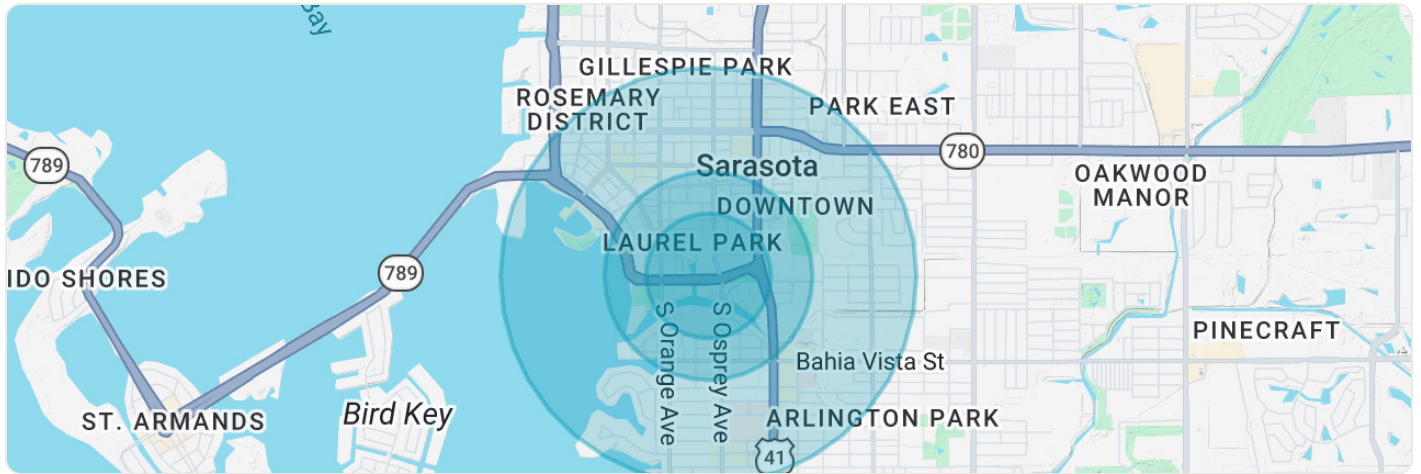
Location

HEART OF SARASOTA, FL



Demographics

AREA REPORT · 2023 ACS



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,407	74,567	157,407
Average Age	56.1	49.1	50.8
Average Age (Male)	52.9	46.7	48.3
Average Age (Female)	58.4	50.7	52.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,973	33,846	71,831
# of Persons per HH	1.9	2.2	2.2
Avg. HH Income	\$142,949	\$122,456	\$119,307
Avg. House Value	\$898,163	\$665,574	\$575,491

Disclaimer

CONFIDENTIALITY & TERMS

The material contained in this Brochure is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the CORE COMMERCIAL GROUP® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible lease of the Property. The only party authorized to represent the Owner in connection with the lease of the Property is the CORE COMMERCIAL GROUP Advisor listed in this brochure, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Brochure.

If the person receiving these materials does not choose to pursue a lease of the Property, this Brochure must be returned to the CORE COMMERCIAL GROUP Advisor. Neither the CORE COMMERCIAL GROUP Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Brochure may include certain statements and estimates with respect to the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved.

Further, the CORE COMMERCIAL GROUP Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered lease agreement between it and Owner. The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the CORE COMMERCIAL GROUP Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof.

Recipients of this Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this Brochure unless and until a written agreement has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations have been satisfied or waived.

Diane Lawson

941.780.6136 · FL #581055
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us

