

FOR LEASE

1975 NORTHGATE BOULEVARD

Sarasota, Florida 34234

1st Property
Group Inc.

PROFESSIONAL OFFICE / FLEX SPACE

Climate-Controlled Warehouse | Move-In Ready | Available September 2026



1975 Northgate Boulevard - Suite 1975

SUITE SIZE	BASE RENT	2026 OPEX	EST. MONTHLY
1,875 SF	\$17.79/SF NNN	\$7.08/SF	\$3,895

SPACE OVERVIEW

This 1,875 SF professional office/flex suite combines executive office space with climate-controlled warehouse/storage functionality. The efficient layout includes a reception area, two private offices, a large conference room, spacious open work area, break room with kitchenette, private restroom, and a climate-controlled warehouse with an overhead roll-up door.

TENANT COST ADVANTAGE

Operating expenses include HVAC maintenance, repair and replacement. Landlord also maintains the roof, exterior building, landscaping and common areas.

INSIDE SUITE 1975

Professional office buildout with flexible work areas and support space



Reception / Front Office Area



Private Office



Large Conference / Work Area



Open Work Area



Break Room / Kitchenette

KEY FEATURES

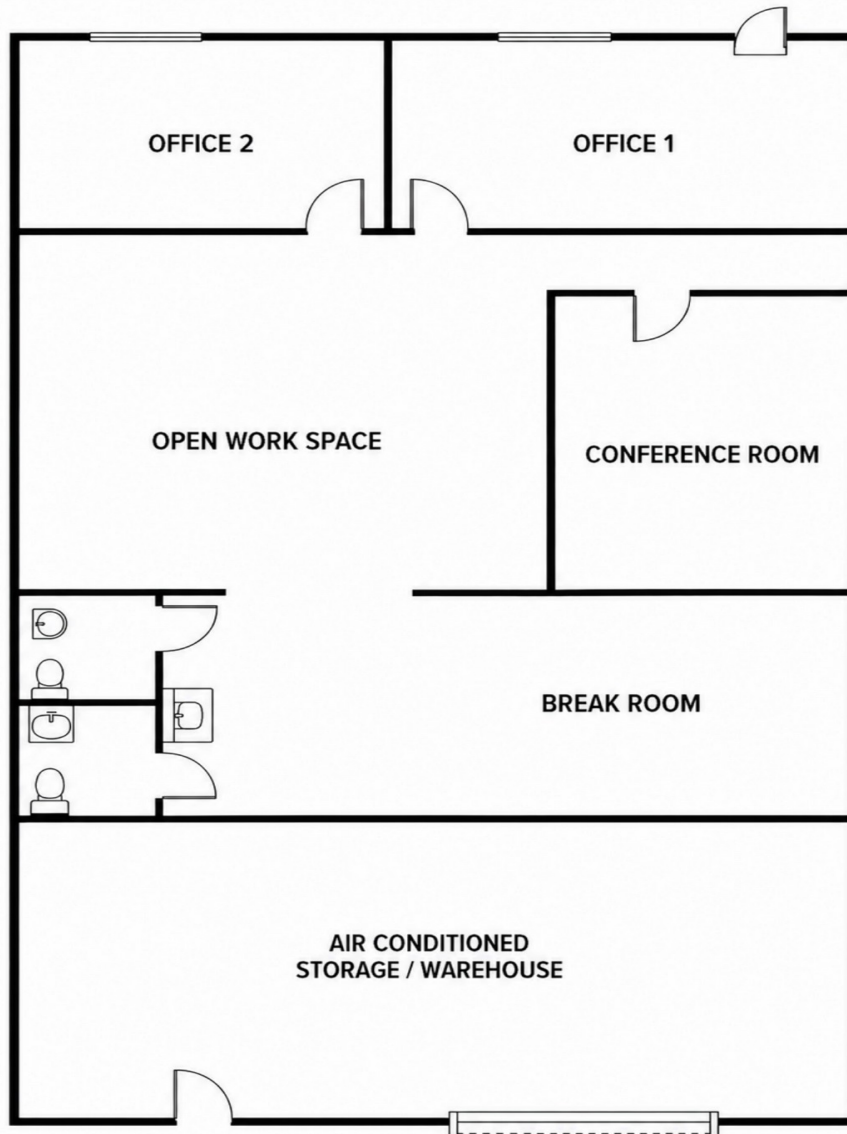
- Two private executive offices
- Spacious open work area
- Private restroom
- Ample on-site parking
- Large conference room
- Break room with kitchenette
- Climate-controlled warehouse with overhead roll-up door
- CI (Commercial Intensive) zoning

NORTHGATE BUSINESS PARK

Convenient access to US-301, University Parkway, Downtown Sarasota, Sarasota-Bradenton International Airport and I-75, supporting businesses serving Sarasota and Manatee Counties.

SUITE 1975 FLOOR PLAN

1,875 SF | 1975 Northgate Boulevard



**1st Property
Group Inc.**



DAVID GREENFIELD

Broker | 1st Property Group, Inc.

380 Interstate Ct, STE 206 | Sarasota, FL 34240

Office: 941-377-5255 | Cell: 941-374-1593

All information is deemed reliable but not guaranteed. Lease terms, operating expenses and availability are subject to change. Lessee should verify all information.