

# FOR SALE

## BAY STREET TOWNCENTER - PREMIER OFFICE SPACE

3983 Destination Drive, Units 204 & 205,  
Osprey, FL 34229



IAN BLACK  
REALESTATE  
THE PLACE FOR SPACE

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## PROPERTY DESCRIPTION

Unlock the door, move in your team, and get right to work! This 2,410 square foot office suite in Osprey, FL is ideally situated to be your business's move-in ready headquarters or satellite office. Located between Sarasota and Venice, this property offers long term value as the region's population continues to expand. The office suite is located in Bay Street Village & Towncenter, which also includes a coffee shop, restaurant, and varied retailers, ensuring that your business is positioned alongside high-quality amenities and services.

The suite opens into a meticulously planned office space that balances open collaboration with private offices, modern amenities, and a versatile floor plan designed for immediate productivity. Key features include a professional reception entrance, spacious conference room, expansive open office area, private office with private restroom, two additional private offices, a breakroom, and additional restroom.

Office furniture is available through separate agreement.

## OFFERING SUMMARY

Sale Price:	\$850,000
Unit Size:	2,410 SF
Building Size:	16,405 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,274	12,248	26,965
Total Population	2,463	23,506	53,695
Average HH Income	\$138,968	\$134,991	\$132,942

## SIGNIFICANT LOCAL DEVELOPMENTS

With the addition of Alton Osprey apartments directly behind the towncenter and the anticipated construction of Compass by Margaritaville hotel across US 41, this property is situated in a vibrant and expanding community, providing tremendous potential for future business development.



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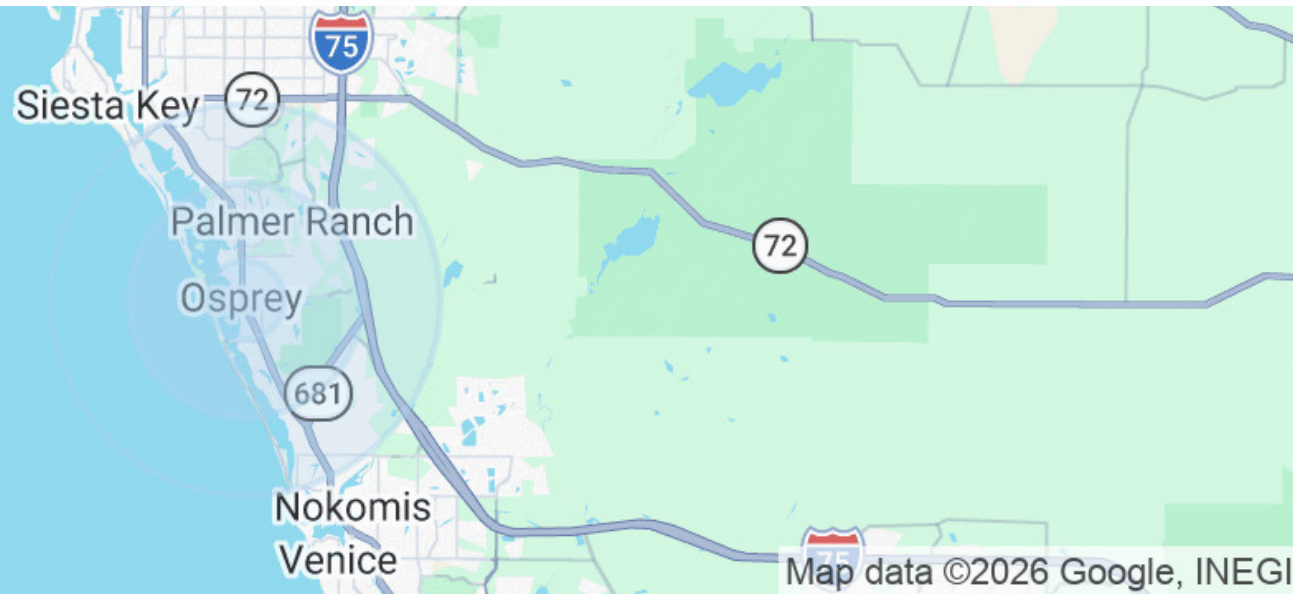


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,463	23,506	53,695
Average Age	63.8	64.2	61.1
Average Age (Male)	64.3	63.6	59.5
Average Age (Female)	63.6	65.1	62.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,274	12,248	26,965
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$138,968	\$134,991	\$132,942
Average House Value	\$846,697	\$645,849	\$567,028

2023 American Community Survey (ACS)



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# BAY STREET TOWNCENTER - PREMIER OFFICE SPACE

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## JAG GREWAL, CCIM, SIOR Broker Associate/Partner



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## Professional Background

Born in West Malaysia, Jag finished elementary school and the family then moved south so he could attend middle school to Singapore. At 14, they immigrated to Australia, where Jag completed high school at 16 and won a scholarship with BHP Co. Ltd to attend the University of South Australia. After successfully completing a rigorous degree program in Electrical Engineering, Jag decided to join his father's property development company and learned the business. In the late 90's, his entrepreneurial spirit brought him to America. After a short stint in Arizona in property development, Jag discovered Sarasota as he was flying to Africa on a mission assignment. He completed that assignment and moved to Sarasota in December 2000. He joined Coldwell Banker and rose to be the #1 agent in the Sarasota market for Coldwell Banker in 2006. In 2009, he left Coldwell Banker Commercial to form a partnership with Ian Black, Steve Horn & Marci Marsh at Ian Black Real Estate, where he is a Partner. Jag is married to his amazing, beautiful and creative wife Amy Grewal and they have four lovely children. He enjoys squash and golfing, when time permits.

A well respected commercial real estate broker, Jag has completed sales and leases over \$500M in this region and has earned numerous distinctions throughout his career including:

Past President of the Commercial Investment Division – an organization that serves all of the commercial real estate practitioners /affiliates in Sarasota County

Prestigious Commercial Realtor of the Year, awarded by his peers in December 2007

Obtained CCIM designation in March 2015, awarded by the Certified Commercial Investment Member Institute.

Obtained the rare SIOR (Dual) designation bestowed by the Society of Industrial and Office Realtors, one of only 140 worldwide.

2015 - 2020 Board Member of the Lakewood Ranch Business Alliance

2019- Current Board Member of the Bradenton EDC

2021 – Board of Trustees for Forty Carrots Family Center



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## JESSICA DUNCAN

Sales Associate



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## Professional Background

Jessica Duncan provides a unique perspective to her clients in Sarasota and Manatee Counties by blending her local roots with an extensive background as a commercial real estate paralegal. A Sarasota native, Jessica grew up in the local agricultural community on her family's cattle ranch, where she spent her youth riding horses, racing barrels, and raising livestock for 4-H projects.

Jessica transitioned to real estate sales to leverage her highly technical knowledge of commercial transactions, lending, land use, and zoning. Her professional foundation is built on years of managing complex transactions, including LIHTC affordable housing financing and the development of large master-planned communities. Her legal experience allows her to offer clients expert insights into property titles, surveys, and the nuances of municipal codes and zoning regulations.

Her previous role as a wildfire dispatcher also gave her an intimate geographic knowledge of the roadways and landmarks throughout the region, as well as the ability to remain composed under pressure during high-stakes situations.

Beyond her professional life, Jessica is an active leader in the industry, currently serving as Treasurer of Commercial Real Estate Women (CREW) of Sarasota/Manatee. Outside of the office, she enjoys spending quality time with her husband, Joel, and their two children, Samantha and Luke, road cycling, mountain biking, and reading.



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