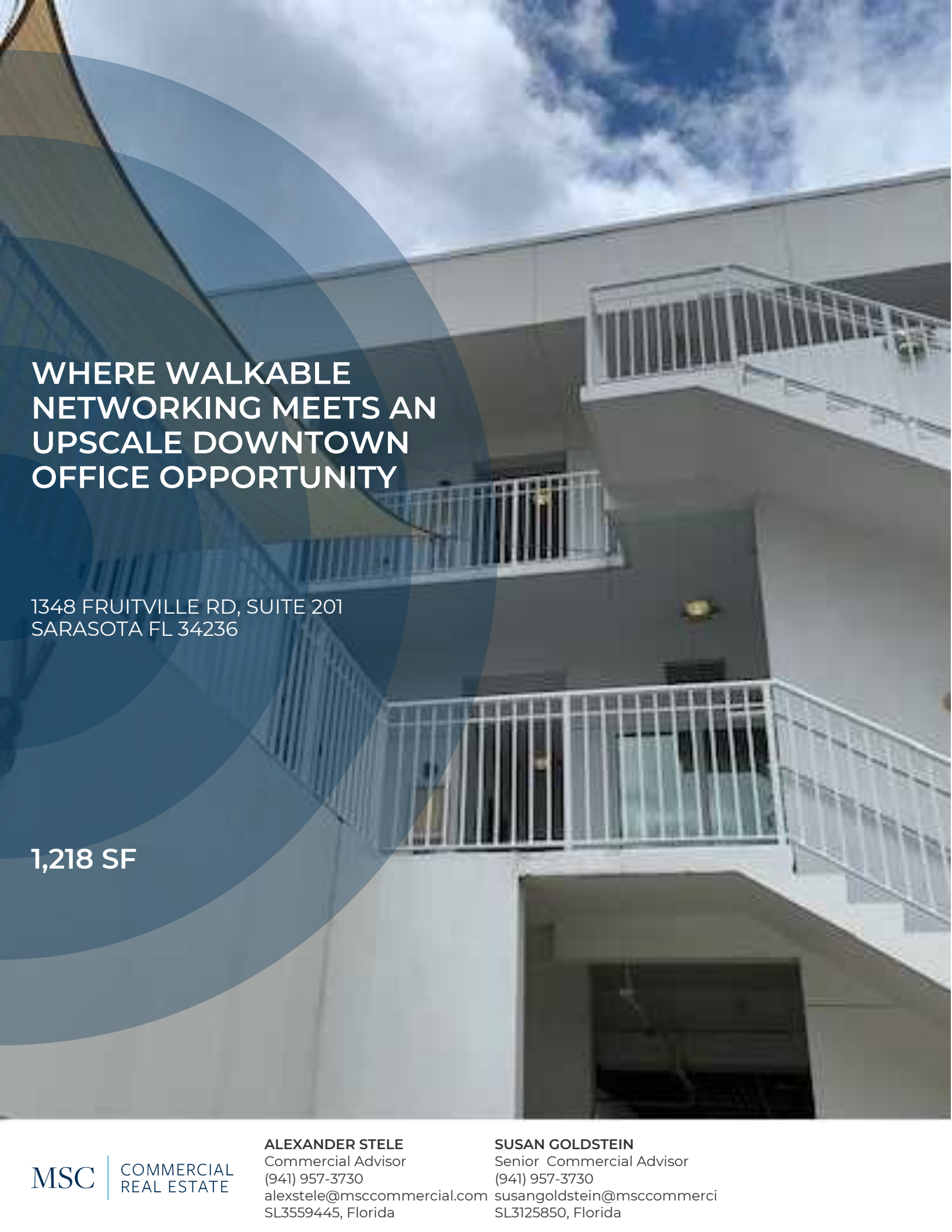




# WHERE WALKABLE NETWORKING MEETS AN UPSCALE DOWNTOWN OFFICE OPPORTUNITY

1348 FRUITVILLE RD, SUITE 201  
SARASOTA FL 34236

1,218 SF

**MSC** | COMMERCIAL  
REAL ESTATE

**ALEXANDER STELE**  
Commercial Advisor  
(941) 957-3730  
[alexstele@msccommercial.com](mailto:alexstele@msccommercial.com)  
SL3559445, Florida

**SUSAN GOLDSTEIN**  
Senior Commercial Advisor  
(941) 957-3730  
[susangoldstein@msccommercial.com](mailto:susangoldstein@msccommercial.com)  
SL3125850, Florida

# PROPERTY SUMMARY

Where Walkable Networking Meets an Upscale Downtown Office Opportunity  
1348 Fruitville Road | Sarasota, FL 34236



## Property Summary

|               |          |
|---------------|----------|
| Available SF: | 1,218    |
| Lease Rate:   | 28.00/SF |
| Year Built:   | 2005     |
| Zoning:       | DTC      |

## Property Overview

Downtown Sarasota's finest restaurants, shops, and services are just a stone's throw away, all easily walkable from your door. This well-appointed suite features a private restroom and kitchenette, both finished with high-end materials. The thoughtful layout includes a reception area, a large conference room, and five private offices, designed to promote productivity and operational efficiency. Built-in cabinetry throughout offers ample storage.

Don't miss this exceptional opportunity to secure a premier office space for your team to work and your clients to visit!

## Location Overview

Fruitville Professional Villas sits on Fruitville Road, minutes from Downtown Sarasota, St. Armands Circle, and Longboat Key. The location offers convenient access to US 41 and US 301, with I-75 reachable via the Fruitville Road interchange, six miles east.

## AVAILABLE SPACES

Where Walkable Networking Meets an Upscale Downtown Office Opportunity

1348 Fruitville Road | Sarasota, FL 34236

FOR LEASE



| Space   | Size  | Rate           | Use    | Available |
|---------|-------|----------------|--------|-----------|
| Ste 201 | 1,218 | \$28.00 /sf/yr | Office | Yes       |

### Highlights

- Walkable to downtown Sarasota restaurants, shops, and services
- Private restroom and kitchenette, both with high end finishes
- Layout includes a reception area, large conference room and five private offices
- Built in cabinetry in various locations allows for ample storage

ALEXANDER STELE  
(941) 957-3730  
alexstele@msccommercial.com

SUSAN GOLDSTEIN  
(941) 957-3730  
susangoldstein@msccommercial.com

MSC | COMMERCIAL  
REAL ESTATE

# PROPERTY PHOTOS

Where Walkable Networking Meets an Upscale Downtown Office Opportunity  
1348 Fruitville Road | Sarasota, FL 34236



**ALEXANDER STELE**  
(941) 957-3730  
alexstele@msccommercial.com

**SUSAN GOLDSTEIN**  
(941) 957-3730  
susangoldstein@msccommercial.com

**MSC** | COMMERCIAL  
REAL ESTATE

## PROPERTY PHOTOS

Where Walkable Networking Meets an Upscale Downtown Office Opportunity  
1348 Fruitville Road | Sarasota, FL 34236



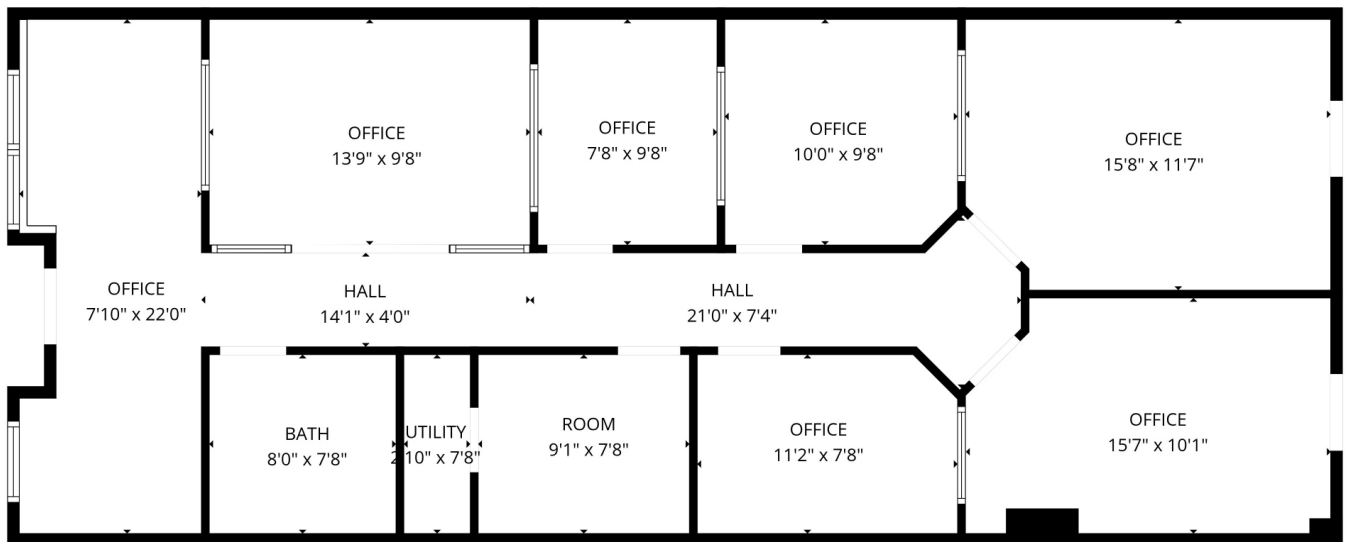
**ALEXANDER STELE**  
(941) 957-3730  
alexstele@msccommercial.com

**SUSAN GOLDSTEIN**  
(941) 957-3730  
susangoldstein@msccommercial.com

**MSC** | COMMERCIAL  
REAL ESTATE

# FLOOR PLAN STE 201

Where Walkable Networking Meets an Upscale Downtown Office Opportunity  
1348 Fruitville Road | Sarasota, FL 34236



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## AERIAL MAP

Where Walkable Networking Meets an Upscale Downtown Office Opportunity  
1348 Fruitville Road | Sarasota, FL 34236



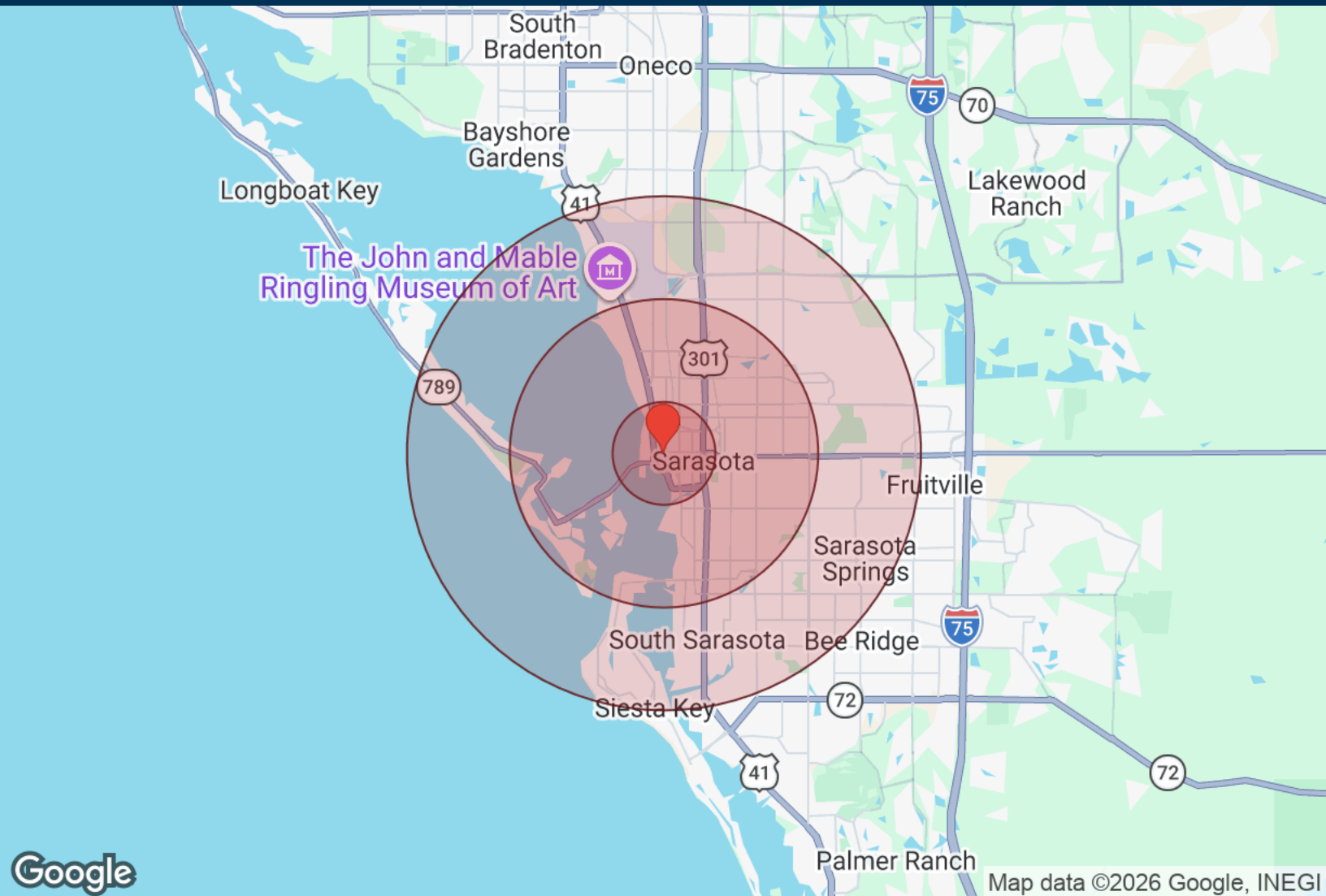
ALEXANDER STELE  
(941) 957-3730  
alexstele@msccommercial.com

SUSAN GOLDSTEIN  
(941) 957-3730  
susangoldstein@msccommercial.com

MSC COMMERCIAL  
REAL ESTATE

# DEMOGRAPHICS

Where Walkable Networking Meets an Upscale Downtown Office Opportunity  
1348 Fruitville Road | Sarasota, FL 34236



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 7,133  | 33,813  | 68,863  |
| Female           | 6,577  | 32,460  | 69,816  |
| Total Population | 13,710 | 66,273  | 138,679 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White            | 10,117 | 44,343  | 100,362 |
| Black            | 1,148  | 8,244   | 11,108  |
| Am In/AK Nat     | 18     | 60      | 125     |
| Hawaiian         | 5      | 20      | 28      |
| Hispanic         | 1,936  | 10,637  | 20,996  |
| Asian            | 302    | 1,929   | 3,647   |
| Multiracial      | 163    | 921     | 2,163   |
| Other            | 23     | 119     | 236     |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 9,978  | 40,328  | 84,550  |
| Occupied        | 7,590  | 30,712  | 65,047  |
| Owner Occupied  | 3,654  | 17,288  | 41,478  |
| Renter Occupied | 3,936  | 13,424  | 23,569  |
| Vacant          | 2,388  | 9,616   | 19,503  |

| Age          | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14  | 1,100  | 7,945   | 16,435  |
| Ages 15 - 24 | 1,139  | 7,437   | 13,973  |
| Ages 25 - 54 | 4,368  | 22,294  | 45,324  |
| Ages 55 - 64 | 1,924  | 9,236   | 19,959  |
| Ages 65+     | 5,180  | 19,362  | 42,989  |

| Income          | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------|----------|----------|----------|
| Median          | \$90,585 | \$82,647 | \$86,351 |
| Under \$15k     | 804      | 2,455    | 4,698    |
| \$15k - \$25k   | 403      | 1,935    | 3,569    |
| \$25k - \$35k   | 446      | 2,117    | 4,496    |
| \$35k - \$50k   | 732      | 3,518    | 6,969    |
| \$50k - \$75k   | 841      | 4,244    | 9,363    |
| \$75k - \$100k  | 914      | 3,561    | 7,547    |
| \$100k - \$150k | 1,351    | 5,336    | 11,939   |
| \$150k - \$200k | 556      | 2,389    | 5,691    |
| Over \$200k     | 1,544    | 5,159    | 10,773   |

# PROFESSIONAL BIO

Where Walkable Networking Meets an Upscale Downtown Office Opportunity  
1348 Fruitville Road | Sarasota, FL 34236



## SUSAN GOLDSTEIN

Senior Commercial Advisor

O: (941) 957-3730

C: (941) 350-9747

susangoldstein@msccommercial.com

SL3125850, Florida

MSC Commercial

1605 Main Street, Suite 500 Sarasota, FL 34236

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

# PROFESSIONAL BIO

Where Walkable Networking Meets an Upscale Downtown Office Opportunity  
1348 Fruitville Road | Sarasota, FL 34236



## ALEXANDER STELE

Commercial Advisor  
O: (941) 957-3730  
C: (941) 500-3115  
alexstele@msccommercial.com  
SL3559445, Florida

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

## 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).

## DISCLAIMER

Where Walkable Networking Meets an Upscale Downtown Office Opportunity  
1348 Fruitville Road | Sarasota, FL 34236

All materials and information received or derived from MSC Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither MSC Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. MSC Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. MSC Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. MSC Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by MSC Commercial in compliance with all applicable fair housing and equal opportunity laws.