

## PROPERTY DETAILS & HIGHLIGHTS

<b>BUILDING NAME</b>	Build-to-suit Medical Office
<b>PROPERTY TYPE</b>	Office
<b>PROPERTY SUBTYPE</b>	Medical
<b>APN</b>	0044130016
<b>BUILDING SIZE</b>	16,500 SF
<b>LOT SIZE</b>	39,646 SF
<b>BUILDING CLASS</b>	A
<b>AVERAGE FLOOR SIZE</b>	8,250 SF
<b>PARKING SPACES</b>	66
<b>CONSTRUCTION STATUS</b>	Build to suit

Medical Office - Build-to-suit. New construction Class A medical office property on Fruitville Road corridor directly across the street from the planned Sarasota County Medical Examiner and Coroner's office. The medical office building would offer a unique opportunity on the Fruitville corridor to locate a medical practice at the forefront of this highly trafficked dynamic corridor. The approved site plan includes approximately 16,500 SF of space with over 180 feet of frontage directly on Fruitville Road. There is significant residential, and commercial growth in this corridor. There will be building signage available and ample surface parking making this building easily visible and accessible for all patients. Anticipated delivery Q3 2025. 4:1,000 parking ratio, full buildout allowances available. NNN Lease with base net rent of \$35.00 psf. (Attached building renderings and floor plans are conceptual.)

### BOB MORRIS

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- - Class A Medical/Office Building (In Design)
- - Strategic Location/Visibility on Fruitville Road Corridor
- - +/- 16,500 SF Two Story Building
- - Full buildout allowances available
- - 4.00+/1,000 Parking Ratio
- - \$35.00 PSF/NNN Lease, OPEX \$7.50/PSF (est.)
- - ADT 50,000