

1970 GOLF ST
Sarasota, FL 34236



PROPERTY OVERVIEW

Introducing a premier medical leasing opportunity at 1970 Golf St, Sarasota, FL, 34236. This exceptional property offers a truly turn-key experience for the sophisticated medical user, with unique features such as check in & check out desks on both floors, spacious private offices for doctors and support staff, and numerous exam/treatment rooms. Currently occupied by a leading cancer treatment facility, the space additionally offers areas with built-in shielding for a "hot lab" and PET/MRI/CT/X-Ray machines and ample power to run them. The property features an 82 space, two story parking garage with direct access to the space on both floors. The property's sleek architecture and well-designed interiors provide an upscale medical treatment experience for patients and employees alike. Make a statement with a lease at this sought-after, contemporary medical office space in the heart of Sarasota.

PROPERTY SUMMARY

Lease Rate:	\$37.00 SF/yr (NNN)
Available SF:	18,601 SF
Year Built:	2002
Building Size:	19,500 SF
Renovated:	2021
Zoning:	DTC



STEVE HORN, CCIM
941.906.8688 x107
steve@ian-black.com



CAMERON WILSON, CIM
941.302.4451
cameron@ian-black.com

IAN BLACK
REALESTATE
THE PLACE FOR SPACE

1970 GOLF ST

ADDITIONAL PHOTOS

1970 Golf St

Sarasota, FL 34236



STEVE HORN, CCIM
941.906.8688 x107
steve@ian-black.com



CAMERON WILSON, CIM
941.302.4451
cameron@ian-black.com

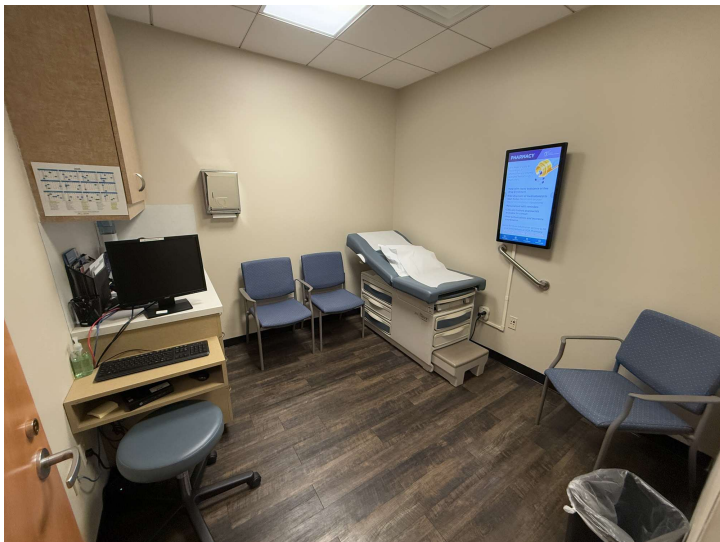
IAN BLACK
REALESTATE
THE PLACE FOR SPACE

1970 GOLF ST

ADDITIONAL PHOTOS

1970 Golf St

Sarasota, FL 34236



STEVE HORN, CCIM
941.906.8688 x107
steve@ian-black.com



CAMERON WILSON, CIM
941.302.4451
cameron@ian-black.com

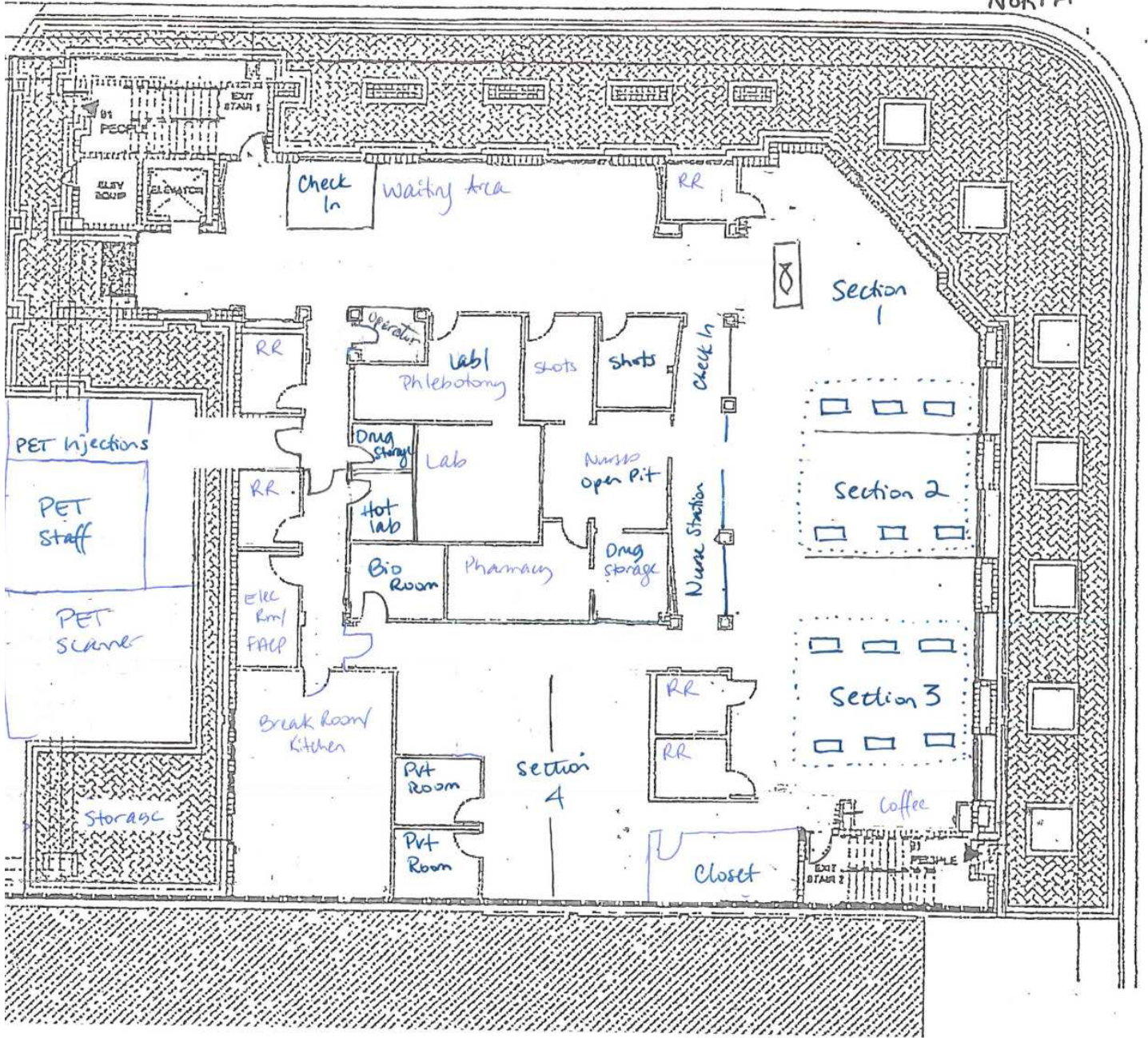
IAN BLACK
REALESTATE
THE PLACE FOR SPACE

1970 Golf St

Sarasota, FL 34236

ET

FIRST FLOOR



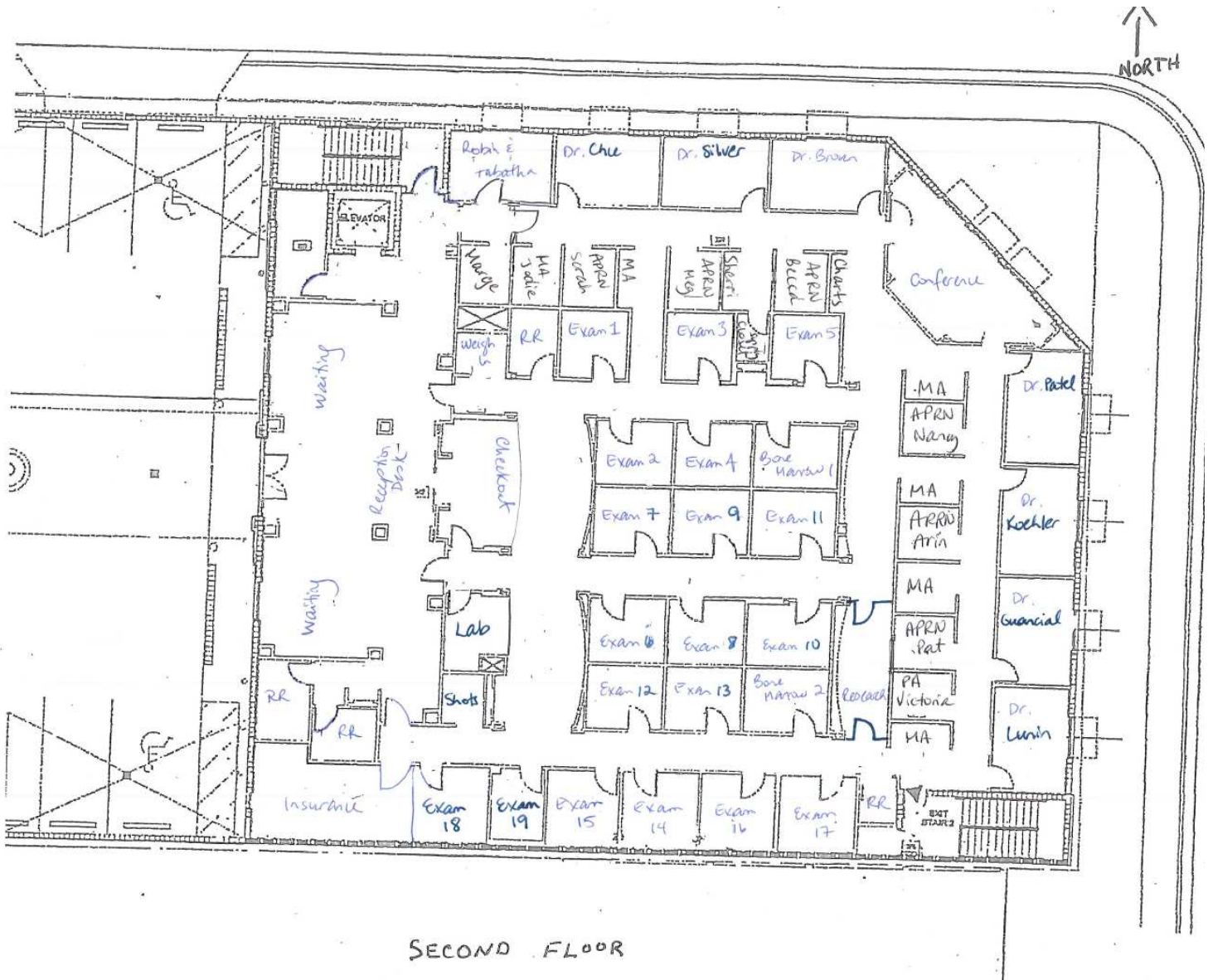
STEVE HORN, CCIM
 941.906.8688 x107
 steve@ian-black.com



CAMERON WILSON, CIM
 941.302.4451
 cameron@ian-black.com

IAN BLACK
 REAL ESTATE
 THE PLACE FOR SPACE

1970 Golf St
Sarasota, FL 34236



STEVE HORN, CCIM
941.906.8688 x107
steve@ian-black.com

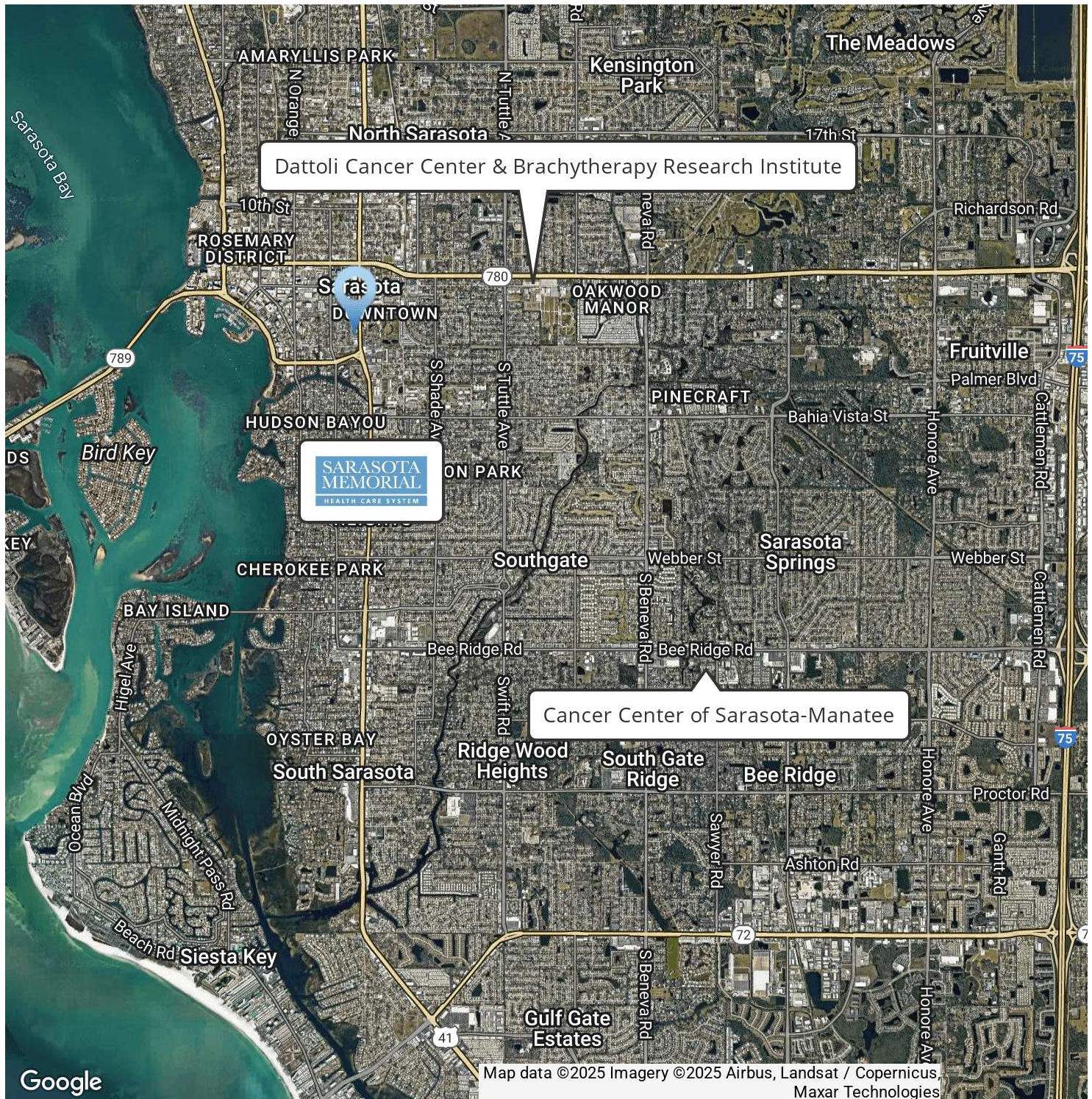


CAMERON WILSON, CIM
941.302.4451
cameron@ian-black.com

IAN BLACK
REAL ESTATE
THE PLACE FOR SPACE

1970 Golf St

Sarasota, FL 34236



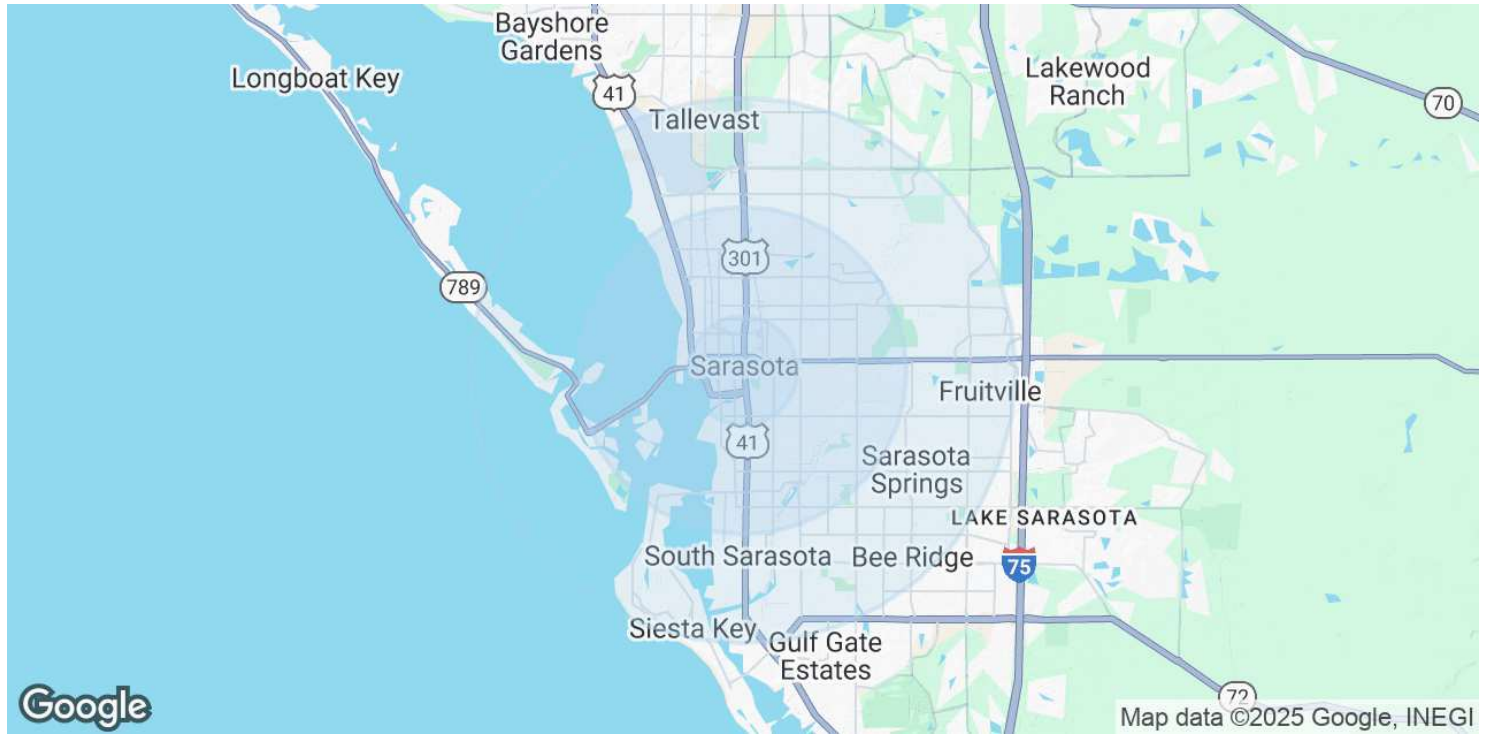
STEVE HORN, CCIM
941.906.8688 x107
steve@ian-black.com



CAMERON WILSON, CIM
941.302.4451
cameron@ian-black.com

IAN BLACK
REAL ESTATE
THE PLACE FOR SPACE

1970 Golf St Sarasota, FL 34236



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,045	79,032	162,975
Average Age	49.5	47.7	49.6
Average Age (Male)	47.0	45.8	47.1
Average Age (Female)	53.2	50.1	51.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,766	41,928	89,660
# of Persons per HH	1.7	1.9	1.8
Average HH Income	\$72,746	\$70,738	\$74,134
Average House Value	\$389,667	\$336,518	\$346,355

2020 American Community Survey (ACS)



STEVE HORN, CCIM
941.906.8688 x107
steve@ian-black.com



CAMERON WILSON, CIM
941.302.4451
cameron@ian-black.com

IAN BLACK
REAL ESTATE
THE PLACE FOR SPACE