



OFFICE SPACE · FOR LEASE

DOWNTOWN SARASOTA, FLORIDA

# Courthouse Centre

Eighth-Floor Office Suites for Lease

1990 Main Street · Sarasota, FL 34236 · 1,584 – 13,222 SF

LEASE RATE

**\$33.00 PSF**

AVAILABLE SF

**1,584-13,222**

SUITES

**7 suites**

PARKING

**3 : 1,000**

Full-service lease with a \$35 PSF tenant improvement allowance — flexible suites from 1,584 SF to a full 13,222 SF floor in the heart of downtown.

## LEASING CONTACTS

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Broker, CCIM

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**Ryan Edwards**

Advisor

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# A landmark address on Main Street

## PROPERTY OVERVIEW

Courthouse Centre is a 90,000 SF mixed-use tower anchoring the heart of downtown Sarasota. Professionally designed and move-in ready, it offers businesses a prestigious Main Street address with structured parking, flexible floor plates, and rooftop signage opportunities rarely available in the urban core.

## HIGHLIGHTS

- › Premier downtown Sarasota location on Main Street
- › Full-service lease with a \$35 PSF tenant improvement allowance
- › Suites from 1,584 SF up to a full 13,222 SF floor
- › Structured garage parking at a 3:1,000 ratio
- › Exclusive rooftop naming / signage rights available
- › Professionally designed, move-in-ready build-outs
- › Flexible, sub-dividable floor plates

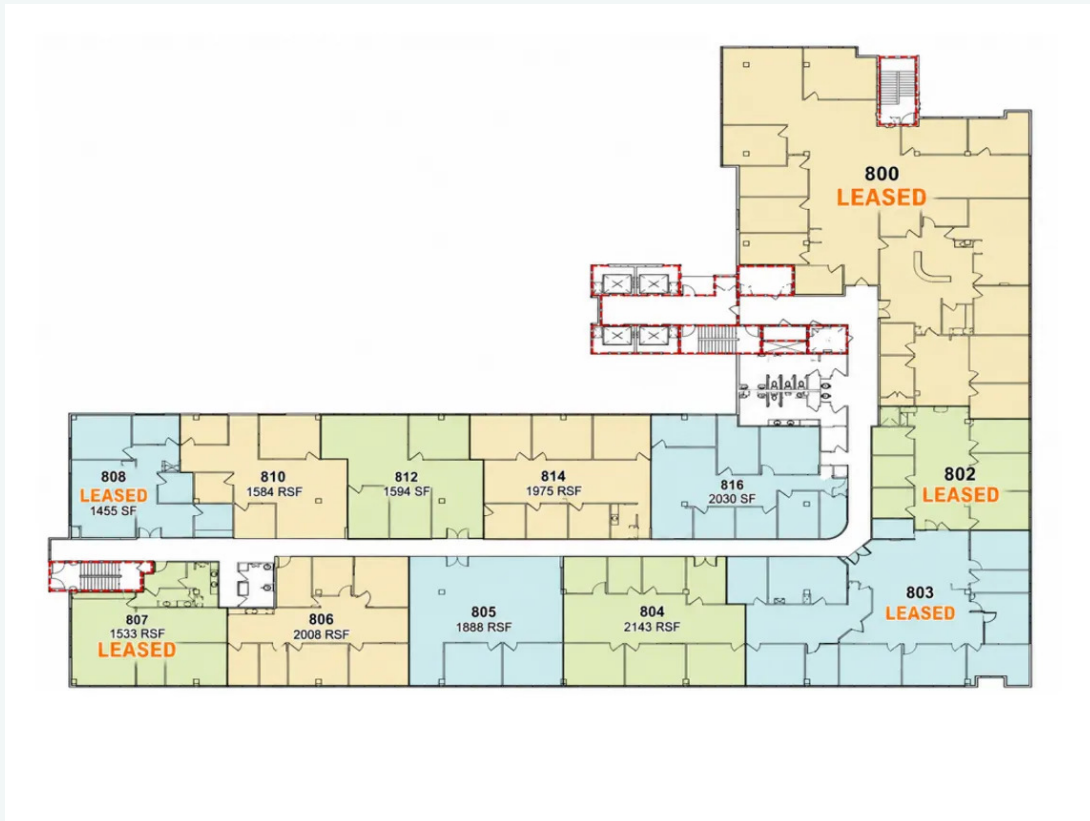


## BY THE NUMBERS

Building Size	<b>90,000 SF</b>
Lot Size	<b>48,012 SF</b>
Available SF	<b>1,584 – 13,222 SF</b>
Parking Ratio	<b>3 : 1,000 garage</b>
Lease Type	<b>Full Service</b>
TI Allowance	<b>\$35.00 PSF</b>
Lease Term	<b>Negotiable</b>

# Available spaces & floor plan

EIGHTH FLOOR PLAN · AVAILABLE SUITES IN COLOR



## AVAILABLE SUITES

Suite	Available SF
Suite 8	13,222 SF
Suite 804	2,144 SF
Suite 805	1,888 SF
Suite 806	2,008 SF
Suite 810	1,584 SF
Suite 812	1,594 SF
Suite 814	1,975 SF
Suite 816	2,030 SF

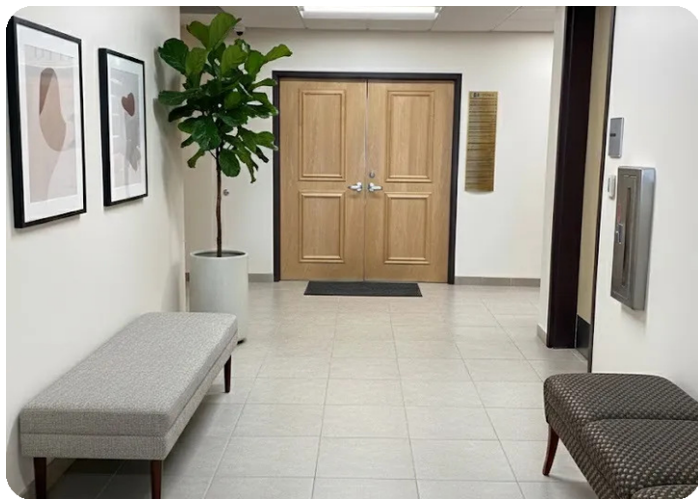
## COMBINED OPTIONS

Suite	Available SF
804 – 805	4,031 SF
804 – 806	6,039 SF
810 – 816	7,183 SF

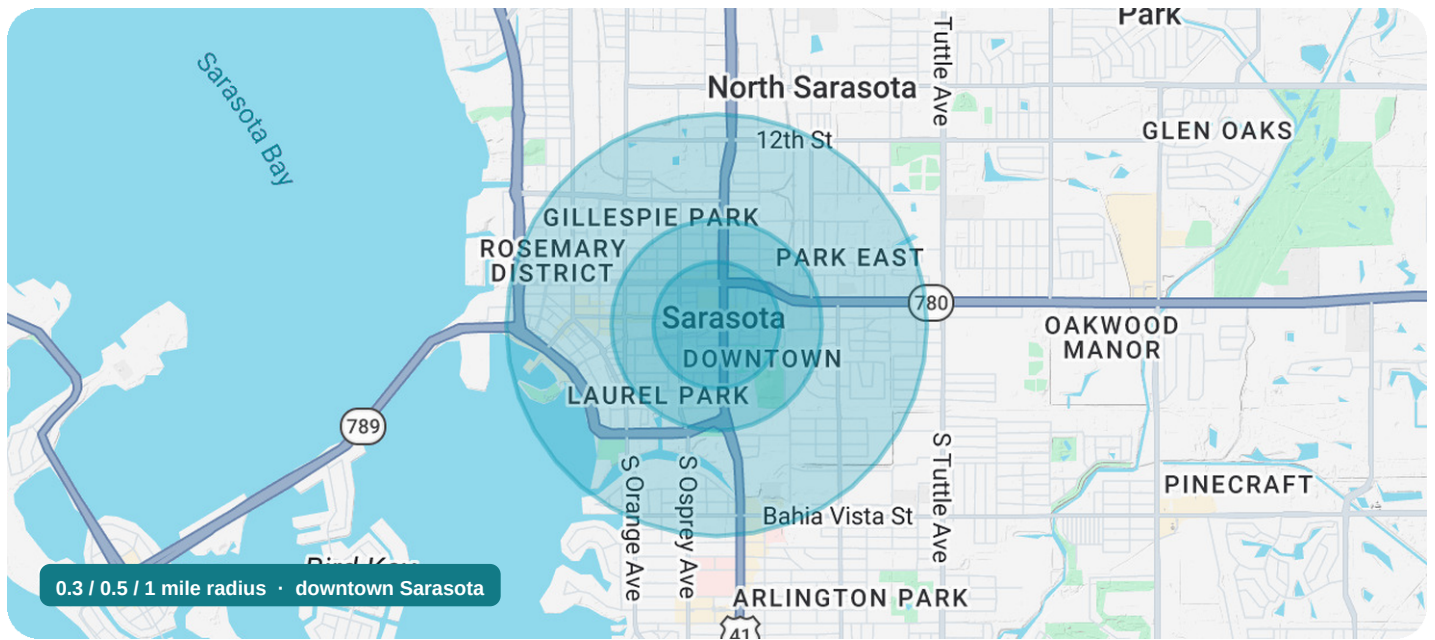
### LEASE SUMMARY

Lease Rate	\$33.00 PSF FS
TI Allowance	\$35.00 PSF
Total Available	1,584 – 13,222 SF
Lease Term	Negotiable

# Inside Courthouse Centre



# Downtown core, walk-to-everything



## IN THE NEIGHBORHOOD

Courthouse Centre sits directly on Main Street — Sarasota's premier downtown corridor of shops, restaurants, and galleries — at the center of the central business district, steps from the courthouse and Bayfront.

- Prestigious Main Street business address
- Walkable to Main Street shops, dining & galleries
- County Courthouse & legal corridor
- Bayfront, marina & cultural district

## AREA DEMOGRAPHICS

Metric	0.3 mi	0.5 mi	1 mi
Total Population	1,747	3,601	15,053
Total Households	720	1,521	7,670
Avg. HH Income	\$92,691	\$90,726	\$102,850
Avg. Home Value	\$973,752	\$866,042	\$740,606
Average Age	49	47	51

Source: 2020 American Community Survey (ACS)

# Advisors



## Diane Lawson

Broker, CCIM

35 years in commercial real estate, specializing in office and retail sales and leasing. A CCIM designee — among the top 6% of commercial brokers nationwide — Diane brings a forensic, detail-driven approach to advising buyers, sellers, landlords, and tenants.

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## Ryan Edwards

Advisor

Advisor specializing in retail, office, medical, and industrial product across Southwest Florida. Ryan pairs a consultative, data-driven process with hands-on deal execution to help clients maximize value from initial strategy through closing.

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