

VERSATILE FLEX SPACE

2900 - 2908B HYDE PARK ST

MSC COMMERCIAL
REAL ESTATE
Michael Saunders & Company
LICENSED REAL ESTATE BROKER



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1605 Main Street, Suite 500
Sarasota, FL 34236

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PROPERTY SUMMARY



Property Summary

Lease Rate:	\$12.23 - \$15.23 / SF NNN
Lease Term:	2-5 Years
Rentable SF:	950 - 3,950
Year Built:	1972
Floors:	1
HVAC:	Yes
Zoning:	CI

Property Overview

This property offers a range of versatile, purpose-built spaces — from flex office/warehouse combinations to warehouse-only or full office configurations — well suited to a wide range of service-based, professional, and light industrial users. Individual spaces feature functional combinations of finished office space and warehouse capacity, with options that include reception areas, private restrooms, and overhead door access depending on configuration. Suite sizes and layouts vary across the property, with availabilities evolving to accommodate a range of space requirements — from smaller, office-forward layouts to warehouse-oriented footprints. Prospective tenants can select the configuration that best fits their operational needs.

Location Overview

This property is located in Sarasota's established Hyde Park corridor, centrally positioned between Tuttle Avenue and Beneva Road and between Bee Ridge Road and Fruitville Road — offering efficient access to Downtown Sarasota, US 41, and I-75 while maintaining a low-density, business-friendly setting outside the congestion of Sarasota's urban core. The immediate area is home to an established mix of restaurants, retail, and service-based commercial users, supported by strong surrounding demographics and a well-established residential base.

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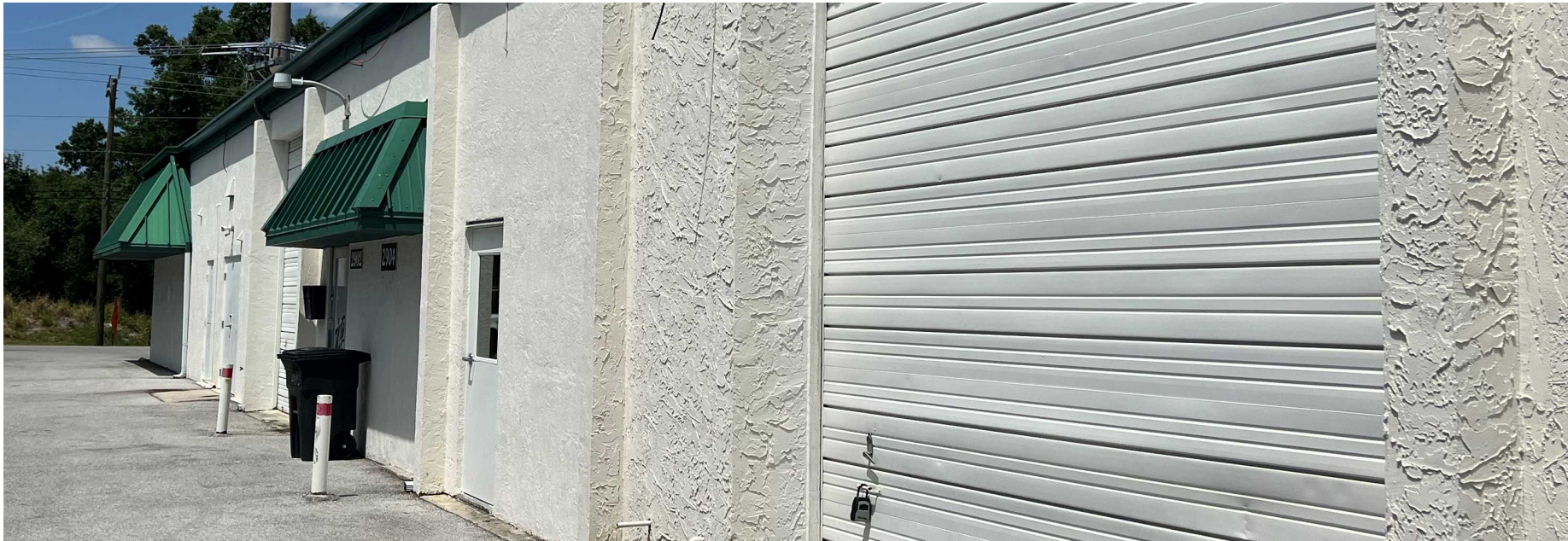
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INDUSTRIAL
FOR LEASE



Description

Suite 2900 features a functional combination of finished office space and warehouse capacity, with a presentable reception area and two restrooms — ideal for tenants seeking a professional front-of-house presence alongside operational space.

Suite 2904 is built out as finished office space, complete with built-in desks, a dedicated area suitable for a conference room, and a private restroom. Potential exists to expand configuration to include additional warehouse/storage space.

Suite 2908B is configured as warehouse space with a overhead door, a small separate office/storage room, and a private restroom.

Space	Size	Rate	Use	Available
2900	1,500	\$15.23 /sf/yr	Office/Warehouse	Yes
2904	1,500	\$14.23 /sf/yr	Office/Warehouse	Yes
2908b	950	\$12.23 /sf/yr	Warehouse	Yes

Highlights

- 950-3950 +/- SF Available
- CAM - \$6.77/sf
- HVAC Installed in Units
- Warehouse Unit with Overhead Door
- Easy access to Downtown Sarasota, Fruitville Road, US 41, and I-75
- Amenities in close proximity including restaurants and retail shopping

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2904 & 2908B PHOTOS



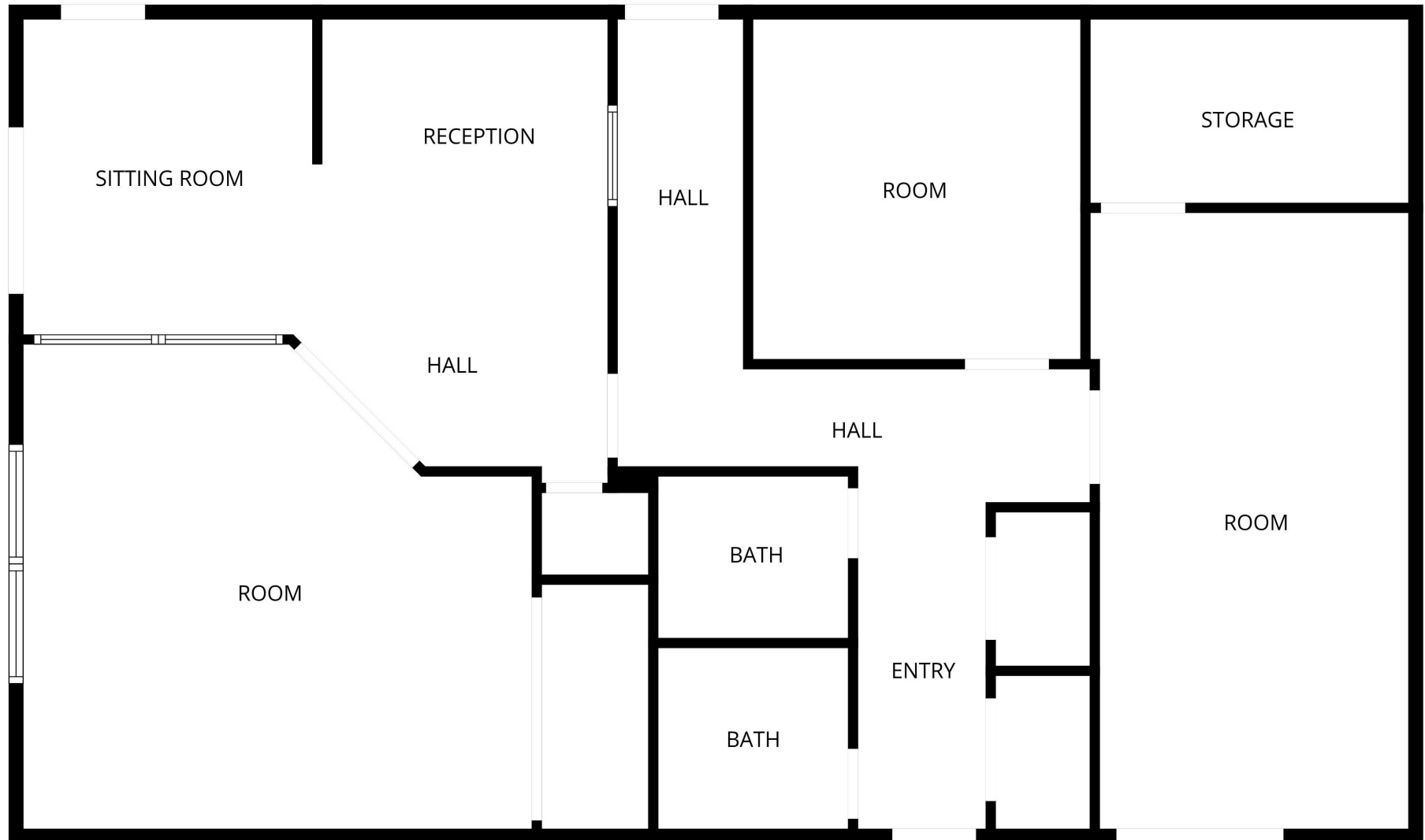
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2900 FLOOR PLAN



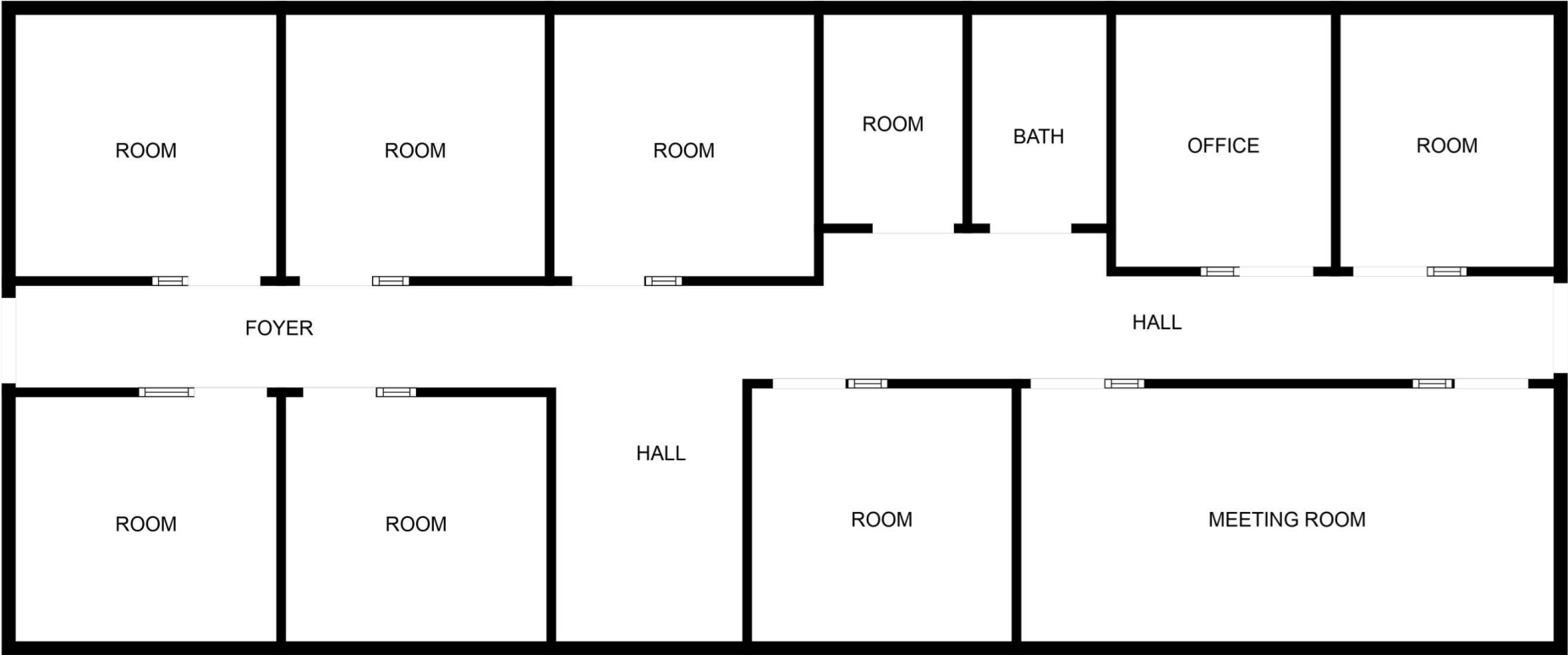
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2904 FLOOR PLAN



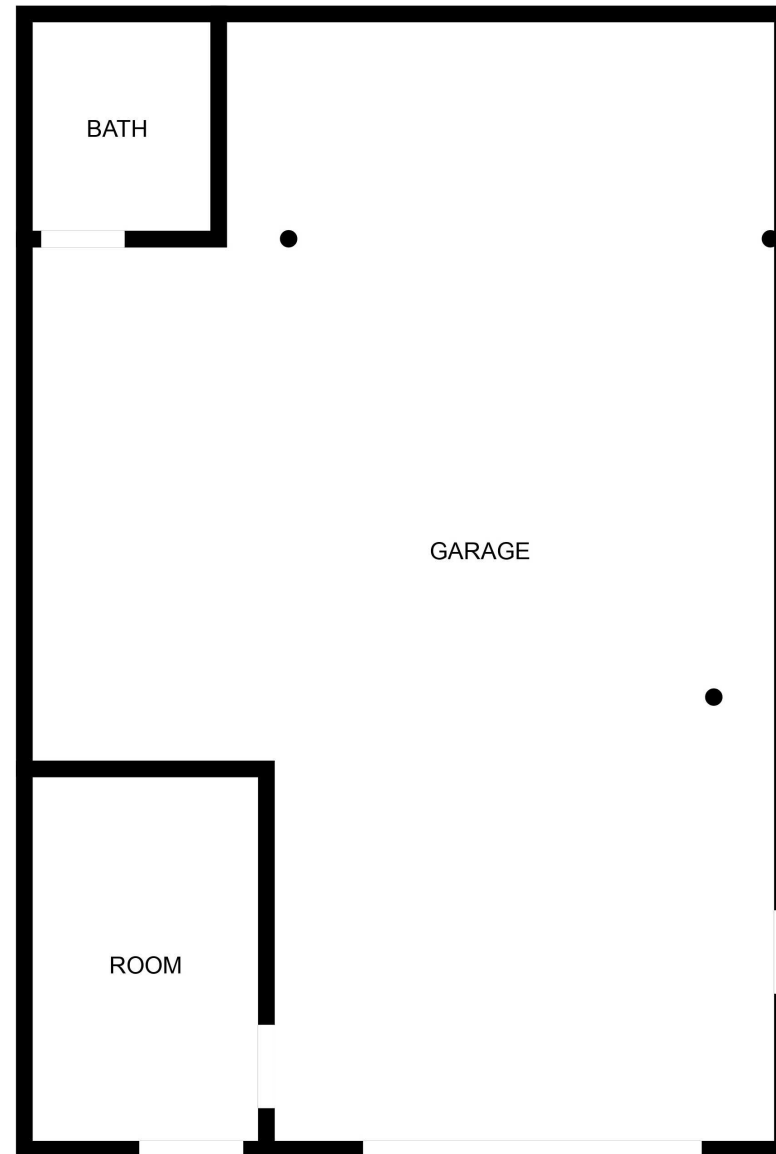
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2908B FLOOR PLAN



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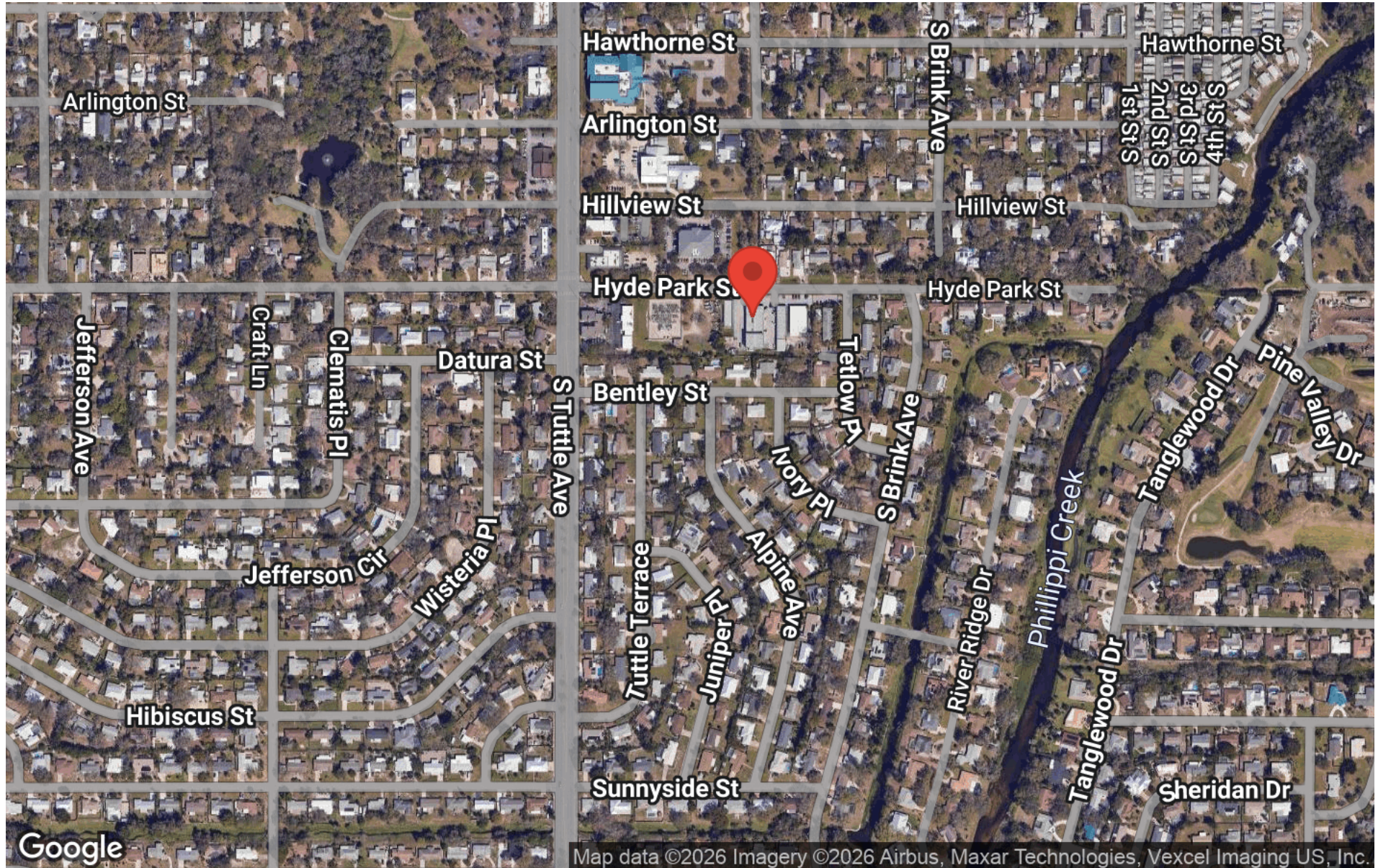
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AERIAL MAP

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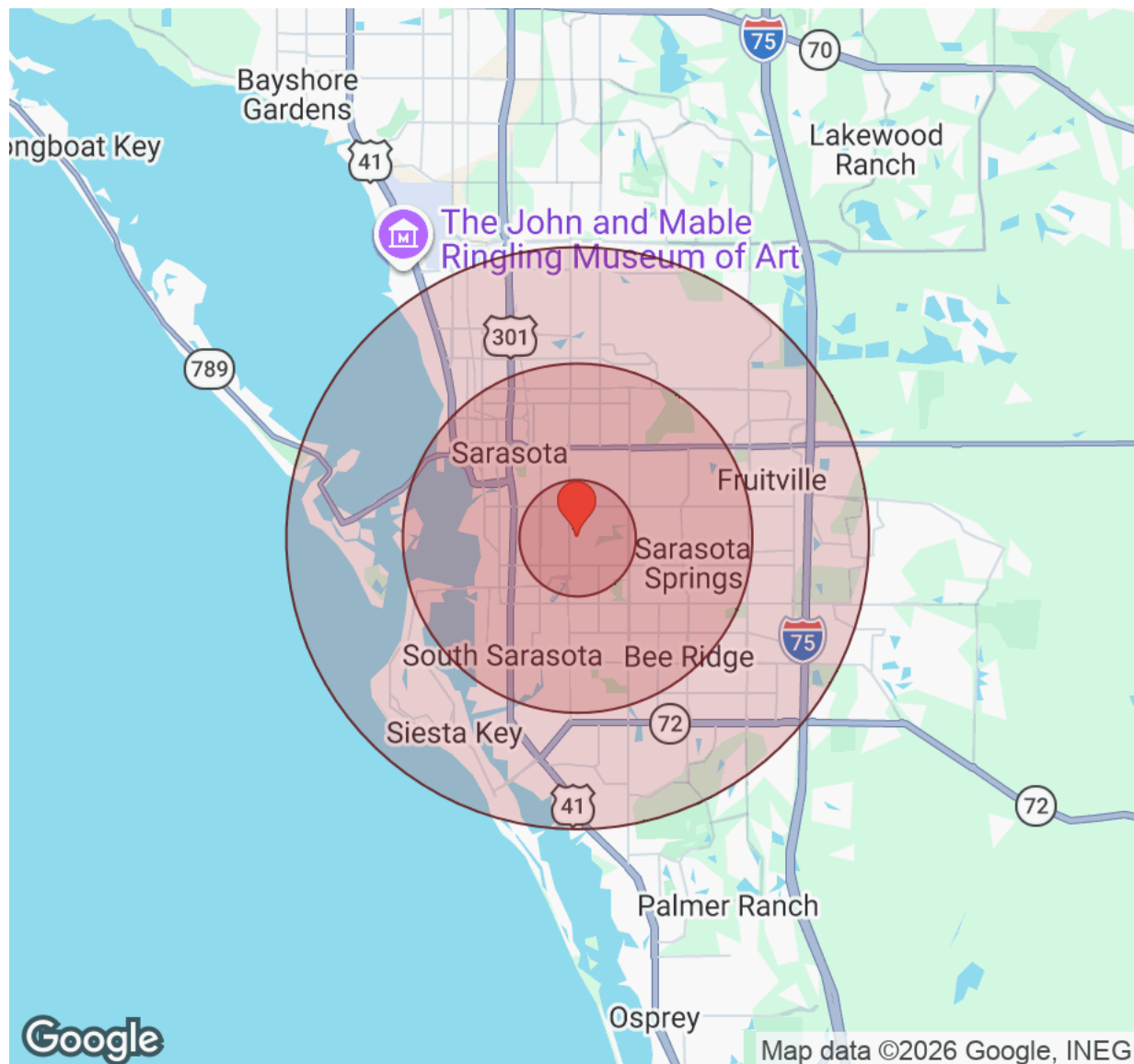
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,372	43,445	87,574
Female	5,183	43,415	89,797
Total Population	10,554	86,860	177,371

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	8,242	64,867	132,762
Black	320	4,525	11,742
Am In/AK Nat	7	69	142
Hawaiian	N/A	26	35
Hispanic	1,609	14,132	25,204
Asian	198	1,737	4,452
Multiracial	157	1,355	2,732
Other	19	148	302

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,121	51,904	107,870
Occupied	4,694	40,401	82,518
Owner Occupied	3,038	24,568	53,655
Renter Occupied	1,656	15,833	28,863
Vacant	1,427	11,504	25,352

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,214	10,483	21,177
Ages 15 - 24	959	8,369	17,372
Ages 25 - 54	3,786	30,437	57,498
Ages 55 - 64	1,668	12,579	25,768
Ages 65+	2,928	24,994	55,555

Income	1 Mile	3 Miles	5 Miles
Median	\$78,247	\$82,191	\$86,470
Under \$15k	279	2,897	5,767
\$15k - \$25k	256	2,088	4,360
\$25k - \$35k	363	3,106	5,705
\$35k - \$50k	728	4,524	8,646
\$50k - \$75k	630	6,141	12,302
\$75k - \$100k	697	5,021	9,761
\$100k - \$150k	741	7,570	15,433
\$150k - \$200k	476	3,290	7,204
Over \$200k	524	5,764	13,340

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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

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PROFESSIONAL BACKGROUND

Alexander Steele 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).

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