

FOR LEASE

2,644 SF PROFESSIONAL OFFICE SPACE

INTERSTATE PARK CORPORATE CENTER

376 Interstate Court | Suite 376 | I-75 / Fruitville Rd Exit 210 | Lakewood Ranch / Sarasota



2,644 SF

AVAILABLE NOW

\$19.80/SF

ASKING BASE RENT

\$8.71/SF

2026 EST. NNN OPEX

\$6,595/MO

TOTAL MONTHLY RENT

SPACE OVERVIEW

Suite 376 offers a move-in-ready, full-build-out professional office environment in the established Interstate Park Corporate Center. The 2,644 SF second-floor corner suite combines private offices, meeting space and essential support areas in an efficient layout designed for client-facing professional users.

SPACE HIGHLIGHTS

- Eight private offices plus conference room
- Reception / waiting area and natural light
- Kitchenette / break area
- Dedicated server / IT room and storage area
- Central air conditioning and drop ceilings
- Shared restroom facilities within the building
- Verizon Fios and Comcast service available
- Ample surface parking in a professional corporate setting

LEASE INFORMATION

NNN BASE RENT

\$19.80 / SF / YEAR

2026 EST. NNN OPERATING EXPENSES

\$8.71 / SF / YEAR

TOTAL MONTHLY RENT

\$6,595 / MONTH

OCCUPANCY COST BENEFIT

Total monthly rent includes operating expenses. Operating expenses include HVAC maintenance, repair and replacement. Tenant is responsible for electric, telephone and internet service.

IDEAL FOR

Legal • Financial Services • Insurance • Consulting • Engineering • Real Estate
• Technology • Administrative & Professional Services

One traffic light from I-75 • Exit 210 / Fruitville Road • Sarasota / Lakewood Ranch

PROPERTY VIEWS



AERIAL / BUILDING VIEW



PROPERTY MONUMENT SIGN



INTERSTATE PARK VIEW

SUITE 376 INTERIOR PHOTO GALLERY



RECEPTION / FRONT DESK



RECEPTION / ENTRY AREA



LARGE WINDOWED OFFICE



CORNER OFFICE / CONFERENCE ROOM



KITCHENETTE / BREAK AREA



OPEN WORK / CONFERENCE AREA

SUITE 376 | 2,644 SF PROFESSIONAL OFFICE

\$19.80/SF NNN base rent + \$8.71/SF est. 2026 NNN operating expenses

\$6,595 / MONTH

Total monthly rent including estimated operating expenses

SUITE 376 | INTERIOR DETAILS

376 INTERSTATE COURT

PRIVATE OFFICES • SUPPORT ROOMS • FLEXIBLE PROFESSIONAL LAYOUT



OPEN WORK / MEETING AREA



OPEN WORK / MEETING AREA



PRIVATE OFFICE



PRIVATE OFFICE



PRIVATE OFFICE WITH EXTERIOR DOOR



PRIVATE OFFICE



SERVER / IT ROOM



PRIVATE OFFICE



PRIVATE OFFICE



INTERIOR CIRCULATION / OFFICE ACCESS

SUITE 376 | 2,644 SF PROFESSIONAL OFFICE

\$19.80/SF NNN base rent + \$8.71/SF est. 2026 NNN operating expenses

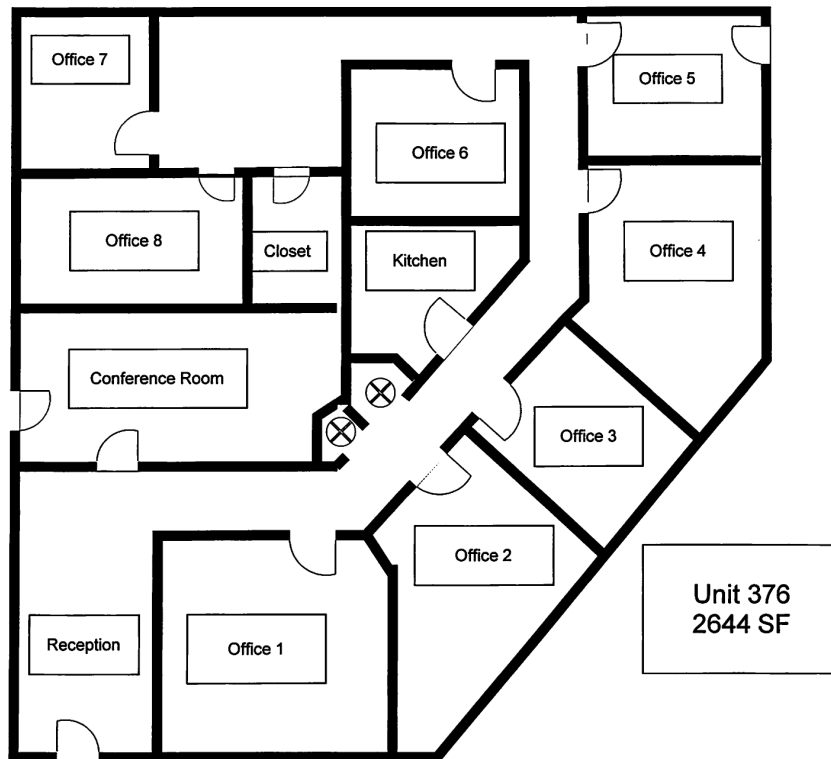
\$6,595 / MONTH

Total monthly rent including estimated operating expenses

SUITE 376 FLOOR PLAN

2,644 SF

376 Interstate Court | Professional Office



Floor plan shown for general space-layout reference. Verify dimensions and field conditions.

FOR LEASING INFORMATION

**1st Property
Group Inc.**



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