

FOR LEASE

1,080 SF FLEX OFFICE / WAREHOUSE

INTERSTATE PARK
CORPORATE
CENTER

367 Interstate Blvd | Fronting I-75 @ Fruitville Rd Exit 210 Lakewood Ranch / Sarasota



1,080 SF

AVAILABLE

\$23.00/SF

NNN BASE RENT

\$8.05/SF

2026 EST. OPEX

\$2,795/MO

TOTAL MONTHLY RENT

SPACE OVERVIEW

Unit 367 offers a clean and functional combination of finished office space and dedicated warehouse/storage area in an efficient 1,080 SF footprint. The front of the suite provides a bright reception area, private office, private restroom and built-in work area with upper cabinetry. The rear warehouse features an exposed ceiling, overhead lighting, pedestrian access and an overhead roll-up door for loading and deliveries.

SPACE HIGHLIGHTS

- Professional reception / entry area with large windows
- Private office and private restroom
- Built-in counter / workstation with cabinetry
- Dedicated warehouse / storage area
- High exposed warehouse ceiling and overhead lighting
- Overhead roll-up door
- Separate pedestrian access
- Clean, move-in-ready condition

LEASE INFORMATION

BASE RENT

\$23.00 / SF NNN

2026 EST. OPERATING EXPENSES

\$8.05 / SF

TOTAL MONTHLY RENT

\$2,795 / Month

HVAC BENEFIT

Landlord is responsible for HVAC maintenance, repair and replacement.

Well suited for service businesses, contractors, distributors, sales operations and other office/warehouse users.

PROPERTY VIEWS



Aerial / Building View



Property Monument Sign



Street-Level Building View



Reception / Entry Area



Private Office



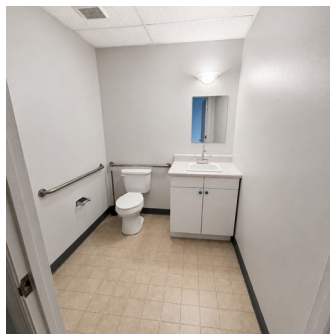
Warehouse with Roll-Up Door



Warehouse / Storage Area



Built-In Work Area



Private Restroom

FUNCTIONAL FLEX LAYOUT

**Professional office presence up front.
Dedicated warehouse and loading
access in the rear.**

A compact, efficient configuration for businesses that need both customer-facing office space and practical storage or operations space.

UNIT 367 | 1,080 SF FLEX SPACE

\$23.00/SF NNN + \$8.05/SF Est. 2026 Operating Expenses

\$2,795 / MONTH

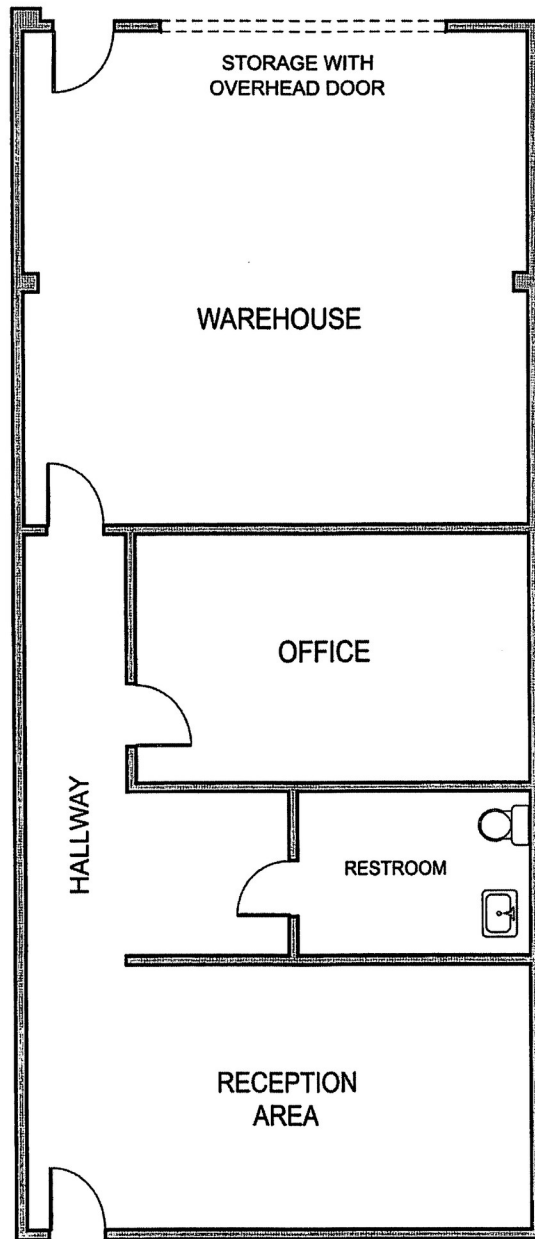
HVAC maintenance, repair & replacement by landlord

Rates and estimated operating expenses are subject to lease terms and future adjustment.

UNIT 367 FLOOR PLAN

1,080 SF

367 Interstate Blvd



UNIT 367

1080 SF

367 INTERSTATE BLVD

Floor plan shown for general space-layout reference. Dimensions are not shown on the source plan.

FOR LEASING INFORMATION

**1st Property
Group Inc.**



David Greenfield

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