

LIVE OAK CORPORATE CENTER II

2621 Cattlemen Rd, Sarasota, FL 34232



PROPERTY OVERVIEW

Ian Black Real Estate is pleased to present the opportunity to lease move in ready office suites at Live Oak Corporate Center II. The suites boasts signage on Cattlemen Rd as well as abundant natural light throughout. Building amenities includes ample shaded parking for guests and employees - 4/1000, a Gazebo with pleasant, shaded views and a recently updated inviting lobby. Located in I-75 corridor between Fruitville & Bee Ridge Roads, Live Oak Corporate Center II is close Doctors Hospital, shopping and restaurants

PROPERTY SUMMARY

Lease Rate:	\$17 SF/yr (NNN)
Available SF:	1,682 - 1,761 SF
2026 Est. Op Ex:	\$14.12 SF/yr
Year Built:	2007
Building Size:	24,382 SF



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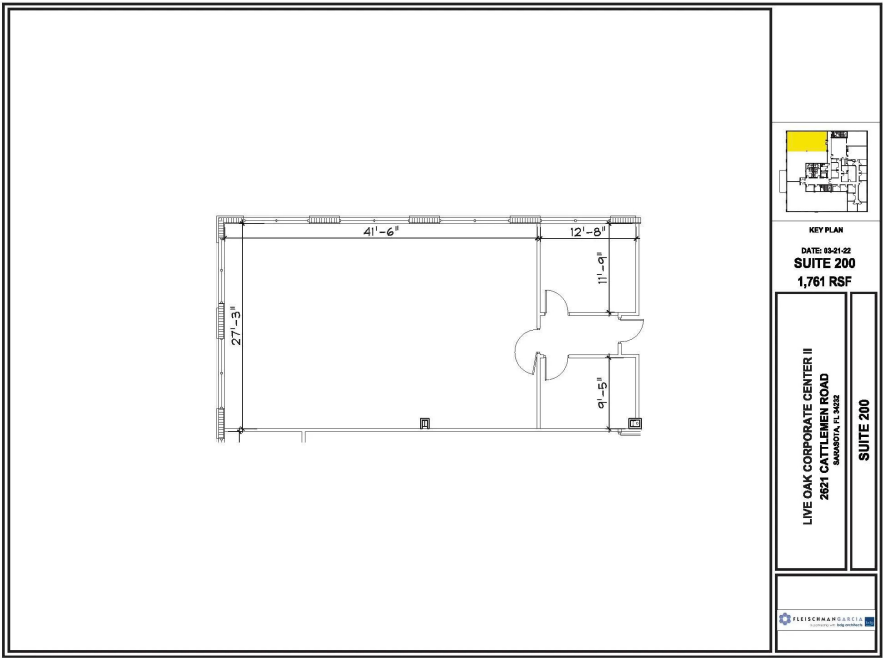
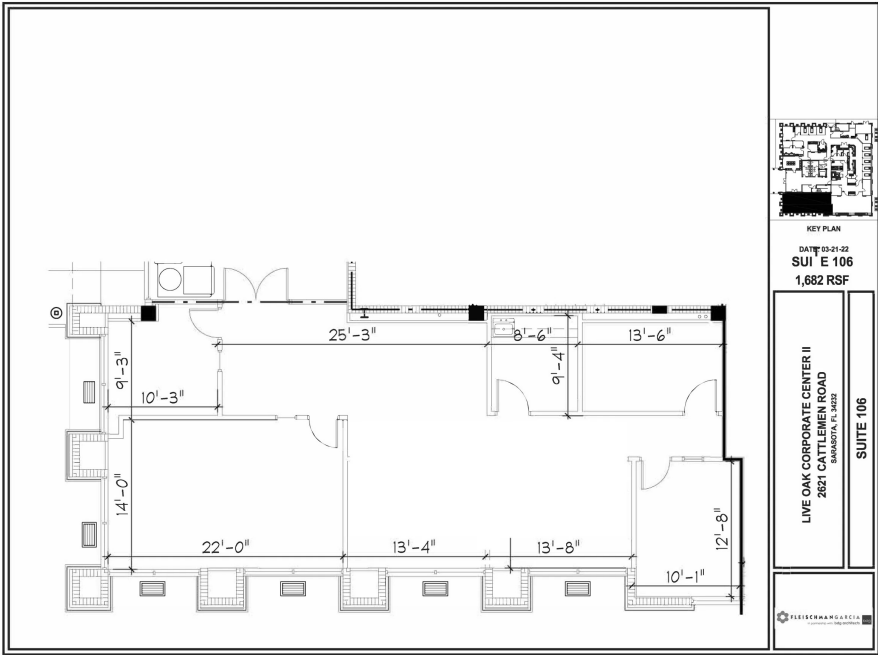
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Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | 941.906.8688 | ian-black.com

LIVE OAK CORPORATE CENTER II

FLOOR PLAN

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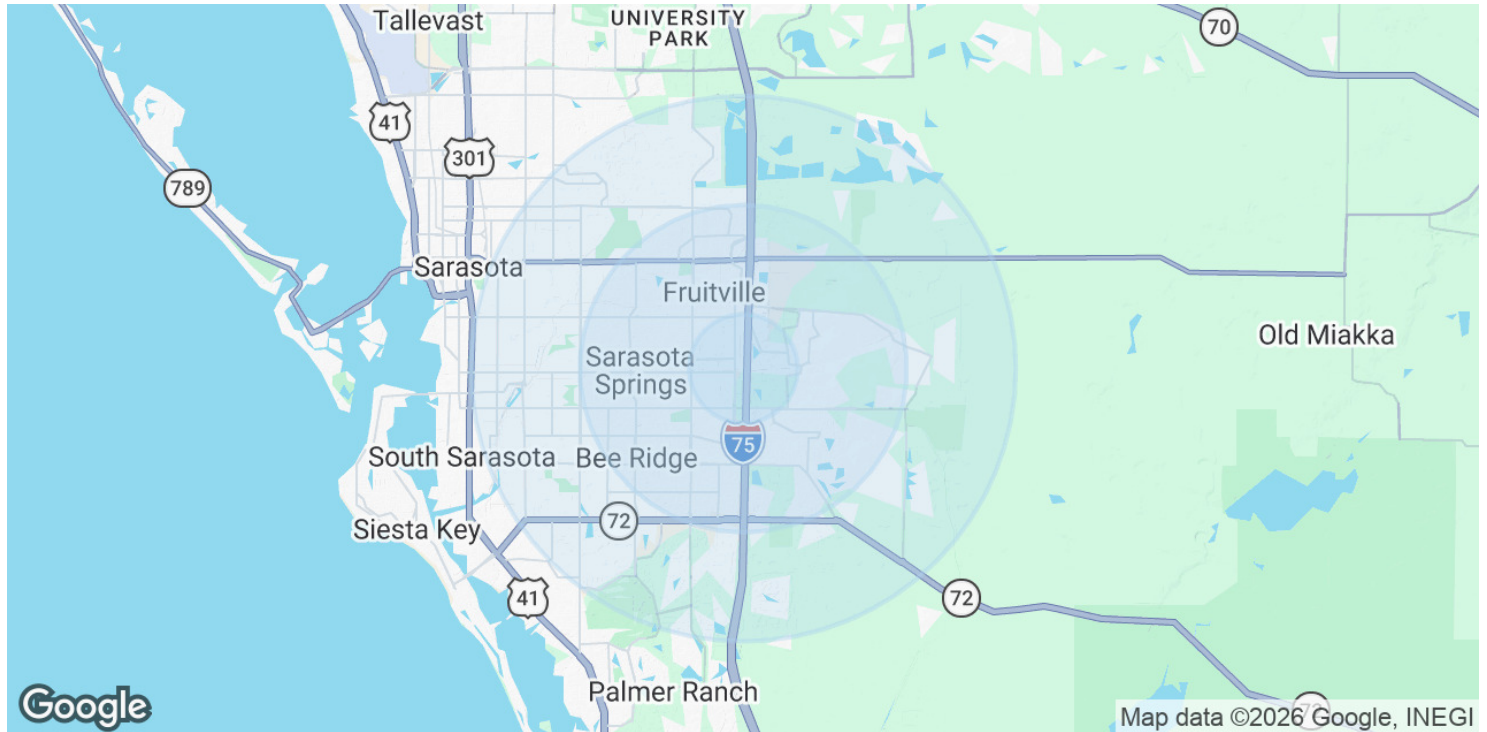
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,465	52,373	124,693
Average Age	42.6	45.4	47.7
Average Age (Male)	42.7	43.6	46.0
Average Age (Female)	42.5	46.7	49.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,420	21,160	53,236
# of Persons per HH	2.7	2.5	2.3
Average HH Income	\$75,484	\$74,973	\$70,478
Average House Value	\$242,191	\$240,081	\$268,289

2020 American Community Survey (ACS)



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