



Exit 195 - Laurel Rd

AADT 91,000



195 Triple Diamond Blvd.
Venice, Florida

FOR LEASE 24,791± SF

Freestanding Fully Air-Conditioned
Flex Building

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Property Overview

24,791± SF

available in freestanding building

Located in North Venice, Florida, this property offers convenient access to I-75 and sits centrally between Tampa and Fort Myers. Constructed in 2005 and renovated in 2009, it is positioned within a well-established corporate complex that also features a 90,800± SF flex facility at 201 Triple Diamond Boulevard.

The building boasts a modern interior design, making it ideally suited for a range of uses, including light industrial, R&D, technology, office, or hybrid operations.

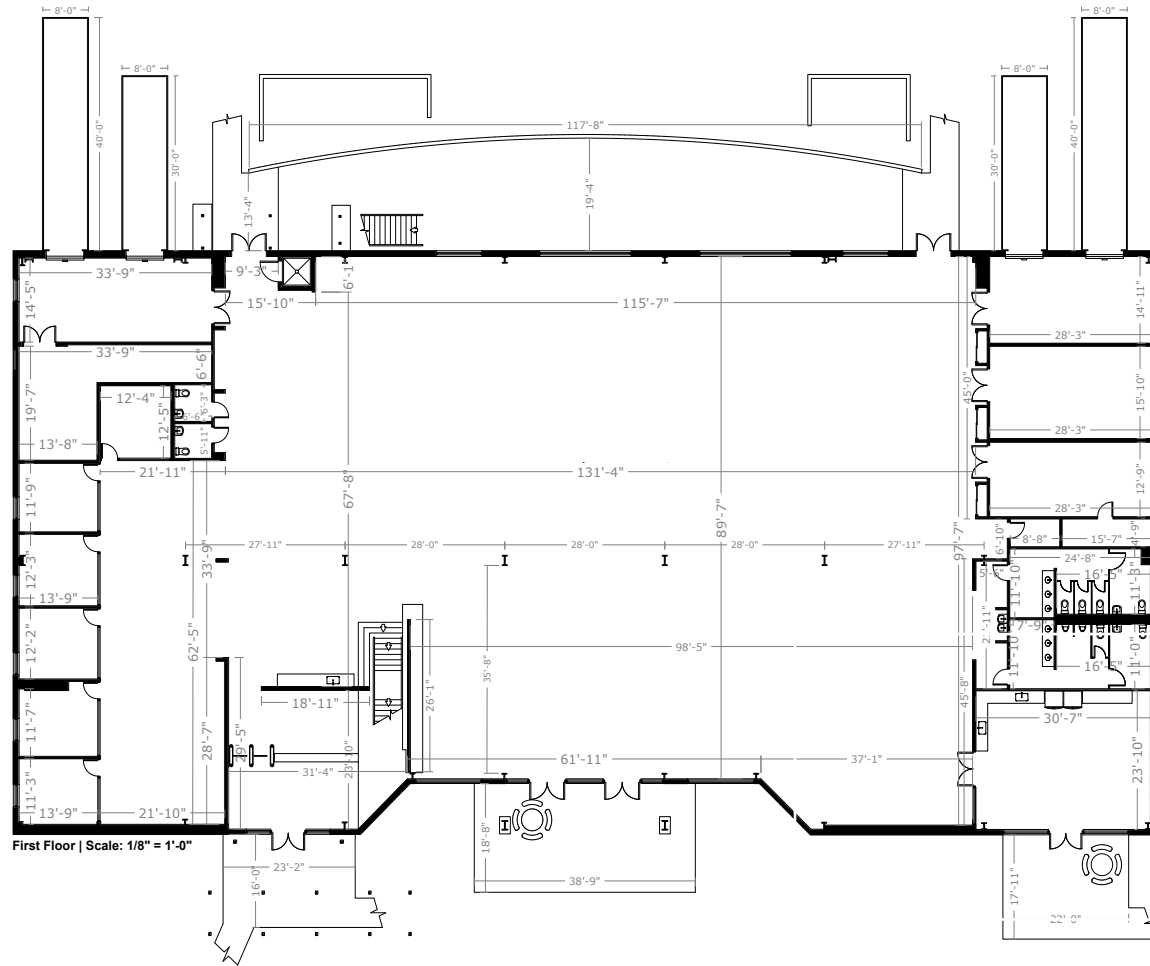
- First floor: 20,540± SF
- Second floor: 4,251± SF
- Loading: Ability to add grade doors
- Parking ratio: 4/1,000 SF
- Updates: High-end finish epoxy coated flooring, resurfaced parking lot, new exterior building paint, newly installed downspouts

Call For Pricing

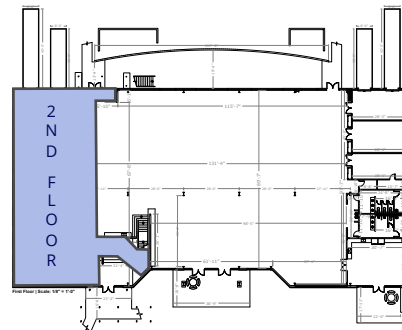




Floor Plan - First Floor



First Floor | Scale: 1/8" = 1'-0"



Available Space Features

First Floor

Unit 195 24,791± SF

Main Floor 20,540± SF

Layout

- Lobby
- Offices
- Open floor plan
- Storage
- Breakroom
- Restrooms
- Mechanical room
- Elevator

Clear Height 18' - 26'7"

20,540± SF



Property Photos





Property Photos





Area Amenities

Many amenities are just a short drive from the Property as well as new residential developments and the recently constructed Sarasota Memorial Hospital of Venice.

Magnolia Bay South
Single Family
Homes

Kings Gate
Single Family
Homes

195 Triple Diamond Blvd.

Toscana Isles
Single Family
Homes

Cassata Lakes
Single Family
Homes

Demographic Summary	1-hour drive time	2-hour drive time	3-hour drive time
Population	1,707,797	6,678,820	13,700,846
Households	752,197	2,801,441	5,508,925
Average Household Income	\$113,592	\$111,843	\$108,798

Laurel Road East - Exit 195

Laurel Nokomis School



Sarasota Memorial
Hospital Venice



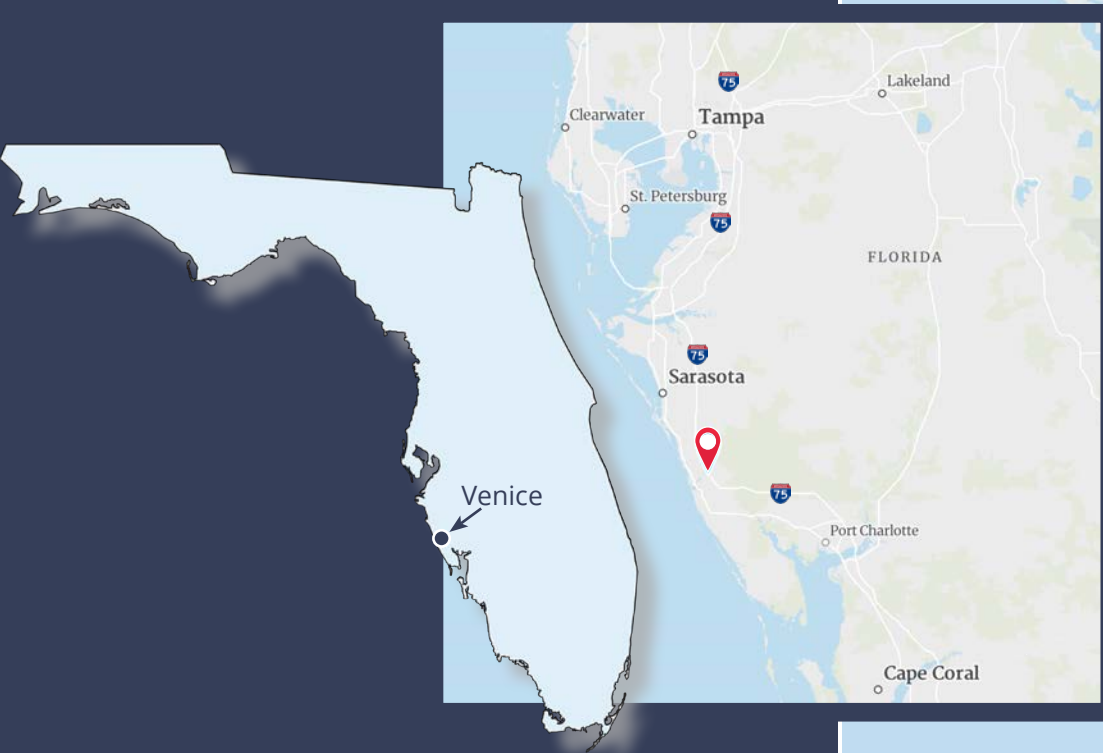
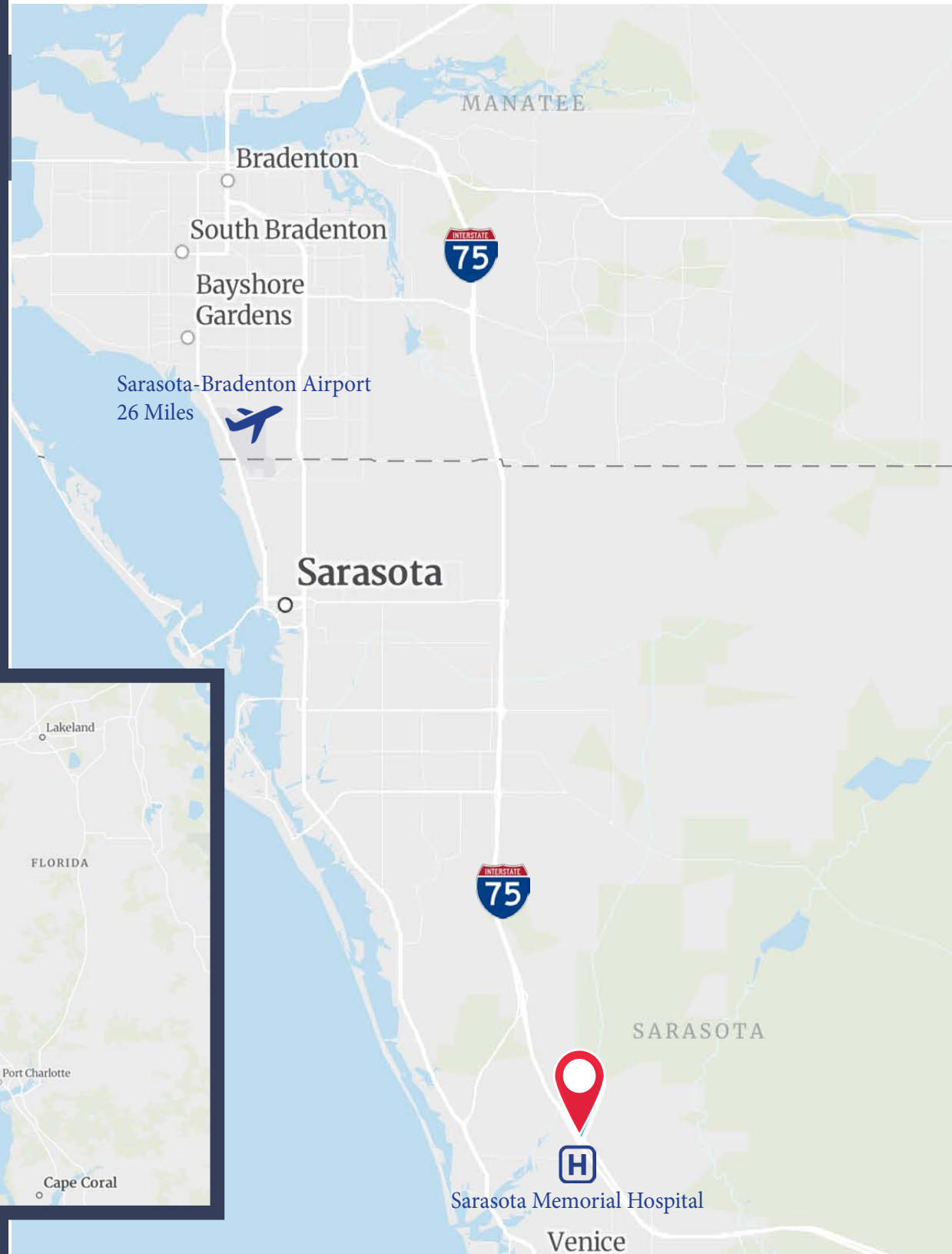


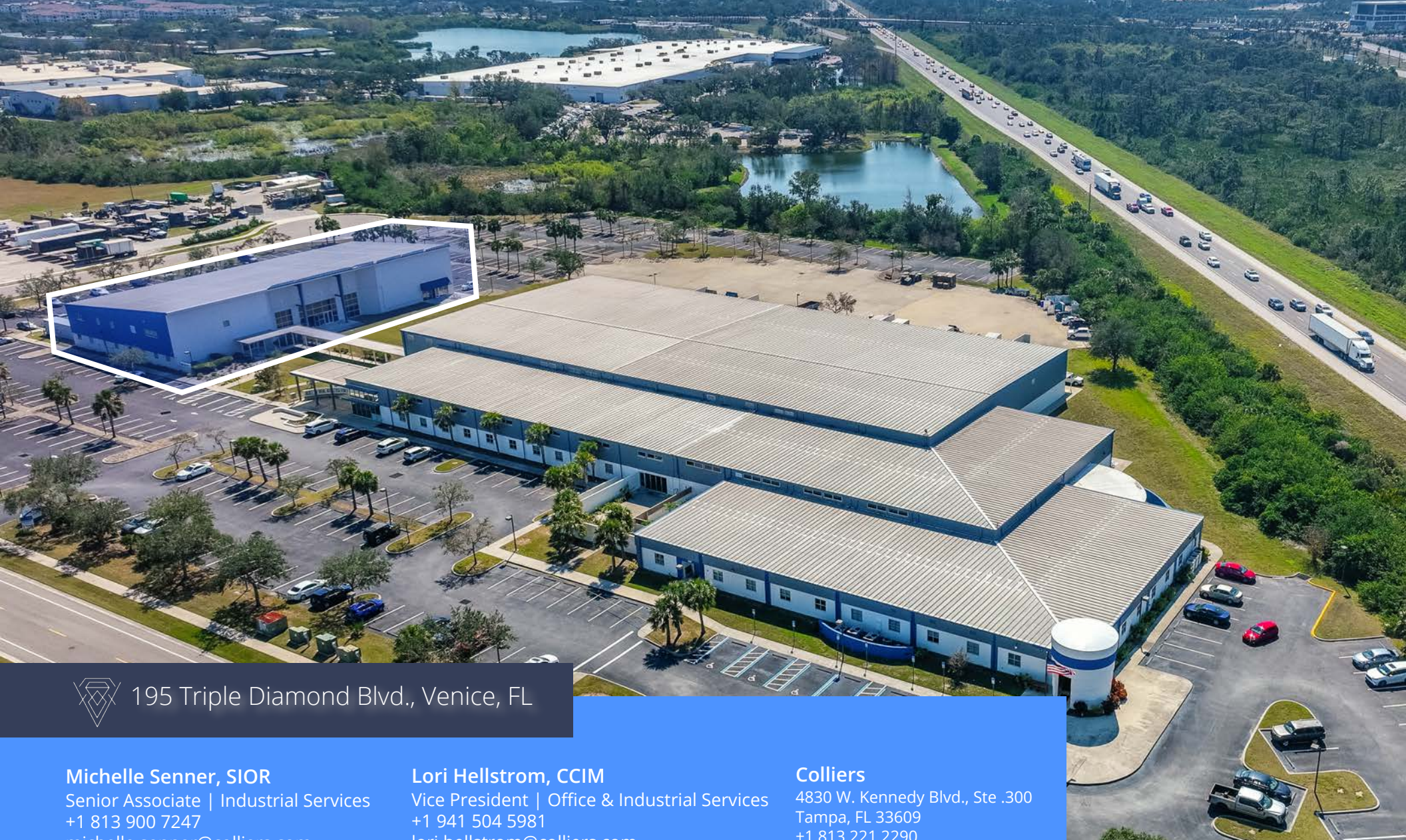
Location

201 Triple Diamond Boulevard is situated within the Triple Diamond Industrial Park in Sarasota County with retail and other support services within close proximity. Located between Tampa and Ft. Myers, the Property sits just off Interstate 75 via the Laurel Road exit providing immediate interstate access.

Drive Times

Downtown Sarasota	22 Miles
Sarasota-Bradenton Airport	26 Miles
St. Pete-Clearwater Airport	67 Miles
Downtown Tampa	71 Miles
Tampa International Airport	75 Miles





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