



**KLEIN & HEUCHAN, INC.**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1227

## MEDICAL / DENTAL / URGENT CARE SUITES

OAKS PLAZA

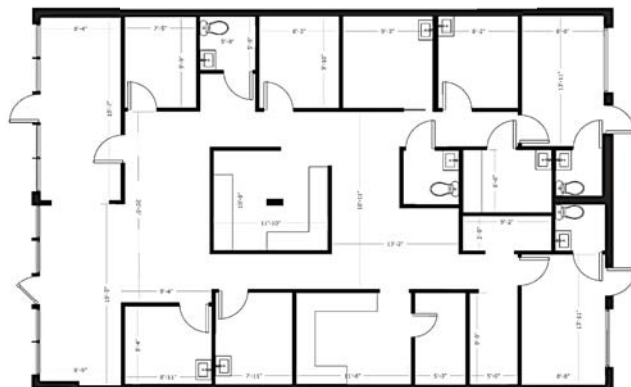
SOUTH US 41, SARASOTA

**FOR LEASE**



Suites A&C 1,790 SF

Suites F&G 2,420 SF



**8620 S TAMIAMI TRAIL**  
**SUITES ~~(A&C)~~ AND (F&G)**  
**SARASOTA, FL 34231**

- ONE PRIME MEDICAL SPACE LEFT
- FULL BUILD-OUT
- EXCELLENT SOUTH US 41 LOCATION
- EASY ACCESS FROM LIGHTED CORNER
- PLAZA ANCHORED BY A BUSY RESTAURANT
- **LEASE RATE: \$18.00/SF NNN**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



Revised: 1/24/22

**PROPERTY OVERVIEW**

LO-1227

**ADDRESS:** 8620 S Tamiami Trail (Suites. A&C & F&G)  
Sarasota, FL 34231

**LOCATION:** on South US Hwy 41 at the South West  
corner of US Hwy 41 and Central Sarasota Parkway

**LAND AREA:** 1.73 acres

**DIMENSIONS:** Irregular

**IMPROVEMENTS:** 15,522 SF

**YEAR BUILT:** 1992

**PARKING:** 82 spaces

**PRESENT USE:** Medical / Dental / Urgent Care

**LEASE RATE:** \$18.00/SF NNN

**ZONING:** CG – Commercial General (Sarasota County)

**LAND USE:** COM – Commercial Center

**FLOOD ZONE:** X (no flood insurance required)

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**UTILITIES:** Electric (FP&L)

Water & Sewer (Sarasota County)

**TAXES:** \$30,519 (2021)

**PARCEL ID #:** 0132-04-0053

**TRAFFIC COUNT:** 29,500 VPD (South Tamiami Trail)

**NOTES: \*\*\*ONLY SUITE F&G STILL AVAILABLE\*\*\*** South Sarasota Medical / Dental / Urgent suites – Outstanding location, great rate! You've found your choice of two fully built out double units at only \$18 PSF NNN - WOW! Easy access from lighted intersection and also directly from US 41! Tomorrow may be too late – call now! Don Wallace - (941) 780-5030 Klein & Heuchan, Inc. Realtors

**KEY HOOK #:** 34

**K&H SIGNAGE:** N/A

**SHOWING INFORMATION:** Call listing associate to schedule a showing.

**ASSOCIATE:** Don Wallace / Mobile (941) 780-5030

**LISTING CODE:** LO-1227-3-26

**LEASING INFORMATION**

**PROJECT SIZE:** 15,522 SF

**SPACE AVAILABLE:** ~~Suite A&C – 2,420 SF~~  
Suites F&G – 2,420 SF

**PARKING:** 82 spaces

**OCCUPANCY:** Immediate

**MONTHLY RENT:** ~~Suite A&C \$3,900 including CAM~~  
Suite F&G \$4,800 including CAM

**ESCALATION:** 3%

**OTHER CHARGES**

**LESSOR**

**LESSEE**

Real Estate Taxes

CAM

Insurance

CAM

Insurance: Personal Property & Liability

X

Trash

CAM

Exterior Maintenance

CAM

Interior Maintenance

X

Water

CAM

Management

CAM

Electric

X

**CAM:** \$5.82/SF

**MINIMUM TERM:** 3 years

**SIGNAGE:** Pylon & Marquee