



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

Commercial/Investment/Real Estate Services

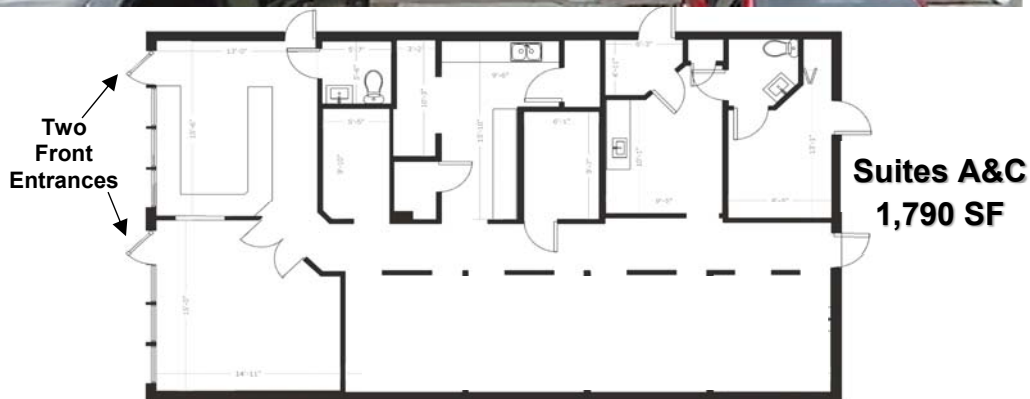
LO-1227

# MEDICAL / DENTAL / URGENT CARE SUITES

OAKS PLAZA

SOUTH US 41, SARASOTA

**FOR LEASE**



**8620 S TAMIAMI TRAIL  
SUITES (A&C)  
SARASOTA, FL 34231**

- PRIME MEDICAL SPACE
- FULL BUILD-OUT, MOVE-IN READY!
- EXCELLENT SOUTH US 41 LOCATION
- EASY ACCESS FROM LIGHTED CORNER
- PLAZA ANCHORED BY A BUSY RESTAURANT
- **LEASE RATE: \$24.00/SF NNN  
+ SALES TAX**



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[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



Revised: 5/7/24

## PROPERTY OVERVIEW

LO-1227

**ADDRESS:** 8620 S Tamiami Trail (Suites A&C)  
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

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

**LAND USE:** COM – Commercial Center

**FLOOD ZONE:** X – 500 (no flood insurance required)

**IMPROVEMENTS:** 15,522 SF

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

**YEAR BUILT:** 1992

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

Water & Sewer (Sarasota County)

**PARKING:** 82 spaces

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

**TAXES:** \$32,990 (2023)

**LEASE RATE:** \$24.00/SF NNN + Sales Tax

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

**TRAFFIC COUNT:** 42,500 VPD (South Tamiami Trail)

**NOTES:** Excellent, fully-built-out Medical / Dental/Urgent Care suite in Sarasota, directly on US 41! Easy access from lighted intersection and from US 41! Medical space in Sarasota is hard to find. You'll be up and running quickly! Professional office is an option. Call now! Don Wallace - (941) 780-5030 Klein & Heuchan, Inc. Realtors

**KEY HOOK #:** 34

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

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

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

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

## LEASING INFORMATION

**PROJECT SIZE:** 15,522 SF

**SPACE AVAILABLE:** Suites A&C – 1,790 SF

**MONTHLY RENT:** \$4,624/Mo., including CAM  
+ Sales Tax

**OCCUPANCY:** July 1, 2024

**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:** \$7.00/SF

**MINIMUM TERM:** 3 years

**SIGNAGE:** Pylon & Marquee