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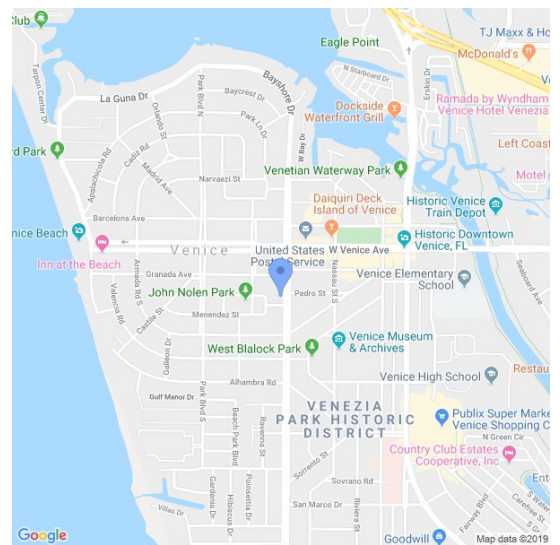
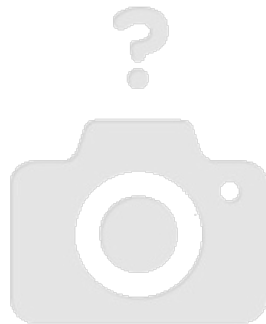
**Michael Saunders
& Company**
LICENSED REAL ESTATE BROKER

NEW TO THE DOWNTOWN VENICE MARKET - FREE STANDING CLASS A OFFICE BUILDING



218 HARBOR DR. S., VENICE, FLORIDA 34285

COMMERCIAL • OFFICE • FOR SALE OR LEASE



SALE PRICE **\$1,599,000**
LEASE RATE **\$35.00 /SQFT NNN**
SALE TYPE **OWNER USER**
ZONING **OPI - OFFICE, PROFESSIONAL,
INSTITUTIONAL**
CLASS **A**

YEAR BUILT **2020**
STORIES **2**
GROSS BLDG **3,017 SQFT**
CONTIG SPACE **3,017 SQFT**
LAND AREA **.37 ACRES**

- New Construction In Beautiful, Revitalized Downtown Venice
- Free Standing Class A Bldg.
- Amazing Visibility
- Walking Distance To Restaurants and Amenities
- Prime Downtown Venice Location!
- Great Street Visibility!
- Amazing Conference Room!

Rare opportunity to purchase a newly built free standing Class A office building in beautifully revitalized Downtown Venice. Enjoy an incredible street presence along exclusive Harbor Dr. S. in your new, really well built office building with solid parking and lots of windows providing natural light. The ground floor is 3,017/SF and has a fully built out 1,365/SF mezzanine providing ample storage. The main entrance features vaulted ceilings in the reception area which leads into a large, bright conference room complete with fire place. The balance of the ground floor contains 8 large offices with dual break rooms, 3 bathrooms and copy room.

The building is designed to accommodate either one or two users depending on your special needs giving a Buyer the flexibility to lease out a portion for extra income. The ground floor space is designed to be subdivided into a 2,226/SF suite (or 3,591/SF including the mezzanine) and a 791/SF suite if one chooses to do so.

The area surrounding the property is pristine with large sidewalks, multiple parks and eateries/shopping within walking distance. The finished building will wonderfully represent the sophistication of the new owner.

Seller Financing Is An Option.

Rare opportunity to lease a newly built free standing Class A office building in beautifully revitalized Downtown Venice. Enjoy an incredible street presence along exclusive Harbor Dr. S. in your new, really well built office building with solid parking and lots of windows providing natural light. The ground floor is 3,017/SF and has a fully built out 1,365/SF "bonus" mezzanine with 4 additional offices. The main entrance features vaulted ceilings in the reception area which leads into a large, bright conference room complete with fire place. The balance of the ground floor contains 8 large offices with dual break rooms, 3 bathrooms and copy room.

The building is designed to accommodate either one or two users depending on your spacial needs giving a Buyer the flexibility to lease out a portion for extra income. The ground floor space is designed to be subdivided into a 2,226/SF suite (or 3,591/SF including the mezzanine) and a 791/SF suite if one chooses to do so.

The area surrounding the property is pristine with large sidewalks, multiple parks and eateries/shopping within walking distance. The finished building will wonderfully represent the sophistication of the new owner.

Located on the west side of Harbor Dr. S. just 1 block south of Miami Ave. W.

 **1 Spaces**



TYPE: **OFFICE BUILDING**

AVAILABLE: 3,017 SqFt

LEASE RATE: \$35.00_{NNN}

DATE AVAIL: 2/1/2020

MIN DIVISIBLE: 2,226 SqFt

MAX CONTIGUOUS: 3,017 SqFt