



Sarasota, FL Corporate Campus for Sale

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Sarasota Corporate Campus

7201 15th St. East, Sarasota, FL 34243

OFFERING SUMMARY /PROPERTY DESCRIPTION

OFFERED FOR SALE - Well below replacement value, this rarely available Corporate Campus, located on 7.52 acres in southern Manatee County, just north of the Sarasota/Manatee County Line, has all the amenities ideal for a corporate headquarters, technical institute, research and development facility or corporate training venue. The Campus offers 170' of frontage on 15th Street East and is located between Whitfield Avenue and Talevast Road, half mile northeast of the Sarasota Bradenton International Airport (SRQ), universities, major industrial facilities, and accessed via a network of state and interstate highways, this well-maintained facility includes:

Administration Complex - 2 story, 18,400 SF structure with full height atrium, elevator, combination of private/executive offices with 9 ft. ceilings, open areas with glass and partition walls. The building is wired with Cat 3 and 5, cross hubbed redundancy built in between floors and grounded data circuits, motion detectors and beam security system, 3 phase electric.

Conference/Research & Development/Training Center - The one-story 8,127 SF structure houses offices, 3 classrooms, a conference room, training area, student break room, warehouse storage and small research & development lab.

Guest and Manager's Quarters - The Campus includes residential quarters with potential for future expansion. Comprised of one 5-BR house with commercial kitchen and dining area, one 1-BR cottage, one 2-BR house, and one 4-BR house, the added value for student or employee housing is rare.

Industrial Warehouse - A 15,000 SF warehouse/manufacturing building is located adjacent to the Administrative Complex and Conference/R&D/Training Center. Consisting of 11,640 SF on the first floor with a 3,420 SF mezzanine, the coated steel frame building includes 3-phase electric, offices, rest rooms, 2 loading docks and 5 overhead doors. Ceiling height at the apex is approximately 18'.

Maintenance Workshop with Garage - A 1,582 SF building provides ample space for a metal, mechanical or woodworking shop and features a separate garage for 2 vehicles.

OFFERING SUMMARY:

Price: \$2,750,000

Land Size: 7.52 Acres

Estimated Square Feet: 50,169

Parcel IDs: Multiple

Zoning: Multiple

County: Manatee

Taxes: (2012) \$38,611.45

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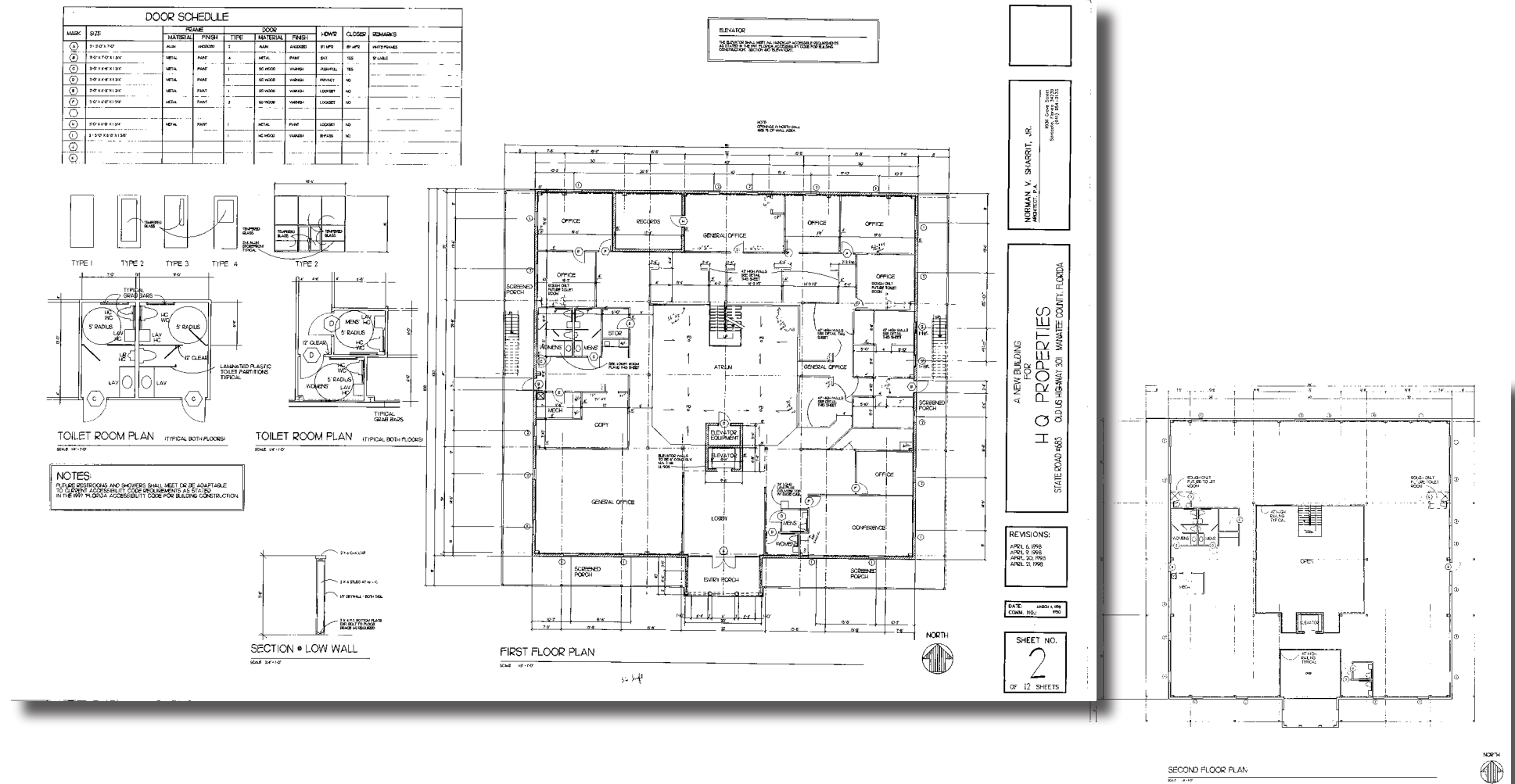
AERIAL



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AS BUILT PLAN - ADMINISTRATIVE COMPLEX



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ADMINISTRATIVE COMPLEX AND GROUNDS



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INTERIOR PHOTOGRAPHS -ADMINISTRATIVE COMPLEX



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TRAINING AND RESEARCH CENTER



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GUEST HOUSING



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INDUSTRIAL BUILDING



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MANATEE AND SARASOTA COUNTY

Sarasota and Manatee counties region was selected by the Kauffman Foundation for its Urban Entrepreneur Partners (UEP). UEP on the Suncoast provides sophisticated, customized coaching to entrepreneurs using the extensive resources available through the national foundation. The Virtual Entrepreneur Center is a free web portal designed to connect entrepreneurs with business support organizations, programs and service providers who can support their new or growing business www.flvec.com/sarasota. Sarasota County offers an expanding network of entrepreneurial support services. The Manasota Chapter of SCORE covers Manatee and Sarasota counties and has over 60 volunteers locally providing education and mentoring on a wide range of business topics. The Small Business Development Center at State College of Florida offers no-cost business consulting to accelerate growth of small- and medium-sized businesses.

Sarasota County has piloted and is refining GrowFL, a program to help second-stage companies get to the next level. receive highly sophisticated technical assistance from experts in various fields. They also participate in discussions with peers and interact with CEOs from more “mature” businesses that have moved past second stage. Traditional financial institutions, as well as local and regional angel investor networks, support local entrepreneurs. An EDC capital formation strategy focuses on tapping the existing wealth in the community to increase start-up funding for new businesses and the availability of expansion funds for value-added industries. The Gulf-coast Venture Forum and Tamiami Angel Investors provide access to private capital for select businesses.

Sarasota and Manatee County leaders recognize and nurture potential niche industries. One example is film, television and media production - a high growth sector, tailor-made for the region's creative bent and beautiful locale. Sugar-sand beaches and subtropical jungle. Gritty urban hardscapes, working ranches and backcountry fish camps. Palatial residential enclaves, Venetian Gothic period mansions and world-class resorts. Museums, galleries, theaters, studios, stages. Sarasota and Manatee Counties represent the “fresh face” of filming in Florida, offering diverse productions an extraordinary combination of financial benefits, engaging locations and professional assets to create their artistic vision.

The community is uniquely equipped with a one-of-a-kind performance-based, cash rebate incentive program and is designated a “camera ready” community by the State of Florida. Sarasota County also is rich with the talent and logistical assets required of film, television, entertainment and multimedia production companies. The Sarasota County Film & Entertainment Office (SC-FEO), a division of the Economic Development Corporation and the official film commission for Sarasota County, not only incubates and serves its homegrown industry, but aggressively pursues productions from Hollywood, New York and other creative capitals around the world. In fact, since its inception in spring of 2007 through September, 2011, the SCFEO has worked with more than 1,000 projects generating direct local spending of over \$8 million, with an economic impact of nearly \$20 million.

Sarasota and Manatee Counties are focused on educating the workforce of the future through their many universities, colleges, technical and vocational schools throughout the region.



New College of Florida - The honors college of Florida, where students earn bachelor's degrees in the humanities, social sciences, and natural sciences, plus individually arranged multidisciplinary, interdisciplinary and special topic majors. New College consistently ranks among the nation's best value public liberal arts college. www.ncf.edu Ringling College of Art and Design - Offering bachelor's degrees in 14 disciplines including advertising design, business of art and design, computer animation, digital filmmaking, fine arts, game art and design, graphic and interactive communication, illustration, interior design, motion design, and photography and digital imaging. The college consistently ranks among the country's top visual art and design schools. www.ringling.edu

State College of Florida, Manatee-Sarasota - SCF is dedicated to meeting the educational and workforce training needs of regional businesses. SCF's curriculum includes workforce baccalaureate degrees with a core focus on highly respected associate degrees to prepare graduates for university transfer and professional careers. SCF's vibrant Corporate and Community Development division works hand-in-hand with business partners to close the skills gap by providing customized contract and worker training. Campuses are located in Bradenton, Lakewood Ranch, Venice and online at www.scf.edu.

University of South Florida Sarasota-Manatee - USF Sarasota-Manatee is a comprehensive university for those interested in pursuing a baccalaureate or master's degree, professional certification, or continuing education credit. USFSM offers the prestige of a nationally ranked research university with the convenience of a hometown campus, including classes in south Sarasota County. www.sar.usf.edu

Sarasota and Manatee County Technical Institutes – Offering technical training and continuing education to people who need to upgrade or learn new skills for today's workplace. SCTI strives to meet the demands of the local workforce through active participation with business, industry and health employers.

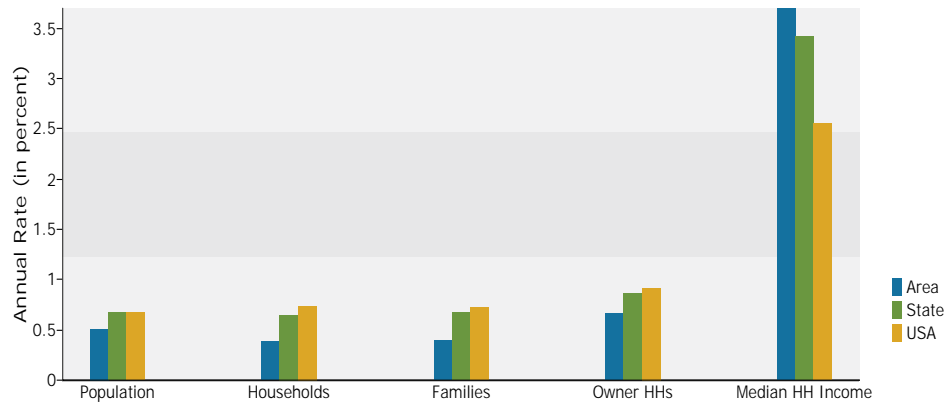
Connecting your business to the world, **Sarasota Bradenton International Airport (SRQ)** is region's local airport, providing connectivity through the hubs of Air Canada, Delta Air Lines, Jet Blue, United Airlines and US Airways. The airport is served by three state-of-the-art, fixedbase operators. Additionally, the **Tampa International Airport**, **St. Petersburg-Clearwater International Airport** and **Southwest Florida International Airport** in Fort Myers are major U.S. and international air portals within 1 to 1.5 hours' drive. www.srq-airport.com

Port Manatee is one of Florida's largest ports offering more than 1 million square feet of public warehouse and office space, featuring refrigerated and freezer space. Port Manatee is Foreign Trade Zone No. 169 and offers importers, exporters and manufacturers the ability to defer, reduce or eliminate duties on goods. www.portmanatee.com

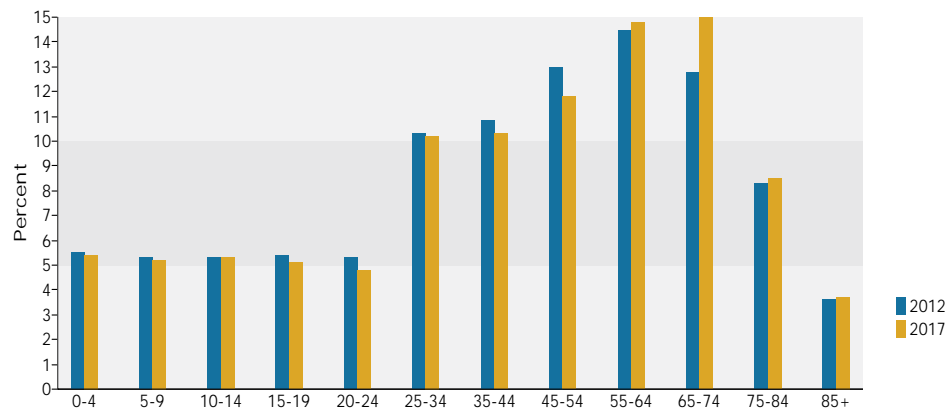
Port of Tampa- the largest port in Florida and 10th largest in the nation, the Port of Tampa is located an hour's drive north of Sarasota County. The port accommodates half of Florida's cargo in the form of bulk, break bulk, ro-ro, refrigerator and container. The port is also one of the top shipbuilding and repair centers in the Southeast and a major cruise home port. The Port of Tampa is Foreign Trade Zone No. 79. www.tampaport.com

DEMOGRAPHICS - MANATEE COUNTY

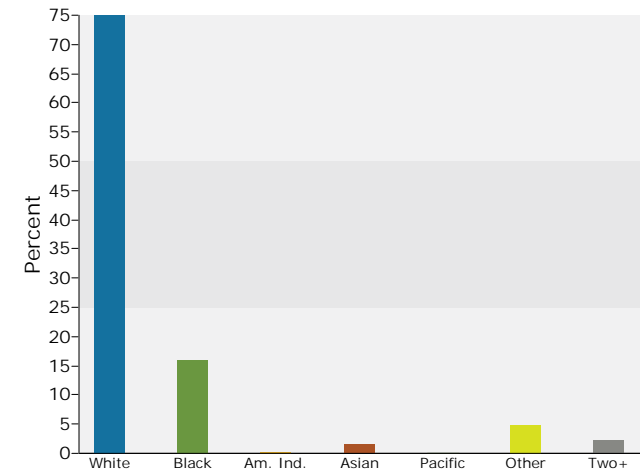
Trends 2012-2017



Population by Age

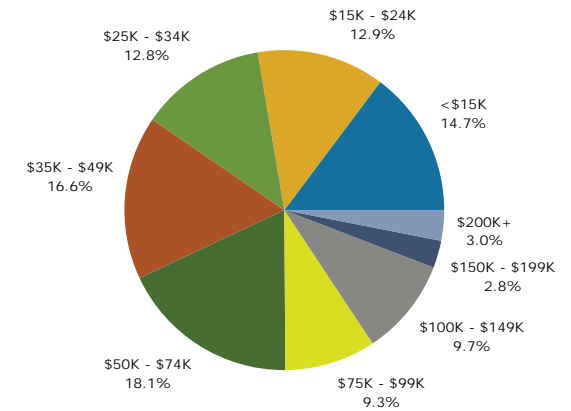


2012 Population by Race



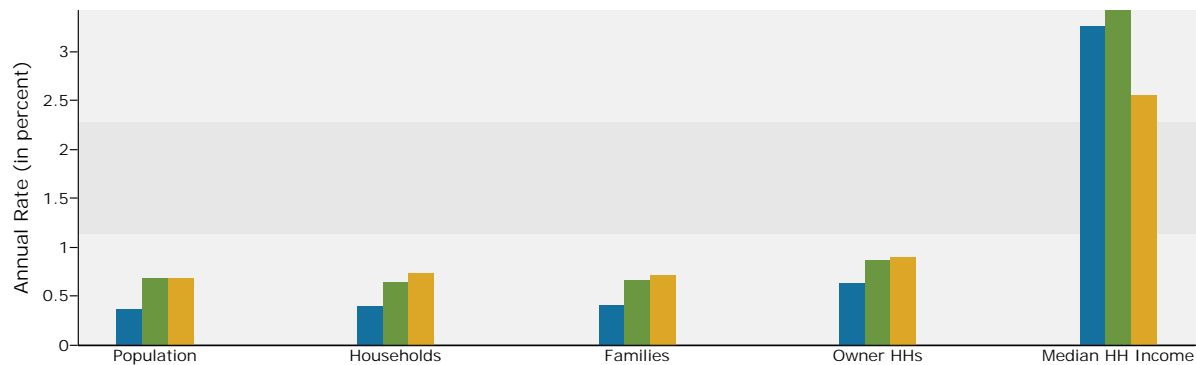
2012 Percent Hispanic Origin: 14.2%

2012 Household Income

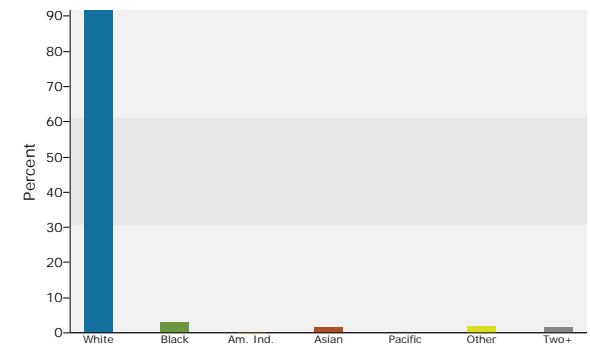


DEMOGRAPHICS - SARASOTA COUNTY

Trends 2012-2017

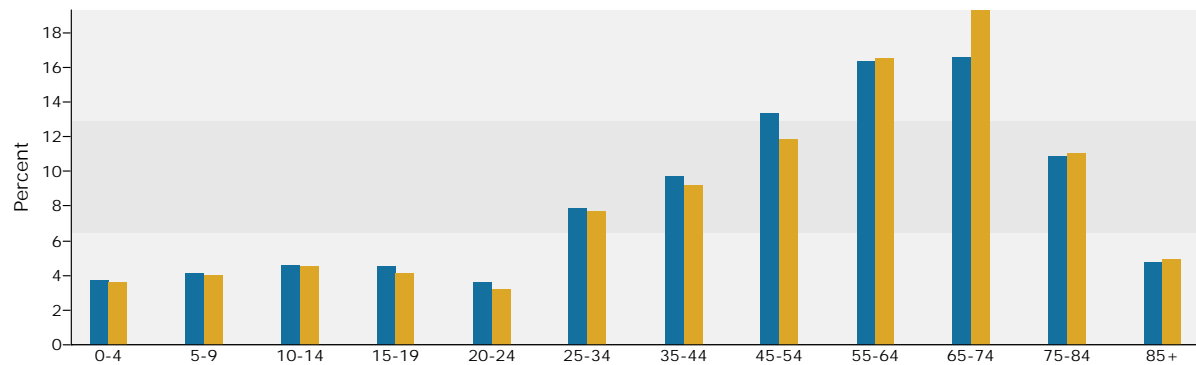


2012 Population by Race

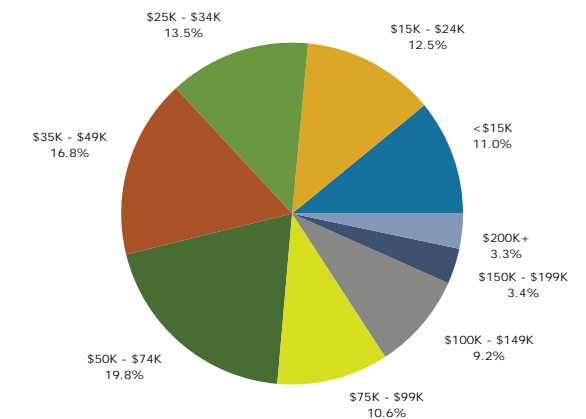


2012 Percent Hispanic Origin: 7.7%

Population by Age



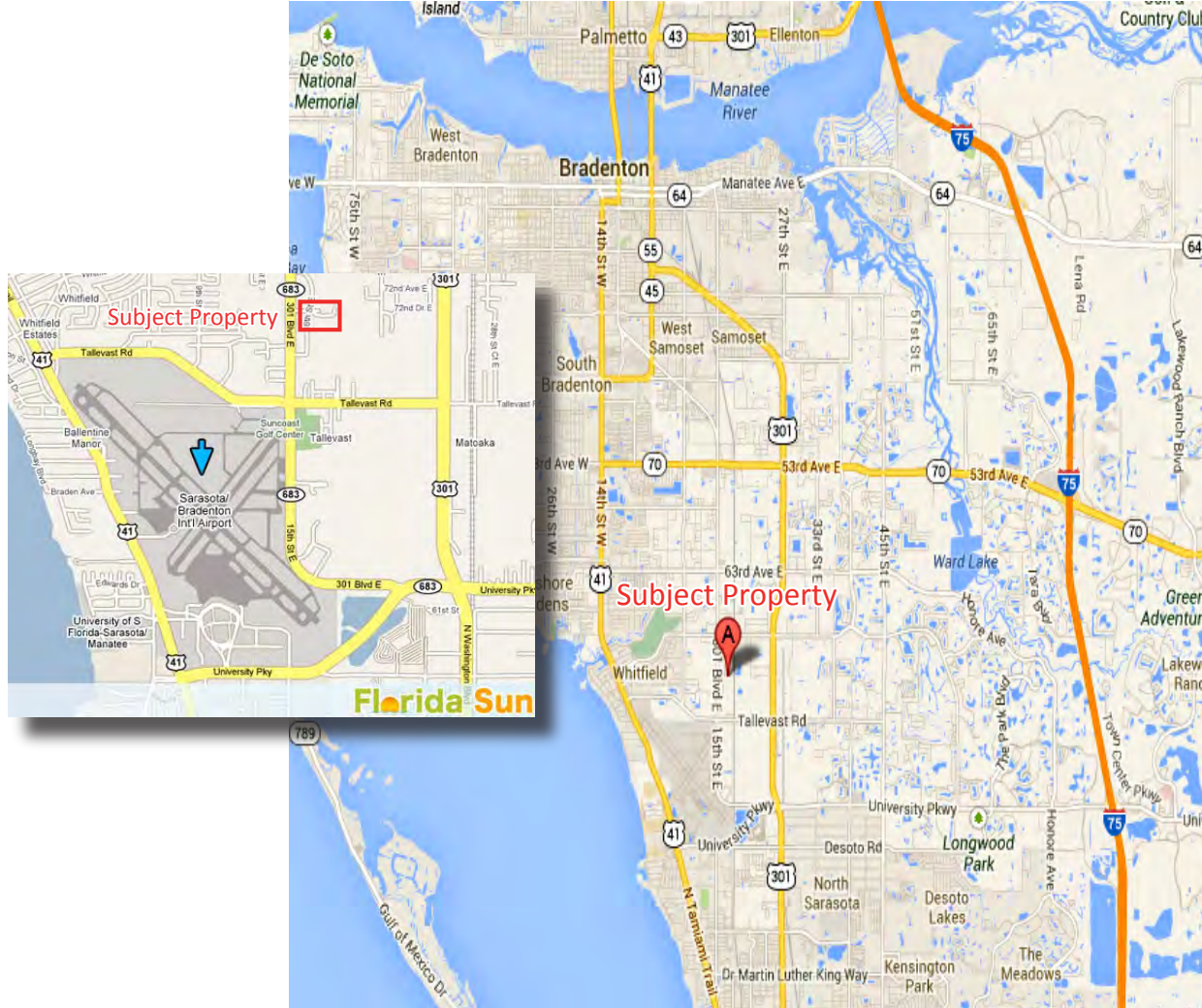
2012 Household Income



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MAP / CONTACT INFORMATION



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schedule a private tour
contact:

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Information deemed reliable but not guaranteed.
Prices subject to change without notice.

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