# FULLY RENOVATED TURNKEY OFFICE CONDO NOW AVAILABLE IN INTERNATIONAL TRADE CENTER!

63 Sarasota Center Boulevard, Unit 105, Sarasota, FL



## +/- 956 SF

**(ADJACENT 956 SF UNIT ALSO AVAILABLE)**

## PROPERTY HIGHLIGHTS

- **Fully remodeled, turnkey opportunity**
- **New roof, parking lot, lighting, carpet, tile, fixtures, etc.**
- **Only office condo available for sale of comparable size east of I-75**
- **Can be delivered turnkey with new existing furniture, or removed**
- **Direct proximity to I-75 via Fruitville Road full interchange**
- **Situated in quiet business park setting without congestion and heavy traffic**
- **Reserved parking spaces with 3/1,000 sf parking ratio for building**
- **Seller financing, lease, and/or lease w/option potentially available**
- **Professionally managed association**
- **2 private offices (expandable), large bullpen area, coffee bar and storage.**
- **Property Taxes $2,002.13 ($2.09 psf; 2025 payable 2026)**
- **New roof (2024) with 20 year warranty**
- **New parking lot and striping (2026)**
- **Monument signage available**
- **Fully renovated (2024) with all new carpet, tile, fixtures, shelving, ceiling, outlets/switches, doors, trim, and energy efficient lighting, etc.**
- **Adjacent +/-956 sf unit also available if a larger footprint is desired**
- **Great natural light**


**MIKE HAWRYLUK**
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Owner is a licensed real estate broker


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Sample Interior pictures





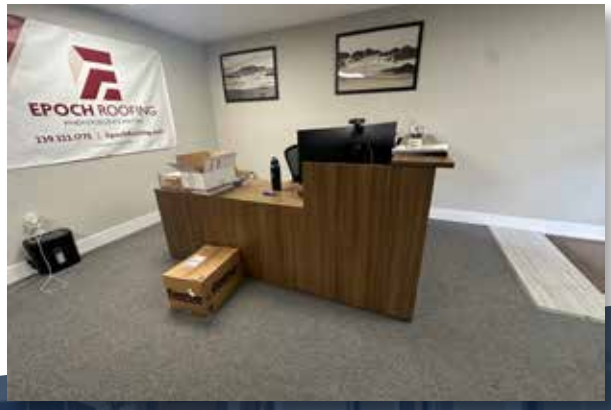












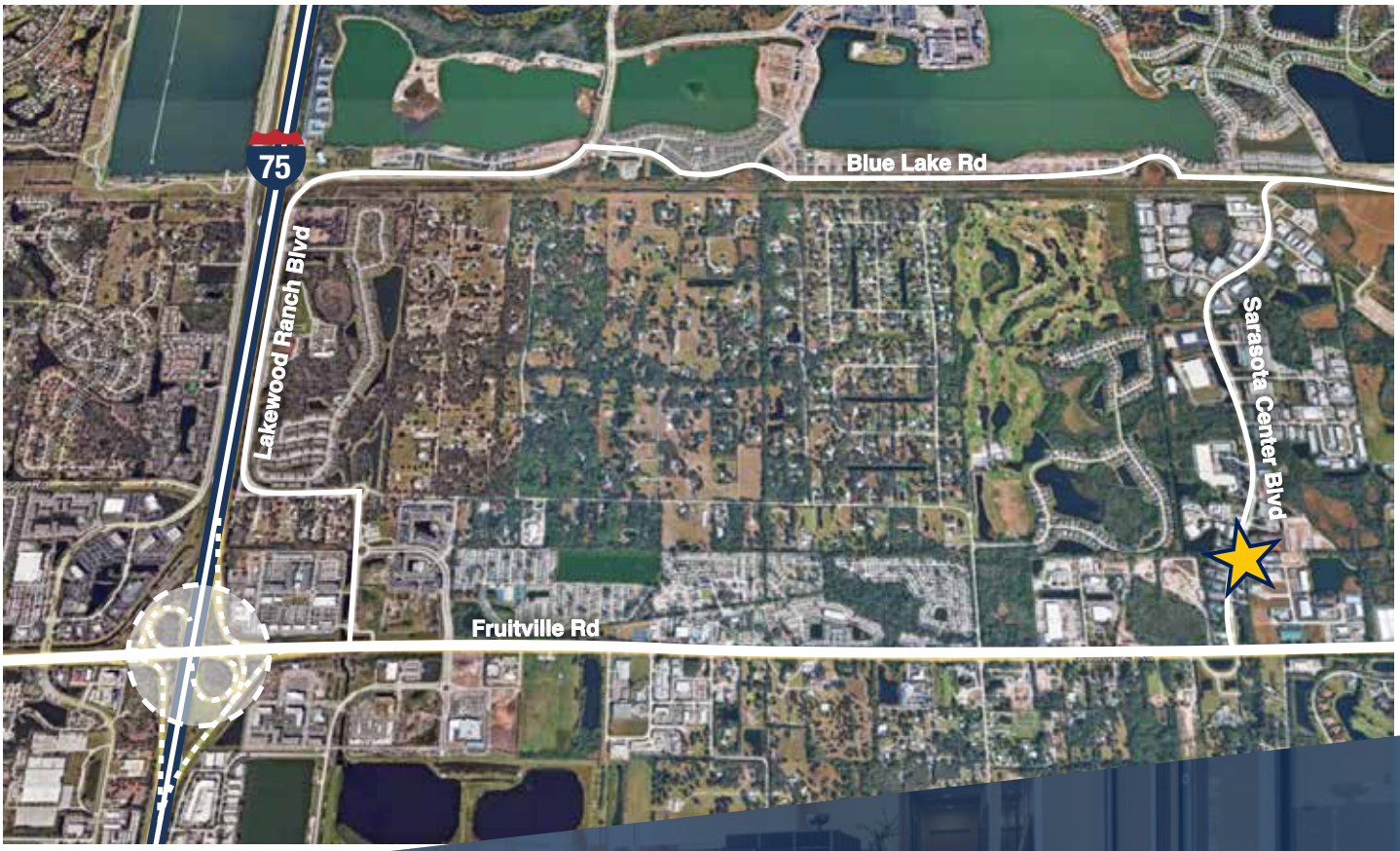

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