

EXECUTIVE SUMMARY

3941 CLARK ROAD



OFFERING SUMMARY

LEASE RATE:	\$21.50
LEASE TERM:	5 years
BUILDING SF:	7,880
RENTABLE SF:	7,700
AVAILABLE SF:	1,690
YEAR BUILT:	2000
BUILDING CLASS:	B
PASS THRU EXPENSES:	\$5.00
PARKING:	33
ZONING:	CG

Property Description

Office available for lease, which can be used for medical or general office purposes. The office is 1,690 square feet. The office unit is built as a medical layout with 3 exam rooms with sinks, and treatment rooms.

Location Overview

Located on busy Clark Road in Sarasota County 2.5 miles east of I-75 and 2.45 miles west of US 41. The SMH Health Facility is located 2.2 miles to the east of the building with Sarasota Memorial Hospital a short 6 miles from the office. The office is conveniently located near Gulf Gate Estates, Palmer Ranch and Skye Ranch.



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Each Office Independently Owned and Operated

PROPERTY PHOTOS

3945 CLARK ROAD

