

# EXECUTIVE SUMMARY

2032 HILLVIEW STREET



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16.50
<b>LEASE TERM:</b>	3 years
<b>BUILDING SF:</b>	4,754
<b>AVAILABLE SF:</b>	1,715
<b>YEAR BUILT:</b>	1957
<b>CAM:</b>	\$8.15
<b>CAM INCLUDES:</b>	Property Tax, Insurance
	Electric, Water, Security
	Outdoor maintenance
<b>ZONING:</b>	OPB

## Property Overview

Now available for lease, this 1,715-square-foot office suite offers a versatile layout ideal for a wide range of business uses. Formerly operated as a physical therapy clinic, the space features a large open area well-suited for businesses that benefit from collaborative or active environments. It's an excellent fit for fitness studios, wellness clinics, group therapy or counseling centers, coworking spaces, creative studios, or even team training and workshop environments. In addition to the expansive open space, the suite includes five private offices that can be used for interior workstations, one-on-one consultations, telehealth sessions, or administrative functions. The thoughtful floor plan provides a flexible mix of open flow and private areas, allowing for both productivity and privacy. Whether you're in the health and wellness sector, creative services, or professional consulting, this space offers the functionality and adaptability to support your business needs. With its practical layout and professional atmosphere, this suite is ready for your next chapter—schedule a tour today and explore the possibilities.

## Location Overview

Located at 2032 Hillview Street, this office building offers a prime location in the heart of Sarasota's bustling medical and professional district. Just moments from Sarasota Memorial Hospital, Downtown Sarasota, and an array of popular restaurants and cafés, the property provides exceptional convenience for both clients and staff. Its central location offers easy access to major thoroughfares, making it an ideal setting for businesses seeking visibility, accessibility, and proximity to the area's top amenities.

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