

For Lease

# American Momentum Bank Office Space

Asking Rate

**\$17.00 - \$20.00 NNN**

Estimated Expense

**\$5.78 PSF**

**Christopher Leonard, CCIM**

Vice President

Phone: +1 727 442 7184

[christopher.leonard@colliers.com](mailto:christopher.leonard@colliers.com)

**Colliers**

311 Park Place, Suite 600  
Clearwater, FL 33759

[www.colliers.com](http://www.colliers.com)

500 S. Washington Boulevard, Sarasota, FL

## Building Features

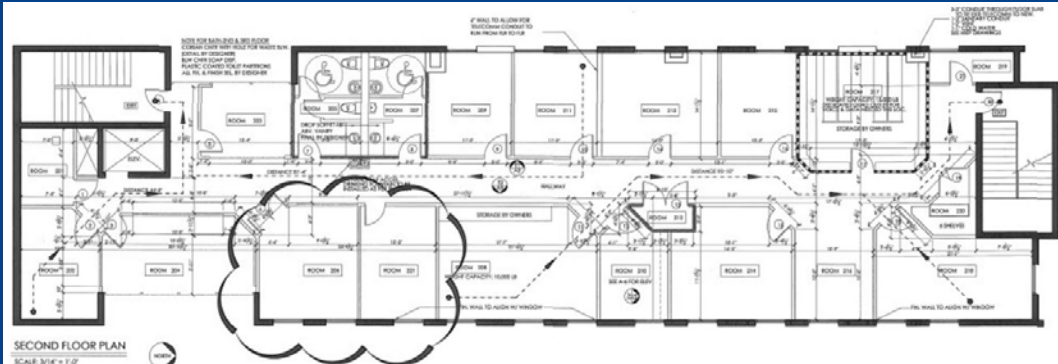
- Class B 21,346 SF multi-tenant office building.
- 2nd Floor available space - 4,921± SF.
- 3rd Floor available space - 5,037± SF.
- Quality modern finishes throughout the building including lavish.
- Mill work, stone flooring, granite counter tops, etc.
- 24/7 building access.
- Signage available.
- Parking ratio: approximately 2:1,000 PSF
- Security system.
- Constructed in 2007.
- Ideal for professional, legal, financial and/or insurance users.



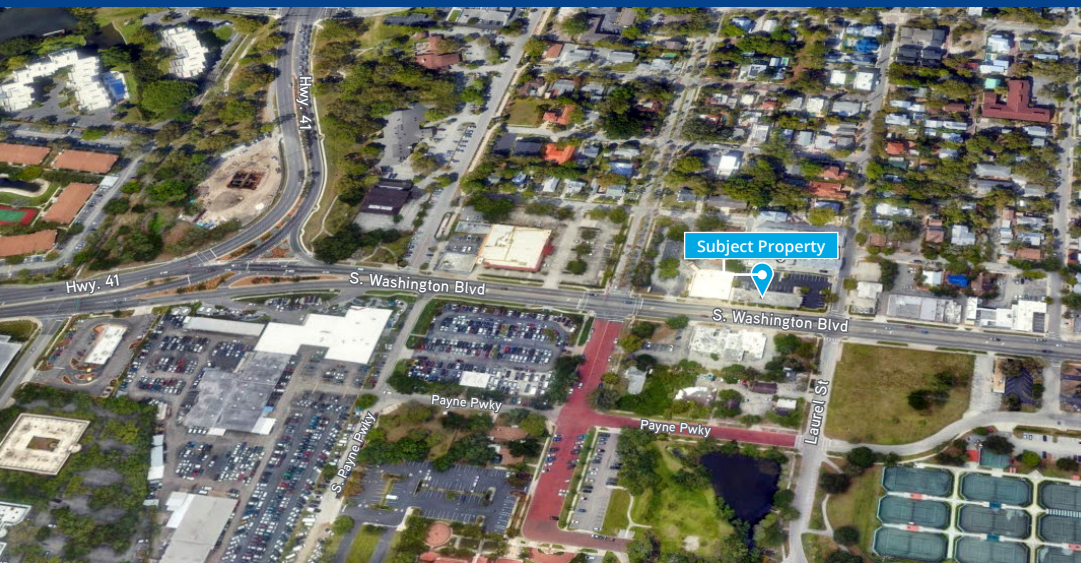
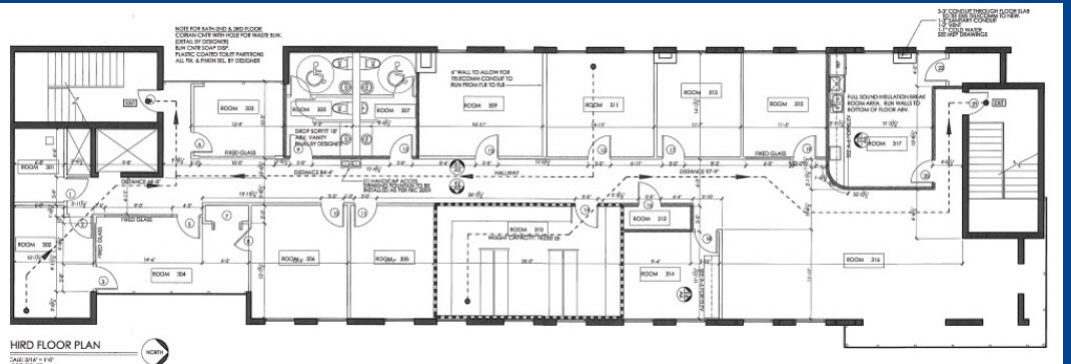


# Available Space

2nd Floor > 4,921± SF



3rd Floor > 5,037± SF



## Traffic

Collection Street	Cross Street	Traffic Volume	Miles
S. Washington Blvd.	Oak St.	35,500	0.02
S. Washington Blvd.	Bro. Greenen Way	25,247	0.16
US Highway 41	US Highway 41	34,000	0.23
S. Washington Blvd.	S. Washington Blvd.	29,160	0.23

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