

# PEN WEST *PARK*

SARASOTA · FLORIDA · THE FRUITVILLE CORRIDOR

## THE RENOVATION

A first-class reimagining, under new ownership

## THE CORRIDOR

50,000+ vehicles a day pass in front of Pen West Park

## THE COURTYARD

A landscaped oasis welcoming patients & tenants

Sarasota's medical address,  
*reimagined.*

THREE BUILDINGS · TWO FLOORS · FLEXIBLE SUITES · BUILD-TO-SUIT

2801 · 2803 · 2805 Fruitville Road  
Sarasota, Florida



# Central Sarasota's *next-generation* medical address.

Now under new ownership with a planned first-class renovation — exterior, common areas, central courtyard, and the entire tenant experience, reimagined for modern healthcare.

50K+

VEHICLES / PER DAY

3 x 2

BUILDINGS · FLOORS

Mins

TO I-75 & DOWNTOWN SARASOTA

Free

ABUNDANT ON-SITE PARKING

## 01 Unmissable Visibility

Direct frontage on highly traveled Fruitville Road — your practice in front of 50,000+ vehicles every day.

## 02 Effortless Access

Convenient reach to I-75, Downtown Sarasota, and Sarasota Memorial Hospital.

## 03 Build to Your Practice

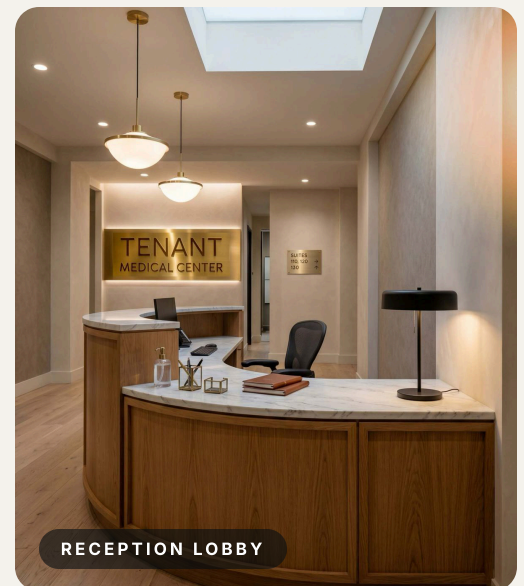
Customize your space to operational and growth objectives — competitive terms for early commitments.

## 04 Flexible by Design

Suite sizes for physicians, specialists, imaging, therapy, dental, wellness, and behavioral health.

## 05 Courtyard Arrival

A landscaped oasis welcoming patients and tenants with a calm, professional setting.



RECEPTION LOBBY



COURTYARD

*Visuals shown are conceptual renderings created for illustrative marketing purposes.*



Where Fruitville meets Tuttle — one of Sarasota’s most *connected corridors*.

AERIAL VIEW

## Minutes from *everything*

- Downtown Sarasota      WEST VIA FRUITVILLE

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- Interstate 75              DIRECT EAST ACCESS

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- Sarasota Memorial Hospital      LESS THAN 5 MIN

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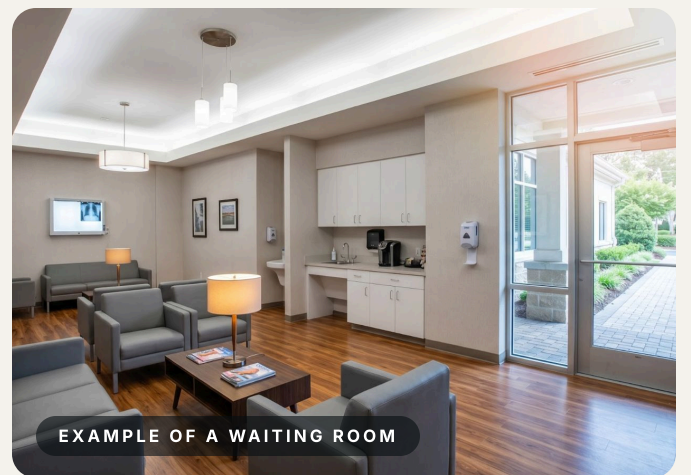
- Lakewood Ranch Growth Areas      CORRIDOR EAST

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- Established Residential Neighborhoods      ALL AROUND

## Made for *modern practice*

- Physician Practices
- Specialists
- Imaging
- Therapy & Rehab
- Dental
- Wellness
- Behavioral Health
- Ancillary Services
- Professional Office



EXAMPLE OF A WAITING ROOM

*Visuals shown are conceptual renderings created for illustrative marketing purposes.*

# Building 2801

1ST FLOOR · LEASING PLAN

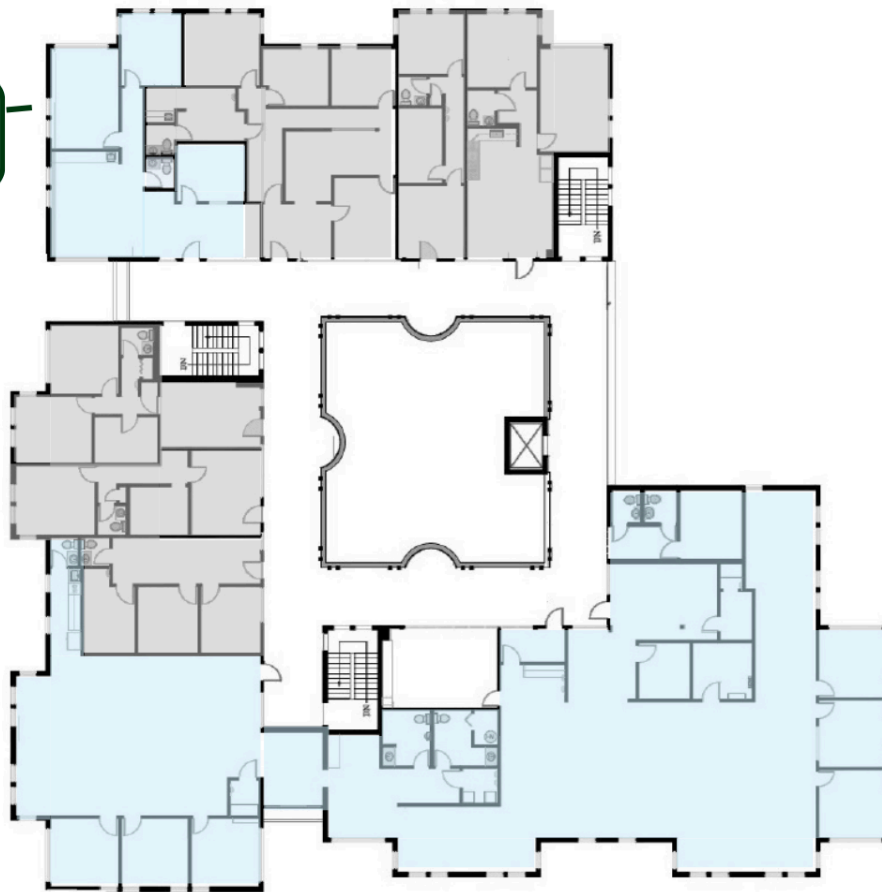


*Highlighted suites indicate availability — contact broker for current availability & square footage.*

# Building 2801

2ND FLOOR · LEASING PLAN

**Available 1/27**  
ste 200 / 1,278 sf



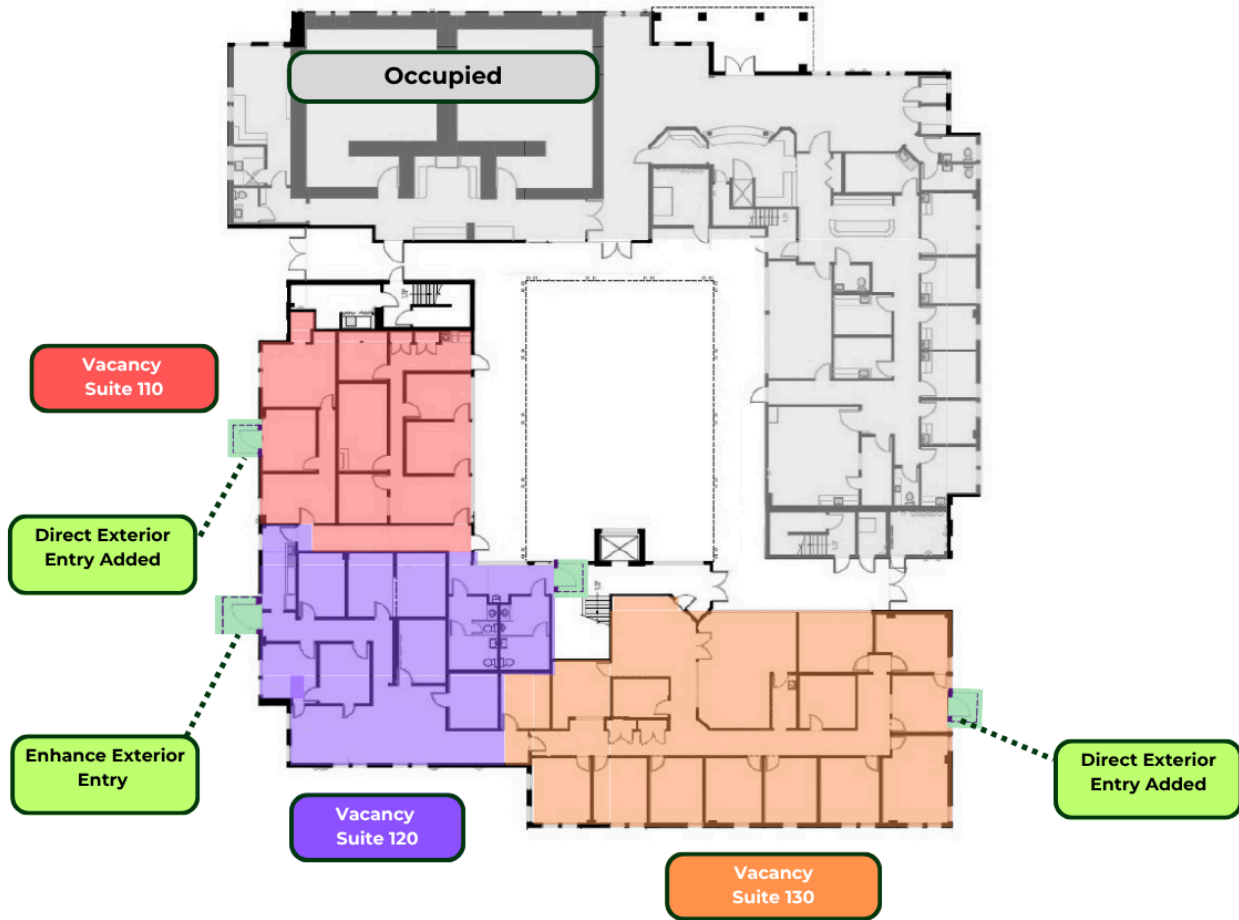
**Vacant**  
ste 260 / 2,323 sf

**Vacant**  
ste 250 / 4,935 sf

*Highlighted suites indicate availability — contact broker for current availability & square footage.*

# Building 2803 MULTI-TENANT MEDICAL CONVERSION

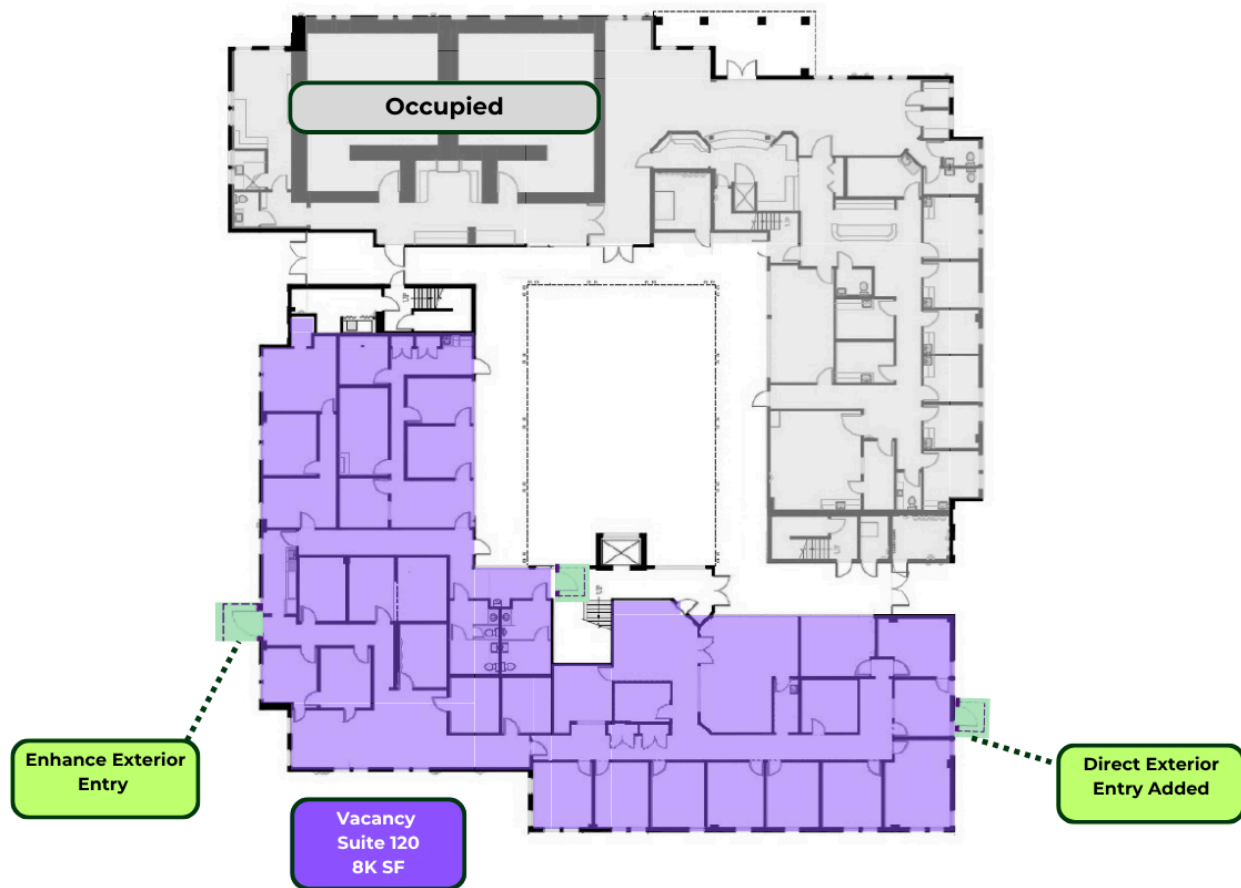
## Multi tenant Medical Conversion



*Colored suites indicate availability; direct exterior entries added — contact broker for details.*

# Building 2803 SINGLE-TENANT MEDICAL CONVERSION

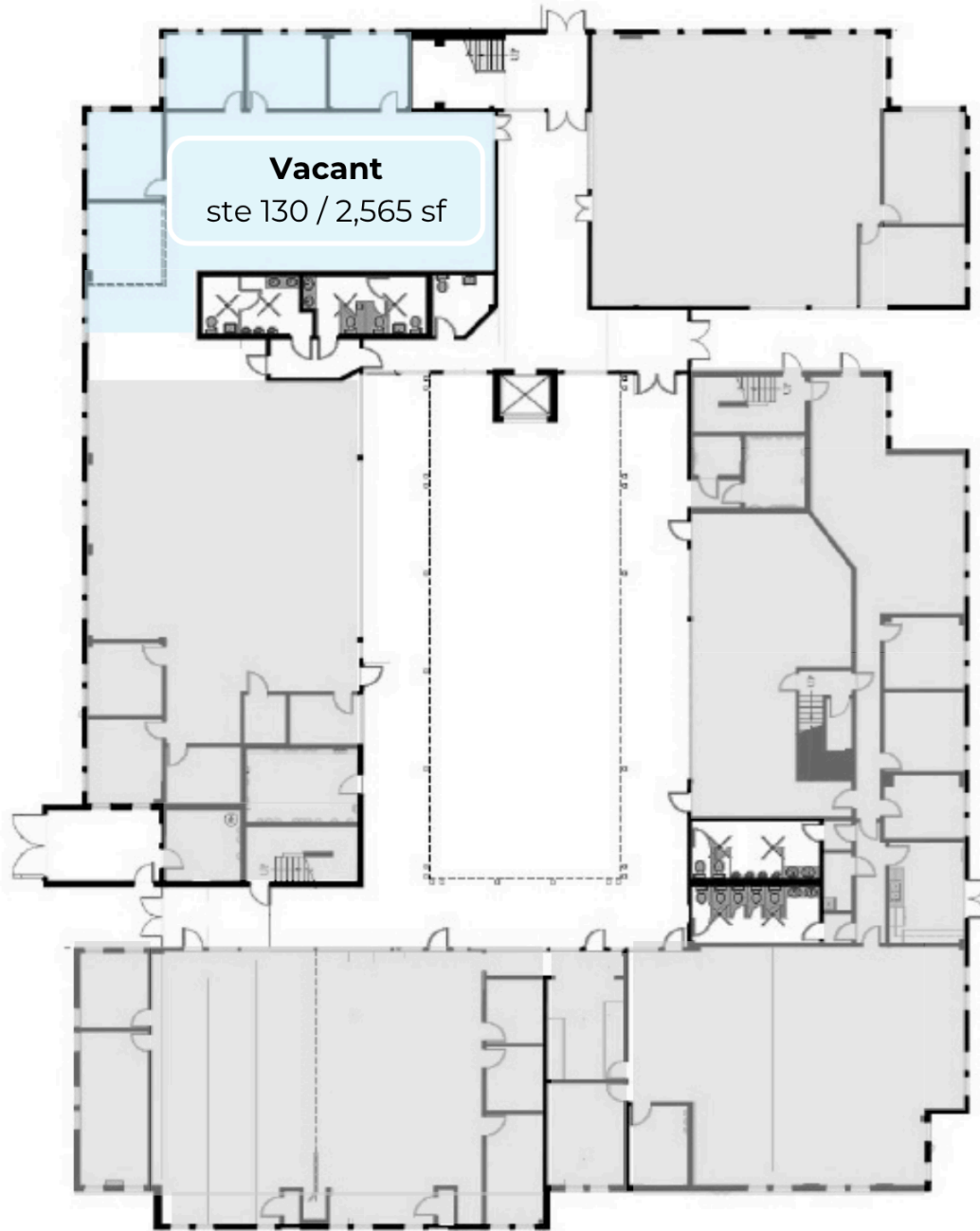
## Single Tenant Medical Conversion



*Single-tenant conversion concept; direct exterior entries added — contact broker for details.*

# Building 2805

1ST FLOOR · LEASING PLAN



*Highlighted suites indicate availability — contact broker for current availability & square footage.*



## Position your practice where Sarasota's healthcare future is *taking shape*.

Strategically located medical office space empowers providers to expand their reach, elevate the patient experience, and meet the needs of a growing population.

PRESENTED BY

**Liz Cook**

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LEASE INQUIRY · AVAILABLE NOW

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