

Bay Street Village & Towncenter COMMUNITY FACT SHEET

Overview: Bay Street Village & Towncenter is Sarasota County's newest 'pedestrian' community with opportunities for living, shopping, working, and civic and cultural activities within the 45-acre mixed-use development.

Timeline: The first 4 buildings in Phase 1 are complete and many units are closing with a few office units available for immediate occupancy.

Location: Bay Street Village & Towncenter is situated in the heart of new growth in Sarasota County on the southeast side of Tamiami Trail and Bay Street in Osprey. Nearby cultural and leisure opportunities include: one of Florida's oldest settlements, Historic Spanish Point; the Van Wezel Performing Arts Center; Ringling Museum of Art; Venice MainStreet; Oscar Scherer State Park; award-winning beaches; Southwest Florida's No. 1 private golf club, TPC at Prestancia; and the eclectic destinations of downtown Sarasota and Venice.

Commercial Space: Bay Street Village & Towncenter will offer approximately 130,000 square feet of retail, professional office, restaurant space and civic space within the mixed-use area. Pricing for commercial space starts at \$280,000, and both lease and purchase options are available.

Residential Space: Residential plans include approximately 50 condominiums in the Bay Street Towncenter Residences, under development by Crossgate Partners.

Community Features: A Village Green, an open area for public gatherings, small festivals and other outdoor events, will be located in center of Bay Street Village & Towncenter. Adjacent to the Village Green will be Sarasota's newest 25,000 square-foot public library developed, which will be developed by Sarasota County. The combination of the community's residents and visitors to both the Village Green and library will provide a consistent flow of potential customers for Bay Street businesses.

In addition, Bay Street Village & Towncenter is currently in the approval process for obtaining a 'green' designation by the Florida Green Building Coalition.

Owner & Developer: Bay Street Village & Towncenter is under development by Crossgate Partners.

Architect: DSDG

Builder: Tandem Construction

Real Estate Sales Office: 3983 Destination Drive #104, Osprey, FL 34229; 941.966.9188

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