



**LEASE**

# Medical Office Condo

**4502 CORTEZ RD W SUITE 202**

Bradenton, FL 34210

**PRESENTED BY:**

**GAIL BOWDEN**

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

**BEN GRAHAM**

O: 941.928.1546

[ben.graham@svn.com](mailto:ben.graham@svn.com)



PROPERTY SUMMARY



VIDEO

360° VIRTUAL TOUR

OFFERING SUMMARY

LEASE RATE:	\$24.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	1,867 SF
LOT SIZE:	86,863 SF
BUILDING SIZE:	1,867 SF

PROPERTY HIGHLIGHTS

- Ample on-site parking for staff and visitors
- Professional image and high-quality construction throughout the building
- Excellent visibility for business presence
- Convenient access to major transportation routes
- Beautifully built out for medical use
- Abundant natural light throughout
- Prime high-traffic location surrounded by medical, financial, and professional users
- Ideal for medical or professional office tenants seeking Class “A” space

**GAIL BOWDEN**  
O: 941.223.1525  
gail.bowden@svn.com

**BEN GRAHAM**  
O: 941.928.1546  
ben.graham@svn.com

## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Exceptional opportunity to lease Unit 202 in the BMO Harris Building, a premier Class “A” property on Cortez Road West in Bradenton.

Located on the second floor, this meticulously maintained condo is beautifully built out for medical use, featuring modern finishes, abundant natural light, and a contemporary Class “A” design throughout.

The building’s professional image, quality construction, and prime location continue to attract and retain top-tier medical and professional tenants, making it one of the most desirable addresses in the market.

Matterport:

<https://my.matterport.com/show/?m=NjeNnHfYCqz&brand=0>

## LOCATION DESCRIPTION

Discover the bustling business environment surrounding the location at 4502 Cortez Rd W, Bradenton, FL, 34210. Positioned within close proximity to the vibrant city center, the area offers an array of amenities to cater to the needs of prospective office tenants. With a variety of dining options, including local cafes and upscale restaurants, professionals can enjoy convenient lunch breaks. The location also provides easy access to retail centers, fitness facilities, and green spaces, ensuring a well-rounded work-life balance. Additionally, the nearby Bradenton Riverwalk offers a picturesque setting for leisurely strolls and outdoor meetings, making it an ideal locale for office tenants seeking both convenience and lifestyle amenities.

**GAIL BOWDEN**

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

**BEN GRAHAM**

O: 941.928.1546

[ben.graham@svn.com](mailto:ben.graham@svn.com)



PROPERTY DETAILS

LEASE RATE	\$24.00 SF/YR
------------	---------------

LOCATION INFORMATION

BUILDING NAME	Medical Office Condo
STREET ADDRESS	4502 Cortez Rd W Suite 202
CITY, STATE, ZIP	Bradenton, FL 34210
COUNTY	Manatee
MARKET	Bradenton
SUB-MARKET	Sarasota
CROSS-STREETS	Cortez Rd & 47th St W
TOWNSHIP	35
RANGE	17
SECTION	04
SIDE OF THE STREET	North
SIGNAL INTERSECTION	No
ROAD TYPE	Highway
MARKET TYPE	Large
NEAREST HIGHWAY	0 Miles to Highway 684
NEAREST AIRPORT	9 Miles to Sarasota Bradenton International Airport

BUILDING INFORMATION

BUILDING SIZE	1,867 SF
BUILDING CLASS	A
TENANCY	Multiple
AVERAGE FLOOR SIZE	1,867 SF
YEAR BUILT	2006
GROSS LEASABLE AREA	1,867 SF

GAIL BOWDEN

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

BEN GRAHAM

O: 941.928.1546

[ben.graham@svn.com](mailto:ben.graham@svn.com)

PROPERTY INFORMATION

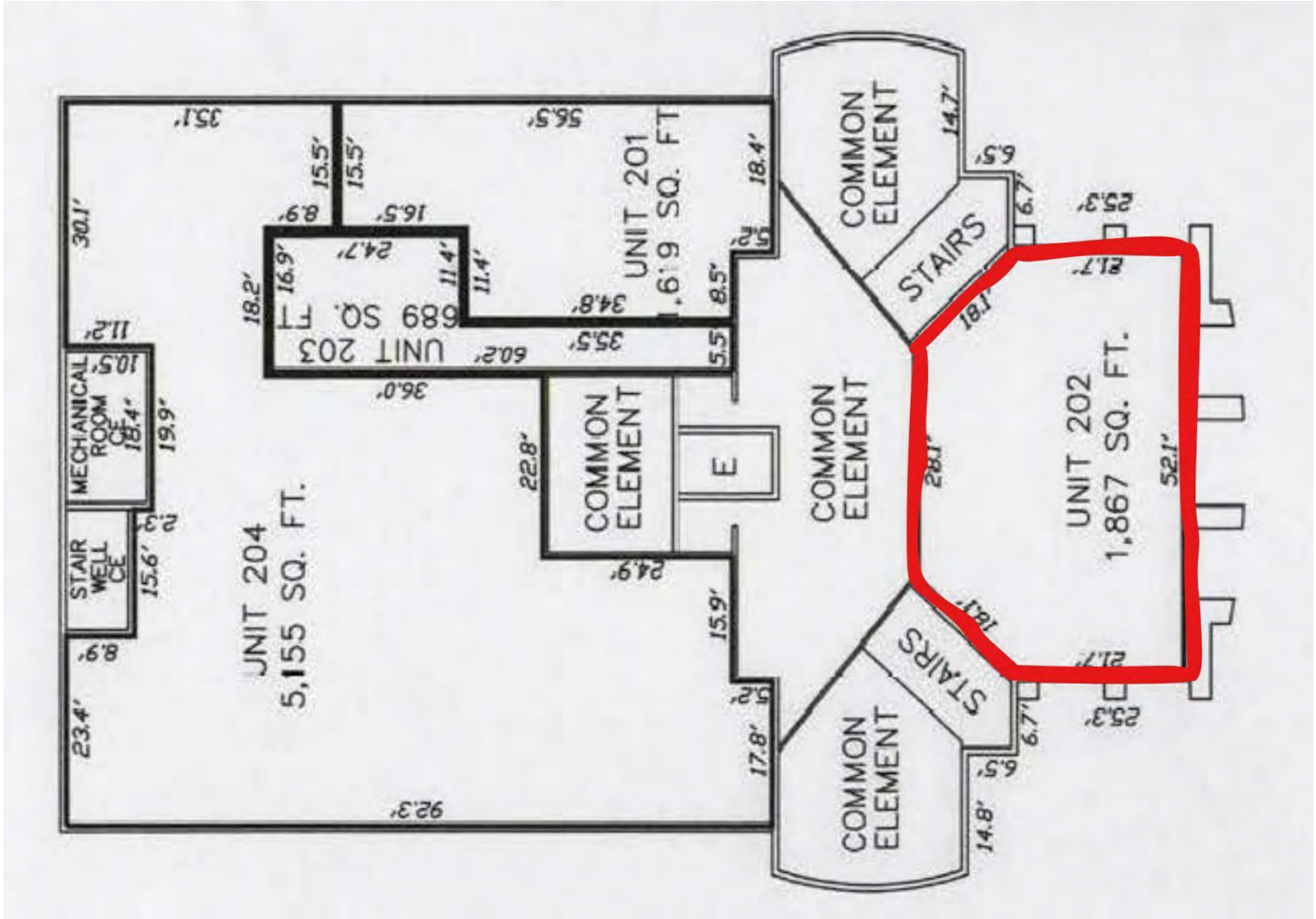
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	SCC
LOT SIZE	86,863 SF
APN #	5096340059
CORNER PROPERTY	No
TRAFFIC COUNT	31500
TRAFFIC COUNT STREET	Cortez Rd
WATERFRONT	No
POWER	Yes

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING PRICE PER MONTH	\$0.00 /month
PARKING TYPE	Surface
PARKING RATIO	5.021
NUMBER OF PARKING SPACES	130

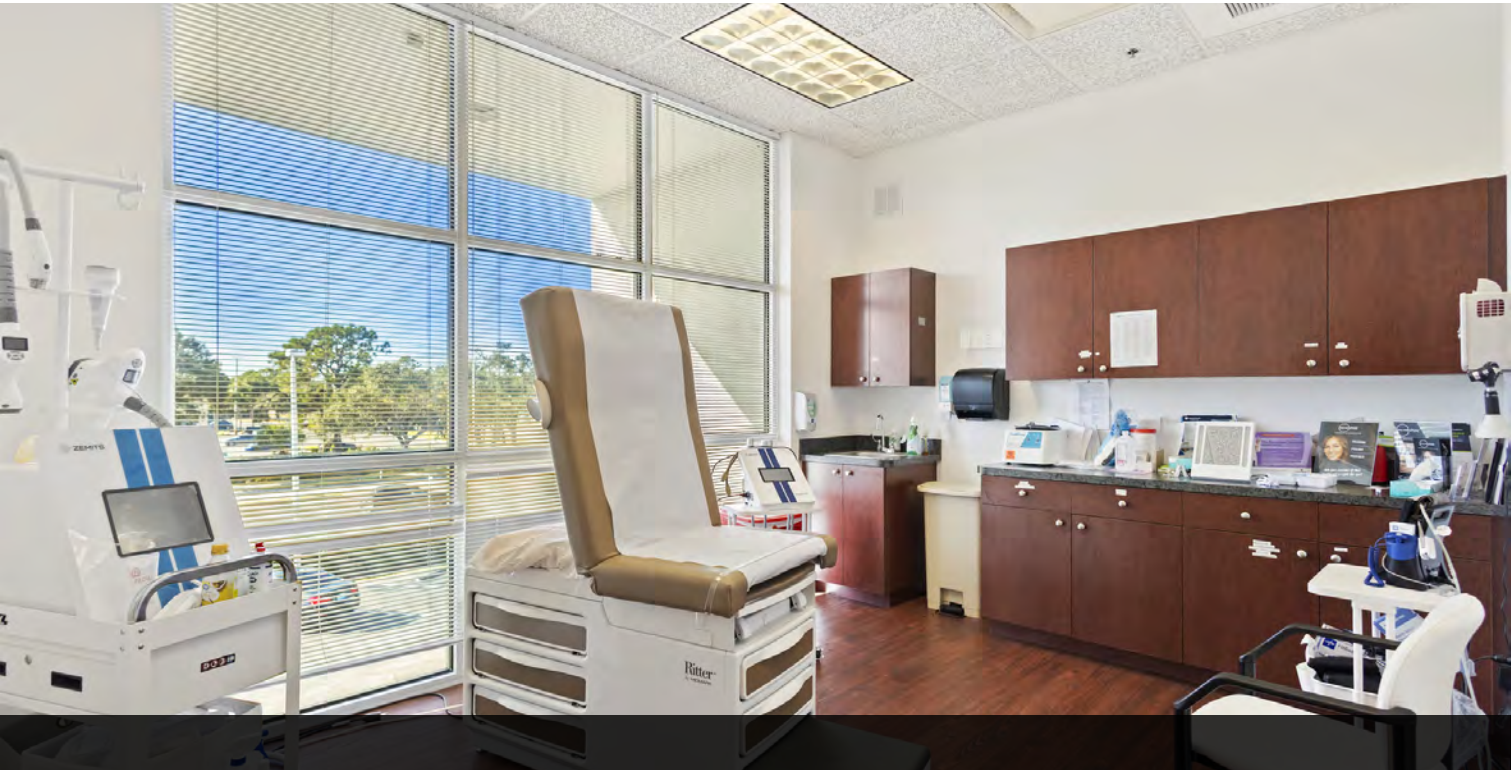
UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	2
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes



**GAIL BOWDEN**      **BEN GRAHAM**  
O: 941.223.1525      O: 941.928.1546  
gail.bowden@svn.com      ben.graham@svn.com

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,867 SF	LEASE RATE:	\$24.00 SF/yr

AVAILABLE SPACES				
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Office Condo	Available	1,867 SF	NNN	\$24.00 SF/yr

**GAIL BOWDEN**  
O: 941.223.1525  
gail.bowden@svn.com

**BEN GRAHAM**  
O: 941.928.1546  
ben.graham@svn.com



## ADDITIONAL PHOTOS



**GAIL BOWDEN**

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

**BEN GRAHAM**

O: 941.928.1546

[ben.graham@svn.com](mailto:ben.graham@svn.com)



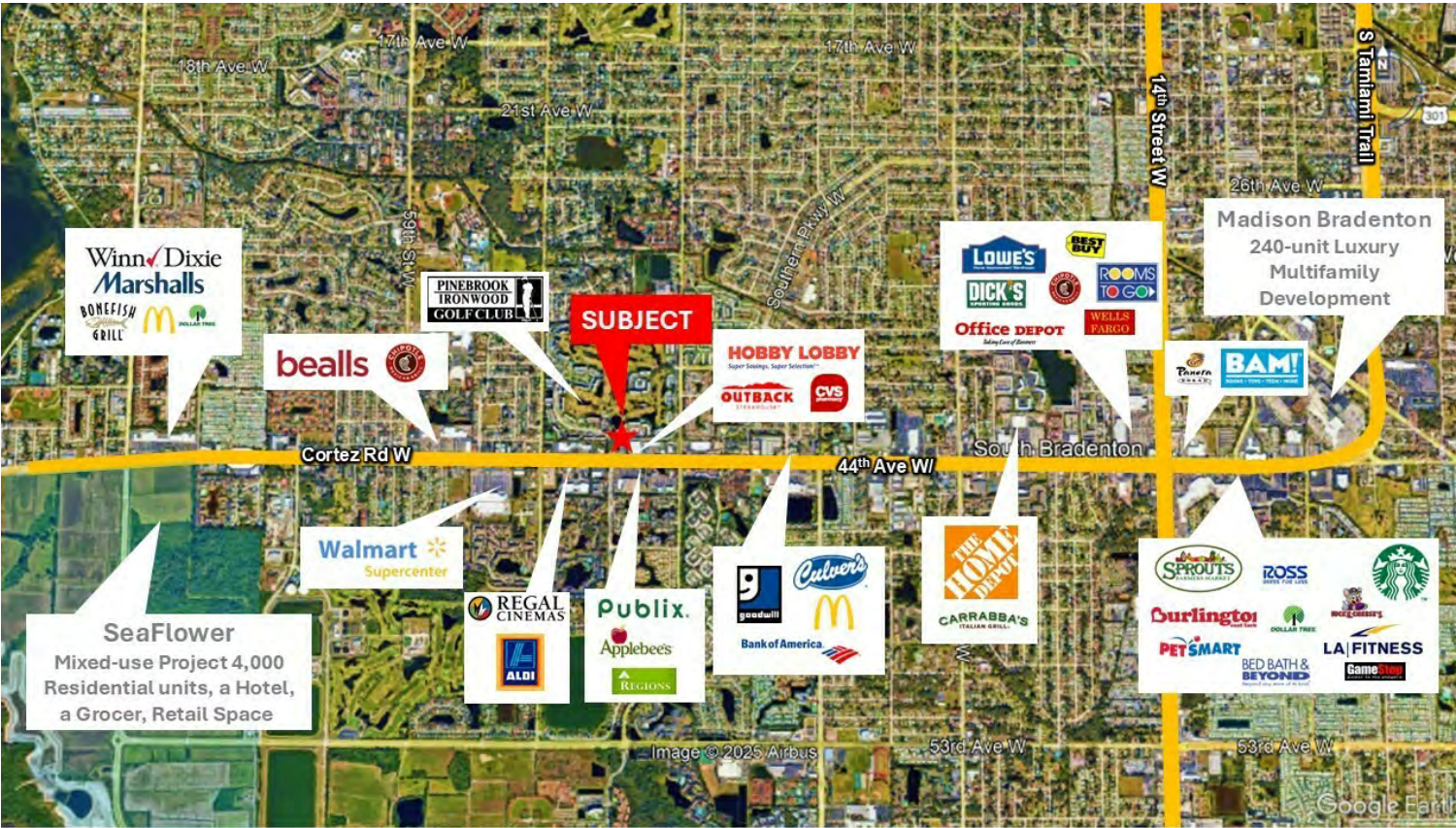
AERIAL MAP



<b>GAIL BOWDEN</b>	<b>BEN GRAHAM</b>
O: 941.223.1525	O: 941.928.1546
<a href="mailto:gail.bowden@svn.com">gail.bowden@svn.com</a>	<a href="mailto:ben.graham@svn.com">ben.graham@svn.com</a>

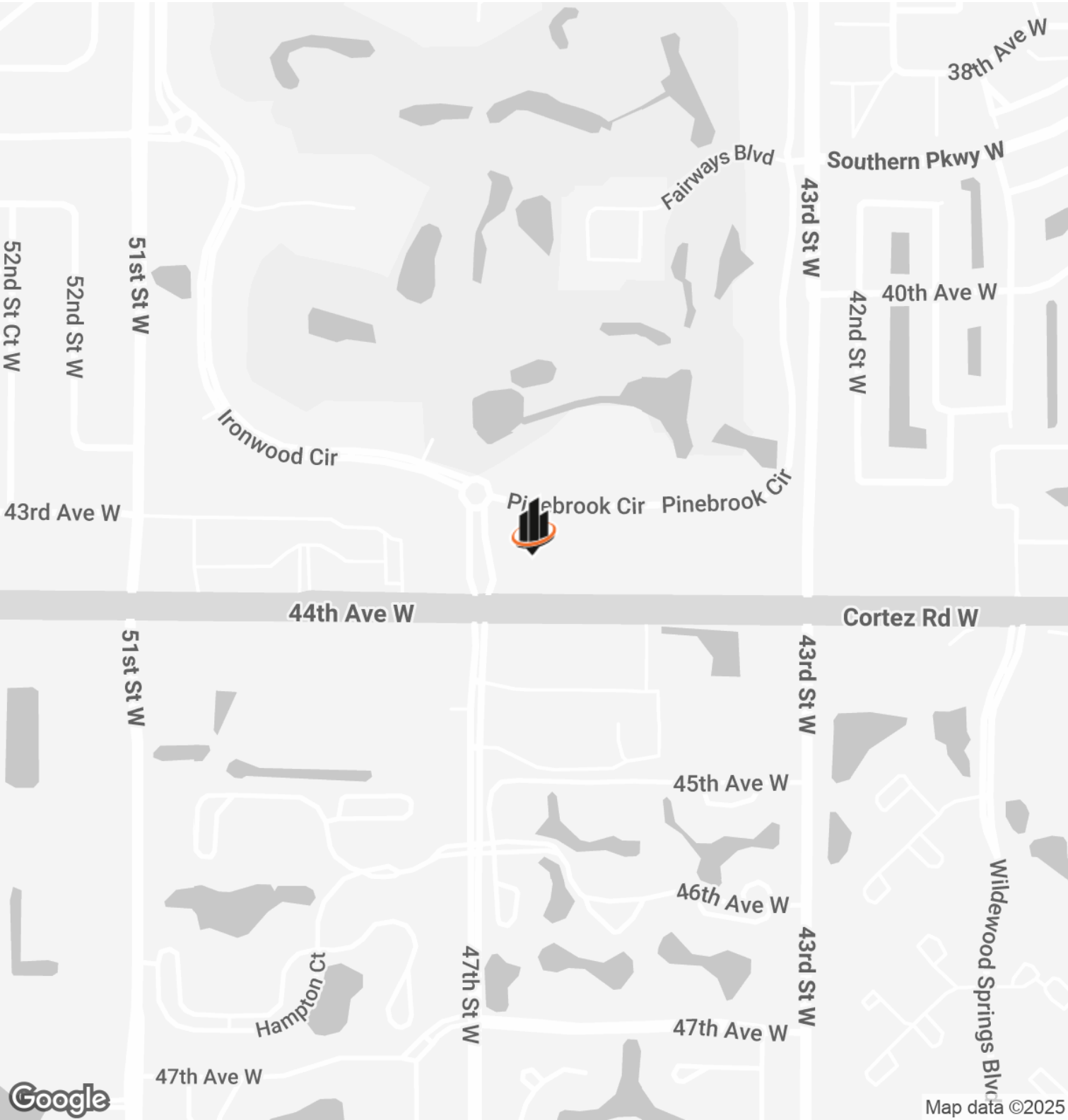


AERIAL MAP



**GAIL BOWDEN**      **BEN GRAHAM**  
O: 941.223.1525      O: 941.928.1546  
gail.bowden@svn.com      ben.graham@svn.com

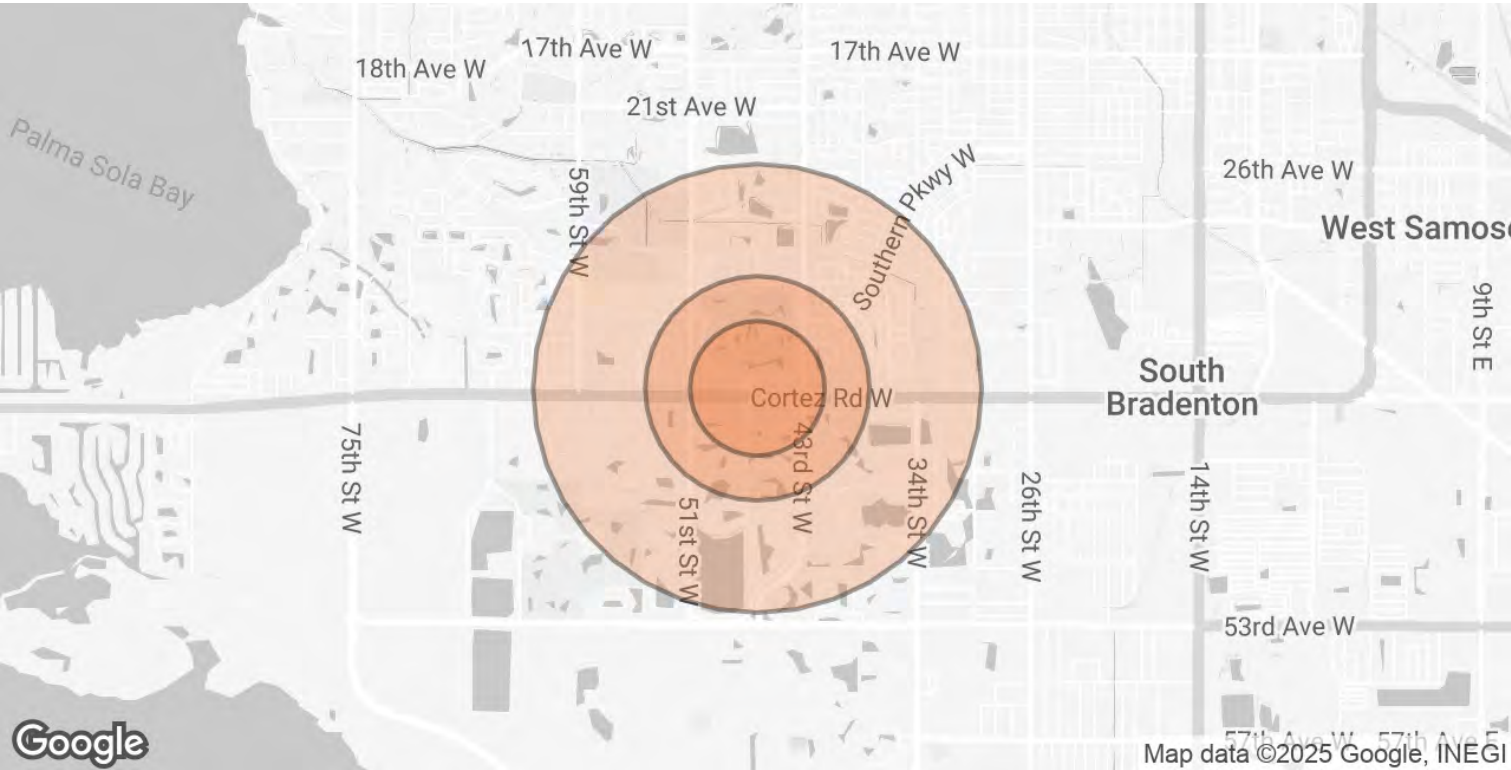
LOCATION MAP



<b>GAIL BOWDEN</b>	<b>BEN GRAHAM</b>
O: 941.223.1525	O: 941.928.1546
<a href="mailto:gail.bowden@svn.com">gail.bowden@svn.com</a>	<a href="mailto:ben.graham@svn.com">ben.graham@svn.com</a>



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,405	4,087	14,040
AVERAGE AGE	58	54	50
AVERAGE AGE (MALE)	57	53	48
AVERAGE AGE (FEMALE)	59	55	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	831	2,245	6,912
# OF PERSONS PER HH	1.7	1.8	2
AVERAGE HH INCOME	\$75,498	\$78,504	\$77,349
AVERAGE HOUSE VALUE	\$212,988	\$243,563	\$267,528

Demographics data derived from AlphaMap

**GAIL BOWDEN**  
O: 941.223.1525  
gail.bowden@svn.com

**BEN GRAHAM**  
O: 941.928.1546  
ben.graham@svn.com



## **GAIL BOWDEN**

Senior Investment Advisor

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

Direct: **941.223.1525** | Cell: **941.223.1525**

## **PROFESSIONAL BACKGROUND**

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail  
Real Estate Forum's Women of Influence 2020 & 2016  
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014  
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017  
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction  
Ranked #11 worldwide & #2 in Florida with SVN 2019  
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

**SVN | Commercial Advisory Group**  
1626 Ringling Boulevard, Suite 500  
Sarasota, FL 34236  
941.387.1200

### **GAIL BOWDEN**

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

### **BEN GRAHAM**

O: 941.928.1546

[ben.graham@svn.com](mailto:ben.graham@svn.com)





## **BEN GRAHAM**

Senior Advisor

ben.graham@svn.com

Direct: **941.928.1546** | Cell: **941.928.1546**

## **PROFESSIONAL BACKGROUND**

As a United States Marine Corps Veteran, Ben learned the value of honor, courage, and commitment early in life and these core values have influenced all aspects of his business career. His passion for client care and providing the highest levels of service create a genuine trust in his business relationships.

In addition to his service in the military, Ben has excelled in several of Florida's top firms. The Ritz Carlton, PGA Fed-Ex Tour VIP - Sponsorship Sales, Executive Level Advertising Sales and was consistently in the Top Sales Agents for Michael Saunders & Co.

His honest and professional approach to the clientele he works with creates a sense of confidence that translates into continued business and mutually beneficial relationships.

Travel, friends, volunteering, golf, beaches, and musical entertainment are a few of his favorite pastimes. Living in Southwest Florida for the past 21 years, and working throughout the state of Florida, gives his clients a unique advantage and understanding of the Florida market.

### **SVN | Commercial Advisory Group**

1626 Ringling Boulevard, Suite 500  
Sarasota, FL 34236  
941.387.1200

### **GAIL BOWDEN**

O: 941.223.1525

gail.bowden@svn.com

### **BEN GRAHAM**

O: 941.928.1546

ben.graham@svn.com





PRESENTED BY:

Gail Bowden

O: 941.223.1525  
gail.bowden@svn.com

Ben Graham

O: 941.928.1546  
ben.graham@svn.com