



LEASE

33rd Street Flex Space

6605 33RD STREET EAST

Sarasota, FL 34243

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

BEN GRAHAM

O: 941.928.1546

ben.graham@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,000.00 per month (MG)
AVAILABLE SF:	500 SF
LOT SIZE:	1.01 Acres
BUILDING SIZE:	11,828 SF

PROPERTY DESCRIPTION

Rarely available Flex space! 500 SF space with a mezzanine. Unit has a 10'x14', grade level, roll-up door with a separate entry door to space. Employee/client parking in the rear of the property.

Your business will enjoy the flexibility, convenience, and affordability this building provides.

PROPERTY HIGHLIGHTS

- Easy access
- Affordable rents
- Close to U.S. 301
- Large roll up doors
- Open space layout

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PROPERTY DETAILS

LEASE RATE	\$1,000.00 PER MONTH
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LOCATION INFORMATION

BUILDING NAME	33rd Street Flex Space
STREET ADDRESS	6605 33rd Street East
CITY, STATE, ZIP	Sarasota, FL 34243
COUNTY	Manatee
TOWNSHIP	35
RANGE	18
SECTION	20
SIDE OF THE STREET	East
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	1.1 mile to US 301
NEAREST AIRPORT	4.5 miles to Sarsota Bradenton Internation Airport

PARKING & TRANSPORTATION

STREET PARKING	No
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PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Flex Space
ZONING	LM/LIGHT MANUFACTURING
LOT SIZE	1.01 Acres
APN #	1876215003
LOT FRONTAGE	100 ft
LOT DEPTH	440 ft
TRAFFIC COUNT	7600
TRAFFIC COUNT STREET	Whitfield Ave
WATERFRONT	No
POWER	Yes
RAIL ACCESS	No

BUILDING INFORMATION

BUILDING SIZE	11,828 SF
TENANCY	Multiple
CEILING HEIGHT	18 ft
AVERAGE FLOOR SIZE	500 SF
YEAR BUILT	1985
ROOF	STEEL TRUSS, SHEET METAL
WALLS	DRYWALL
FLOOR COVERINGS	CONC ON GRADE
EXTERIOR WALLS	CORRUGATED METAL

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	500 SF	LEASE RATE:	\$1,000.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 7	Available	500 SF	Modified Gross	\$1,000 per month

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AERIAL MAP



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AERIAL MAP



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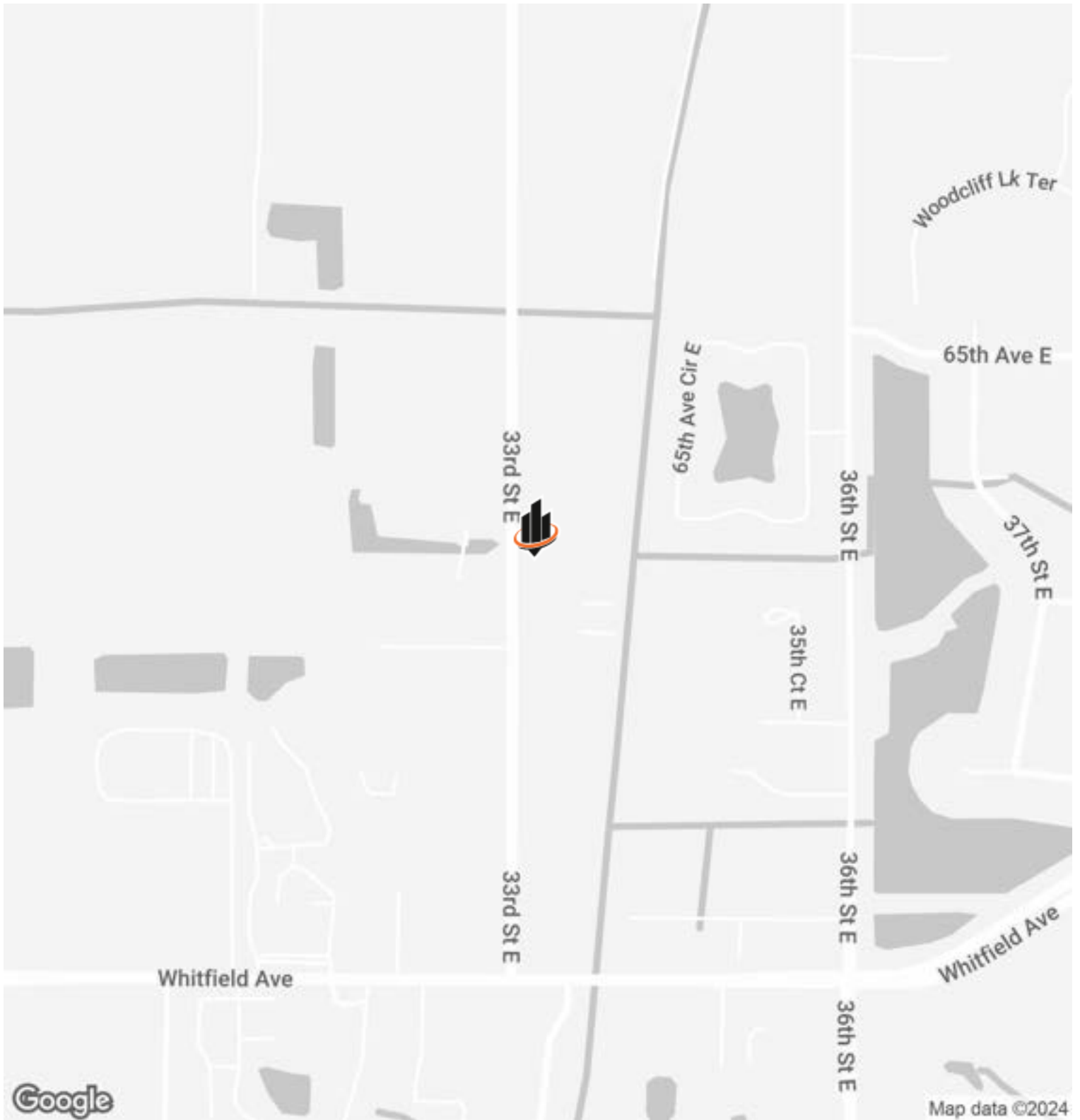
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

TOTAL POPULATION

AVERAGE AGE

AVERAGE AGE (MALE)

AVERAGE AGE (FEMALE)

HOUSEHOLDS & INCOME

TOTAL HOUSEHOLDS

OF PERSONS PER HH

AVERAGE HH INCOME

AVERAGE HOUSE VALUE

N/A

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GAIL BOWDEN

Senior Investment Advisor

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
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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.

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