

IAN BLACK
REAL ESTATE

THE PLACE FOR SPACE

OUTPATIENT MEDICAL SPACE

3663 Bee Ridge Road, Sarasota, FL



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PRIME MEDICAL/ PROFESSIONAL OFFICE FOR LEASE.

For a medical office space with direct frontage and high visibility, look no further than this prime space located on Bee Ridge Road. With an efficient floor plan and ample square footage, this space is perfect for medical professionals looking to expand their practice.

The entrance opens to a spacious reception area with high ceilings leading to the second floor. Large exam rooms, physician offices, a library, and a lab surround the waiting area on the eastern side of the building. The western side of the space is devoted to three large radiology treatment rooms, including dressing rooms, waiting rooms, and physician offices. With elevator and stairway access, the second floor is built out with various-sized offices, providing additional space for your growing practice.

The main entrance is from Bee Ridge Rd with a covered entrance in the back of the building. There is ample parking surrounding the building.

Up to 18,800 SF is available to lease with the option to subdivide with a minimum of 5,000 sf to 7,000 sf.

PROPERTY DETAILS

Lease Rate: *Contact Leasing Agent*

Space Size: 18,800 RSF

Lot Size: 1.8 Acres

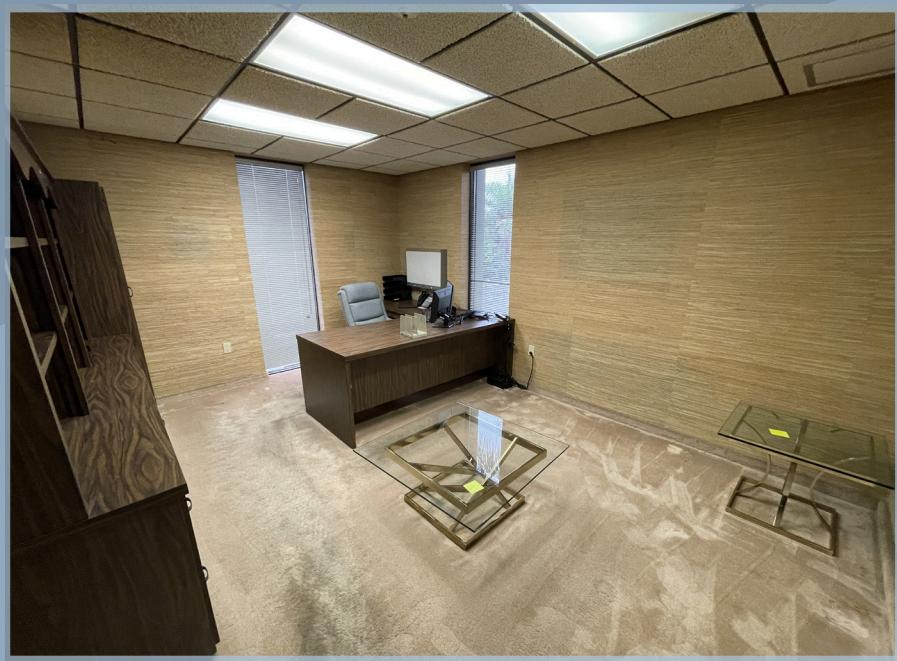
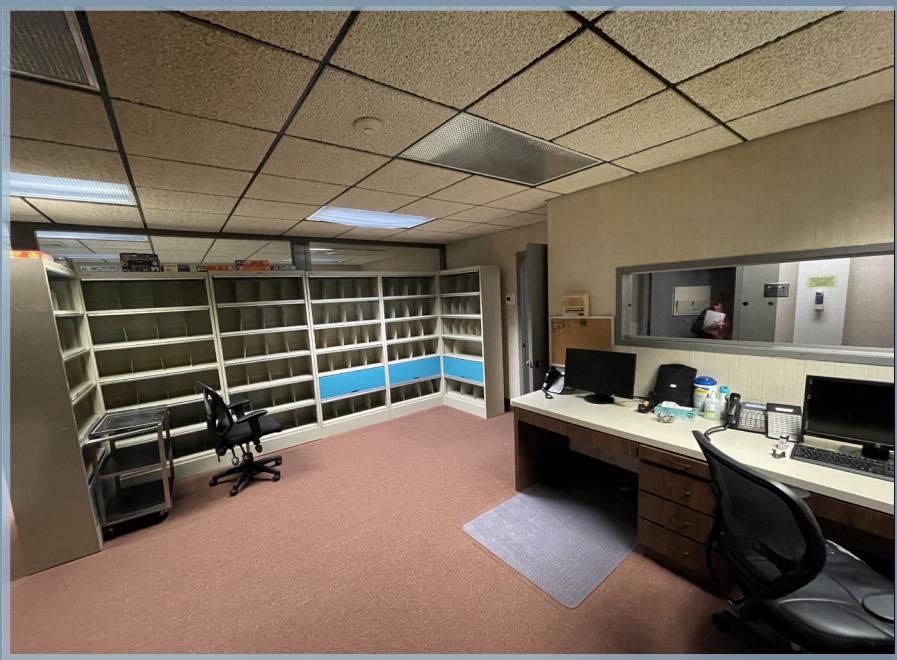
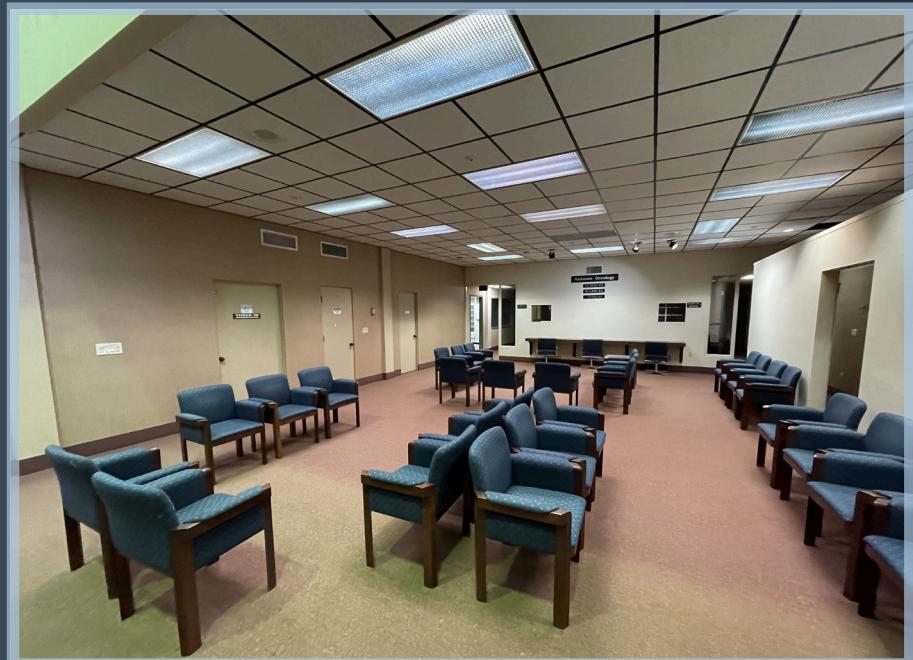
Clear Height: 10'

Parking: 32 surface parking spaces

Zoning: OPI

Available Now!

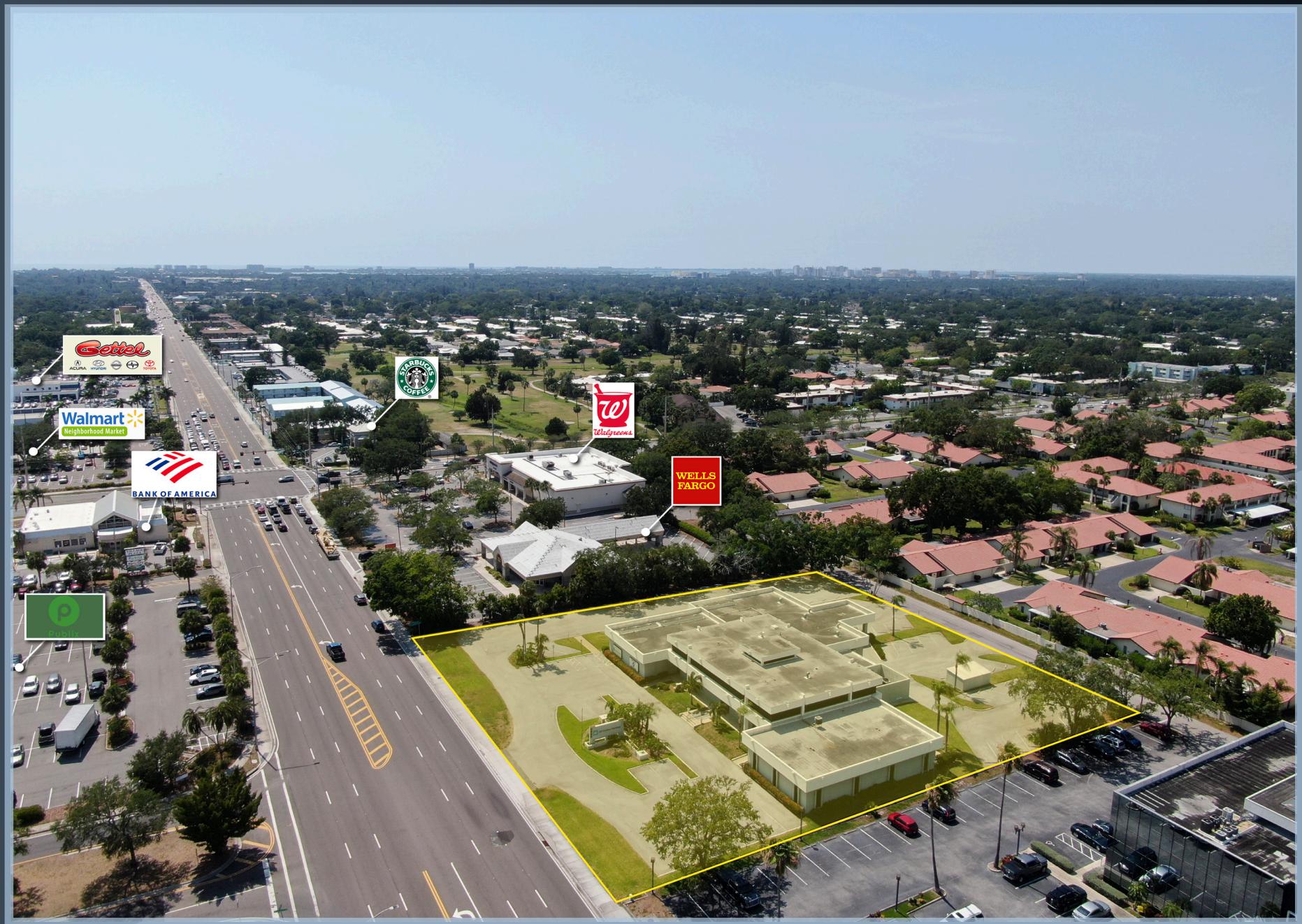
INTERIOR PHOTOS



EXTERIOR PHOTOS

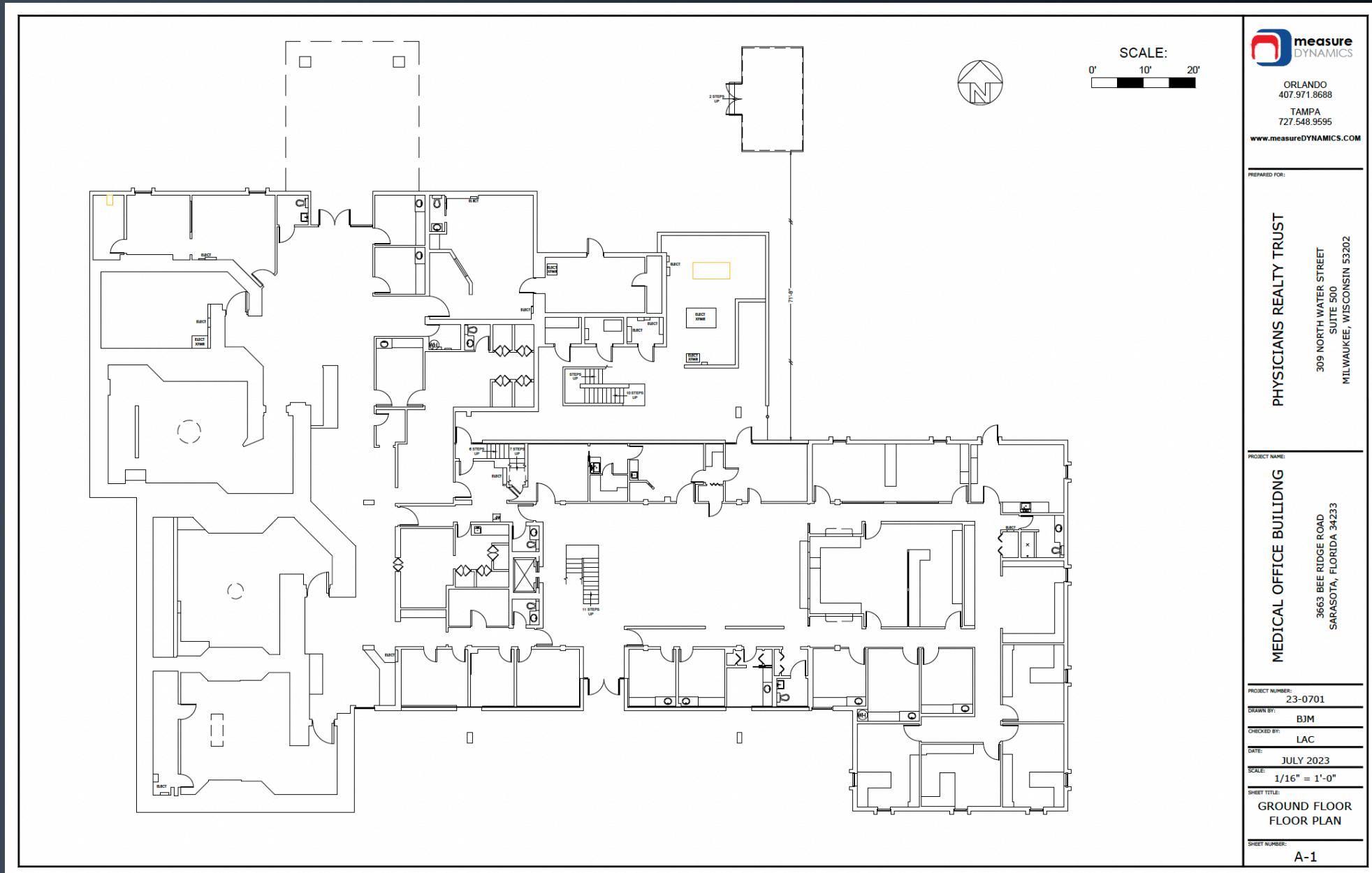


AERIAL PHOTOS

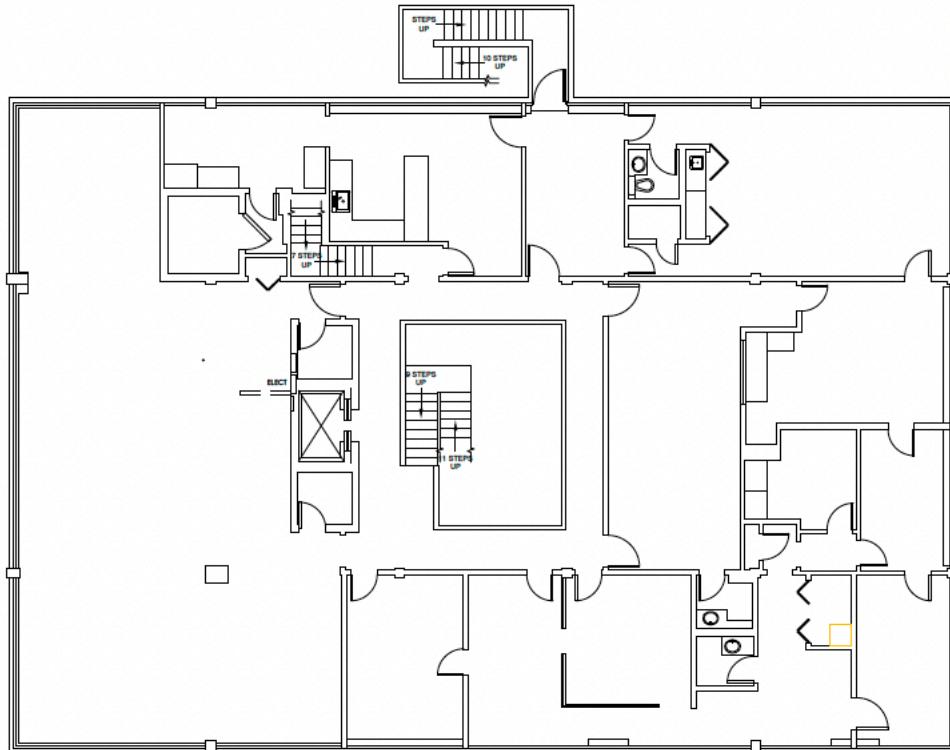


FIRST FLOOR-FLOOR PLANS

15,496 SF

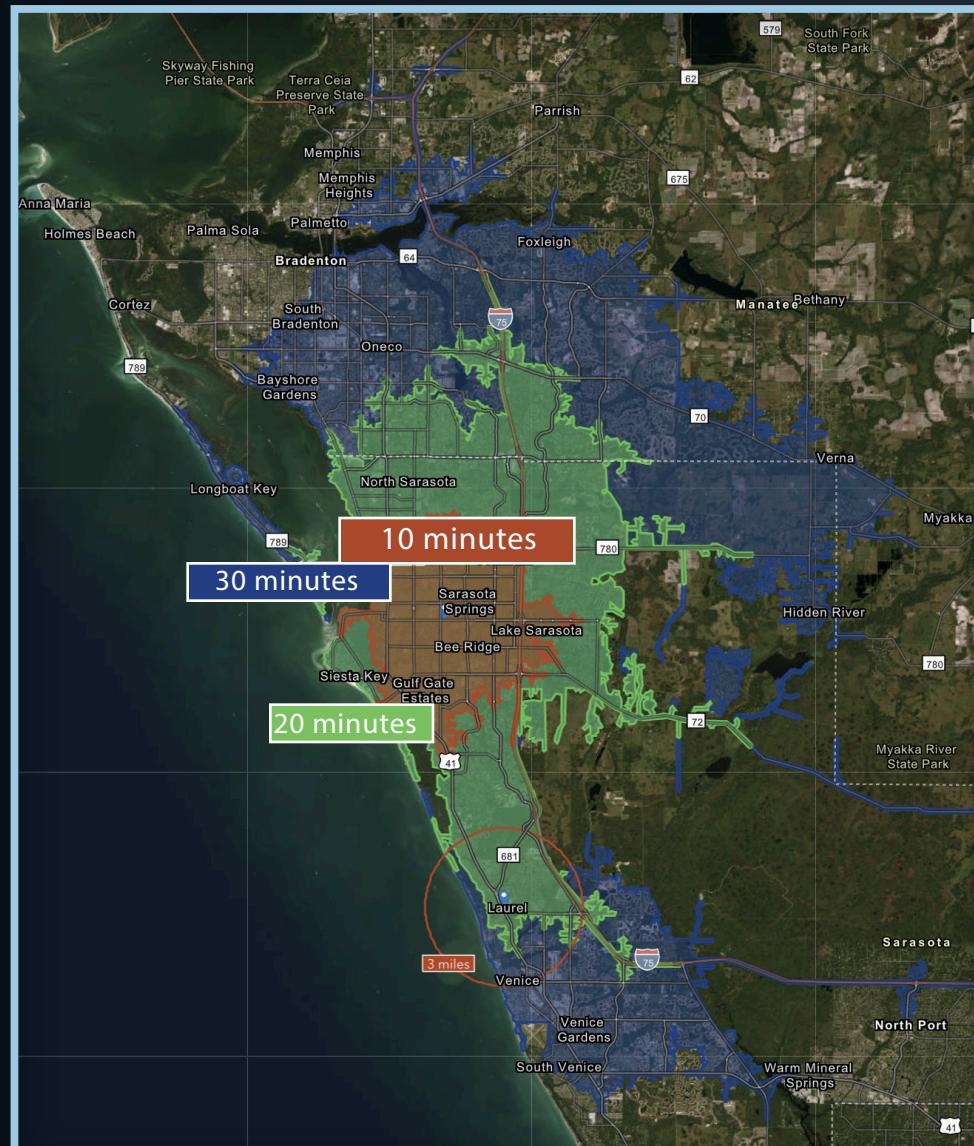


SECOND FLOOR-FLOOR PLANS 5,387 SF

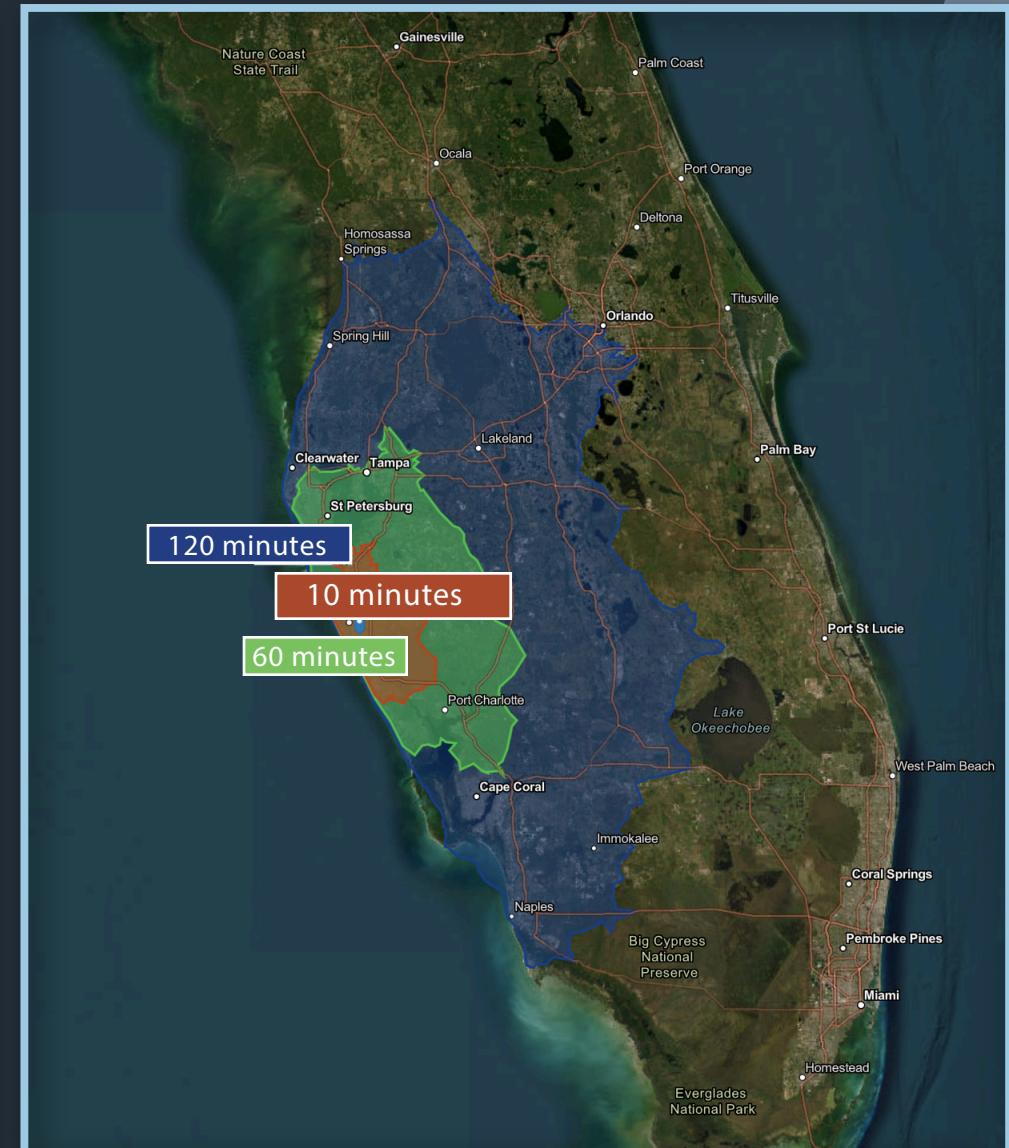


DRIVE TIMES

10,20,30 MINUTES



30, 60, 120 MINUTES



3 MILES ESRI DATA - DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

3663 Bee Ridge Rd, Sarasota, Florida, 34232

Ring of 3 miles

KEY FACTS

88,425

Population



39,453

Households

51.4

Median Age

\$59,295

Median Disposable Income

EDUCATION

7%



No High School Diploma

30%

High School Graduate



27%
Some College



36%
Bachelor's/Grad/Prof Degree

INCOME



\$71,570

Median Household Income



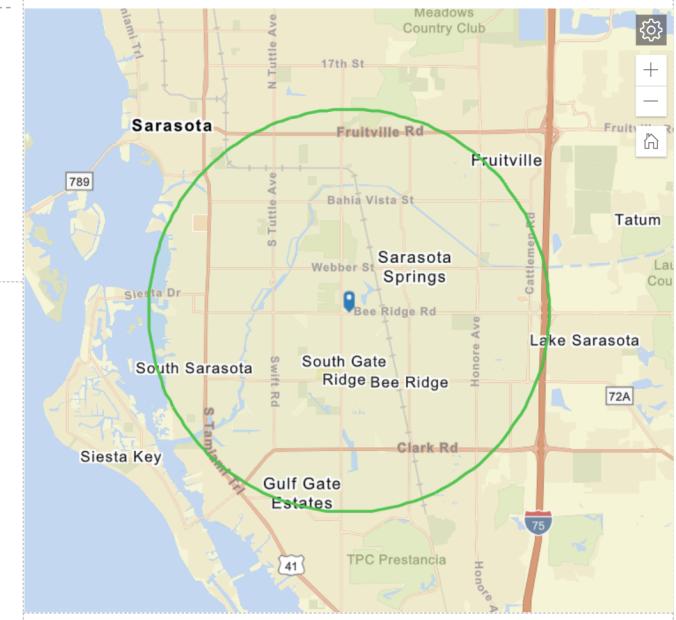
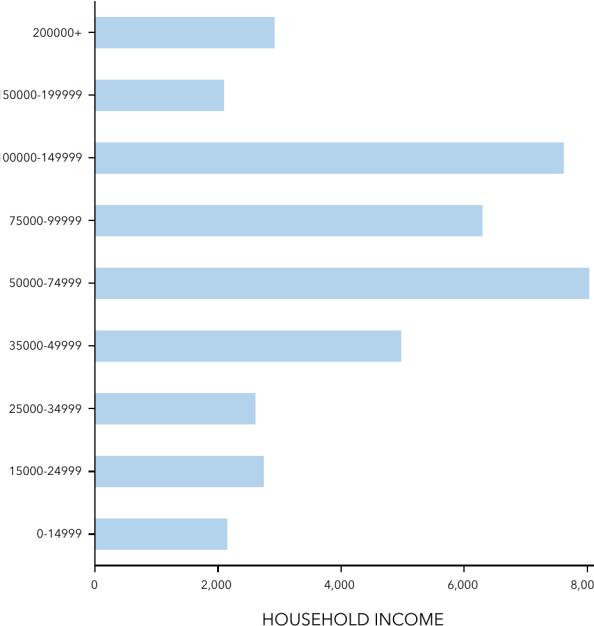
\$43,785

Per Capita Income



\$216,620

Median Net Worth



EMPLOYMENT



White Collar

63%



Blue Collar

20%



Services

20%

3.1%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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5 MILES ESRI DATA - DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

3663 Bee Ridge Rd, Sarasota, Florida, 34233

Ring of 5 miles

KEY FACTS

187,290

Population



85,825

Households

53.9

Median Age

\$60,328

Median Disposable Income

7%



No High School Diploma

27%

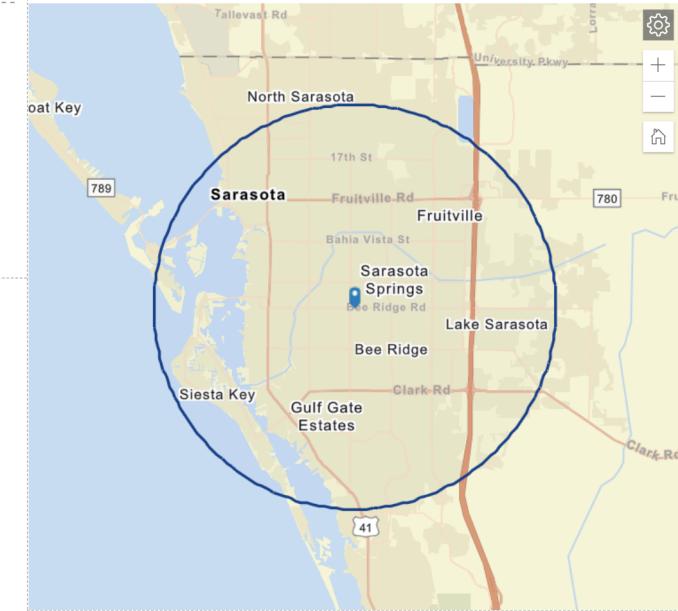
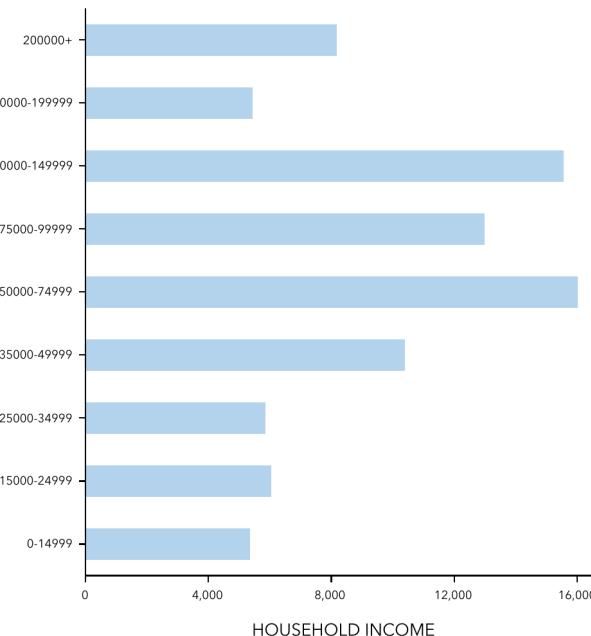
High School Graduate



26%
Some College



40%
Bachelor's/Grad/Prof Degree



EMPLOYMENT



White Collar

65%



Blue Collar

19%



Services

20%

3.4%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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BIOGRAPHY | MICHELE FULLER



MICHELE FULLER
PARTNER

T 941.906.8688 EXT 104

C 941.228.4189

michele@ian-black.com

PROFESSIONAL BACKGROUND

Michele Fuller joined Ian Black Real Estate in 2009 bringing her extensive expertise and market savvy to one of the most reputable commercial real estate firms in Florida. In 2016 Michele was invited to become a partner of the firm. Her commercial real estate career began in 1999 with Coldwell Banker where she quickly became one of the most successful commercial agents. Her real estate experience encompasses the office, retail, industrial and land sectors of the commercial market. Michele is involved in a variety of development and investment transactions and exhibits the market knowledge and tenacity required to guide challenging transactions to successful closure.

Michele grew up in South Asia. Having moved to the United States during high school she began exploring the New England area. Her entrepreneurial spirit led Michele to Martha's Vineyard where she owned a boutique hotel for 8 years. In 1998 Michele found herself in Sarasota, being enamored by the community and natural beauty, she decided to stay and pursue a career in commercial real estate. Michele has two children and enjoys traveling, skiing and appreciating all the arts the city has to offer.

Community Involvement:

Michele is a CCIM Candidate, a member of ICSC, and a member of the Sarasota Commercial Investment Division. She is still personally involved in real estate investments and also devotes free time to a variety of community activities including the Sarasota Chamber of Commerce and the Southside School District.

BIOGRAPHY | HEIDI HABER



HEIDI HABER
SALES ASSOCIATE

T 941.906.8688 EXT 110

C 941.323.0557

heidi@ian-black.com

PROFESSIONAL BACKGROUND

A native of Michigan, Heidi came to Florida in 2007 to escape the cold winters. After spending time in various cities throughout Florida, she decided on Sarasota. With its unmatched weather, culture, local food scene and welcoming people, Heidi knew this is where she and her three children should live.

A real estate professional since 2014, Heidi is known for integrity, diplomacy, and sincerity in all her real estate sales. During her time in the business, she has first and foremost strived to be someone in whom her clientele and colleagues can put their trust and faith in. As a former sales executive for nearly 20 years, Heidi uses her unique negotiating insights to tirelessly advocate for her clients. When working with buyers and sellers, Heidi is assertive and effective without being too aggressive. Living here for 15 years, she offers a seasoned knowledge of the city and an intimate understanding of what makes each area of Sarasota so special. Above all, Heidi values relationships over transactions, and much of her business comes from repeat clients or referrals. Whether it's a commercial building, or an investment property, Heidi provides the same level of unmatched service for all her buyers and sellers at any stage of their journey. She is communicative, thorough, and detail-oriented—and she'll be alongside you every step of the way