



LEASE

Medical Office & Professional Space – Multi-Tenant Building

2020 ROSE ST

Sarasota, FL 34239

PRESENTED BY:

GAIL BOWDEN

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BEN GRAHAM

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$29.00 - 31.00 SF/yr (NNN)
NUMBER OF UNITS:	3
AVAILABLE SF:	516 - 1,368 SF
LOT SIZE:	0.42 Acres
BUILDING SIZE:	2,652 SF
YEAR BUILT:	1949
YEAR RENOVATED:	2025
ZONING:	OPB

PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at this prime Sarasota location. Boasting modern amenities and versatile floor plans, the property offers a premium leasing experience for businesses of all sizes. With high visibility and easy accessibility in a bustling commercial hub, tenants benefit from unparalleled exposure. The property features ample parking for tenants and visitors, ensuring convenience for all. Inside, well-appointed office spaces provide a professional and productive environment, while the building's striking architecture adds to its appeal. Elevate your business with this unparalleled leasing opportunity at a coveted address in Sarasota.

PROPERTY HIGHLIGHTS

- Completely Renovated – Delivery August 2025
- Prime Location: Only ½ mile from Sarasota Memorial Hospital
- Ideal for Medical & Professional Office Use
- Excellent Visibility & Accessibility from U.S. 41/Tamiami Trail
- Established Medical Corridor with strong tenant mix nearby
- Ample On-Site Parking for staff and patients
- Close to Downtown Sarasota shops, dining, and services
- Growing Market Demographics with an affluent, expanding population base

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PROPERTY DETAILS

LEASE RATE	\$29.00 - 31.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Medical Office & Professional Space - Multi-Tenant Building
STREET ADDRESS	2020 Rose St
CITY, STATE, ZIP	Sarasota, FL 34239
COUNTY	Sarasota
MARKET	Sarasota
SUB-MARKET	Bradenton
CROSS-STREETS	Rose St & US 41 (Tamiami Trail)
TOWNSHIP	36
RANGE	18
SECTION	32
SIDE OF THE STREET	South
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	0 miles to US 41
NEAREST AIRPORT	6.9 miles to Sarasota Bradenton International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	OPB
LOT SIZE	0.42 Acres
APN #	0057040017
LOT FRONTAGE	145 ft
LOT DEPTH	125 ft
CORNER PROPERTY	No
TRAFFIC COUNT	52000
TRAFFIC COUNT STREET	US 41 (Tamiami Trail)
WATERFRONT	No
THOMAS GUIDE PAGE #	17
POWER	Yes

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BUILDING INFORMATION

BUILDING SIZE	2,652 SF
BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	1949
YEAR LAST RENOVATED	2025
GROSS LEASABLE AREA	2,652 SF
CONSTRUCTION STATUS	Existing
FRAMING	Wood
CONDITION	Good
ROOF	New 2025
NUMBER OF BUILDINGS	1
WALLS	Wood
FOUNDATION	Slab
EXTERIOR WALLS	Wood
MEZZANINE	N/A
OFFICE BUILDOUT	Contemporary

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
PARKING RATIO	6.0
NUMBER OF PARKING SPACES	16

UTILITIES & AMENITIES

SECURITY GUARD	No
ELEVATORS	N/A
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	New 2025
RESTROOMS	4.0

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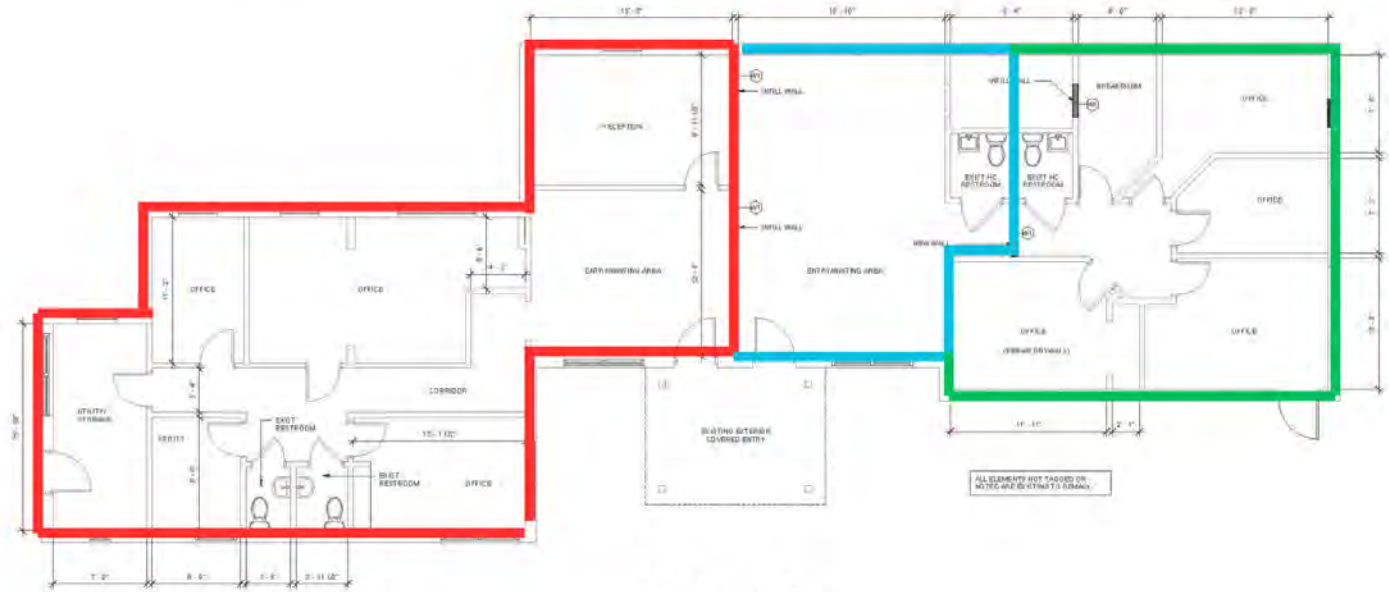
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LEASE SPACES

Suite 1

Suite 2

Suite 3



Front

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	516 - 1,368 SF	LEASE RATE:	\$29.00 - \$31.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1	Available	1,368 SF	NNN	\$31.00 SF/yr
3	Available	767 SF	NNN	\$29.00 SF/yr
2	Available	516 SF	NNN	\$31.00 SF/yr

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ADDITIONAL PHOTOS



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AERIAL MAP



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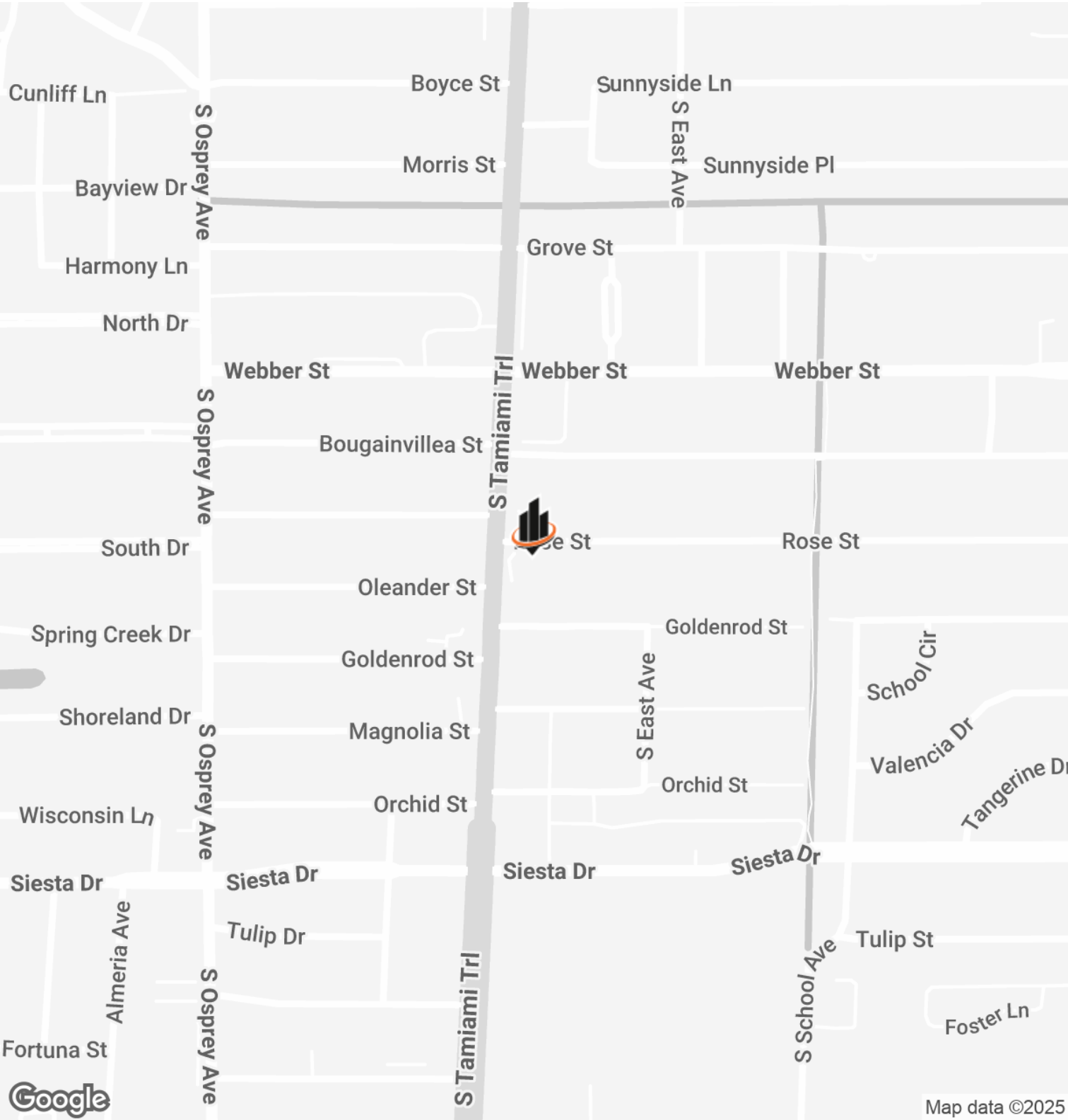
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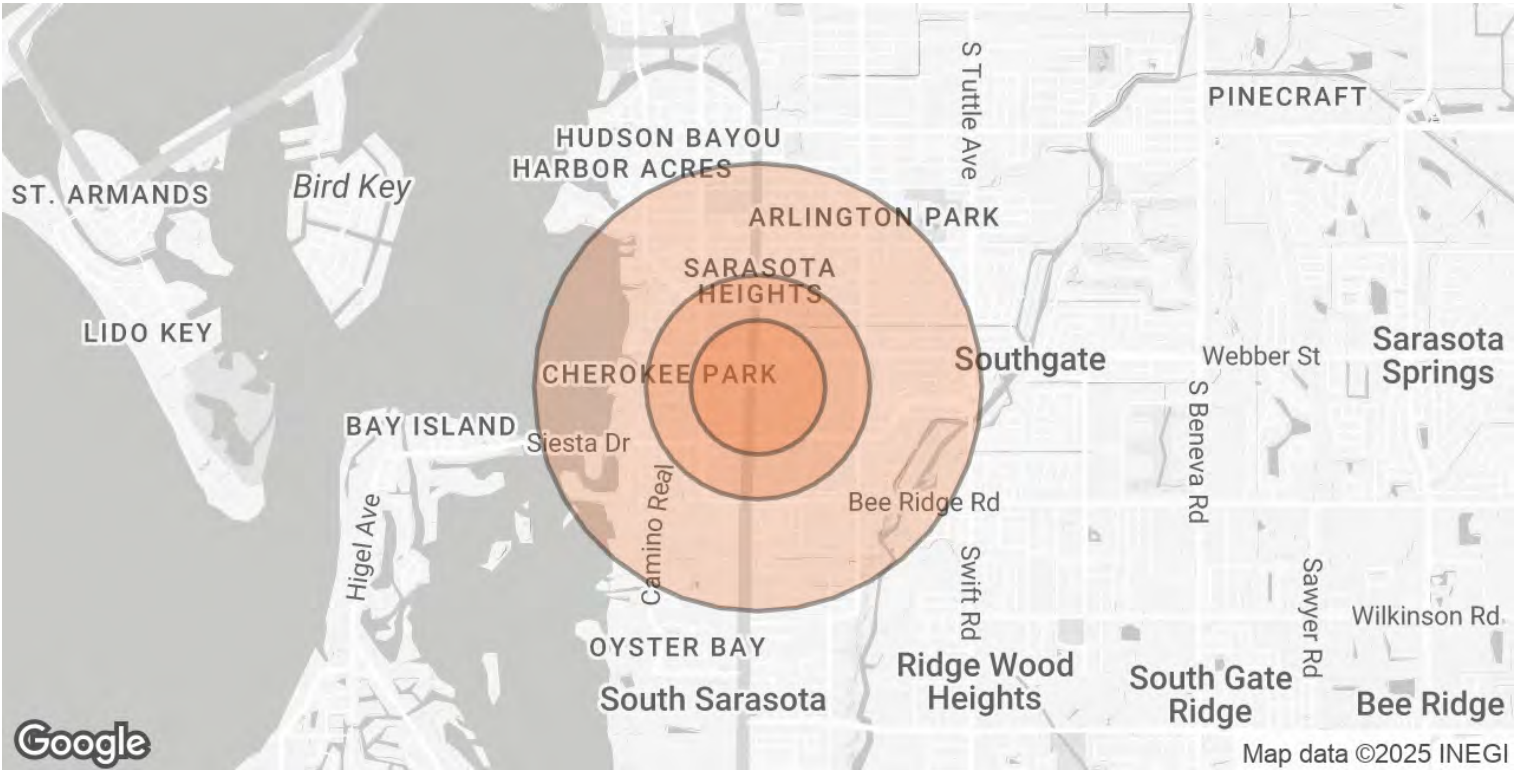
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	846	2,395	9,090
AVERAGE AGE	49	48	48
AVERAGE AGE (MALE)	47	47	47
AVERAGE AGE (FEMALE)	50	50	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	413	1,119	4,142
# OF PERSONS PER HH	2	2.1	2.2
AVERAGE HH INCOME	\$124,106	\$132,709	\$118,819
AVERAGE HOUSE VALUE	\$710,673	\$770,916	\$713,986

Demographics data derived from AlphaMap

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GAIL BOWDEN

Senior Investment Advisor

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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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