



**LEASE**

## Blake Park

**1816 59TH ST W**

Bradenton, FL 34209

**PRESENTED BY:**

**GAIL BOWDEN**

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C: 941.223.1525

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**BEN GRAHAM**

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



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$19.00 SF/yr (NNN)
BUILDING SIZE:	7,316 SF
AVAILABLE SF:	1,698 - 7,189 SF
LOT SIZE:	5.8 Acres
ZONING:	BR_P
MARKET:	Bradenton
SUBMARKET:	Sarasota
TRAFFIC COUNT:	14,000
VIDEO:	<a href="#">View Here</a>

PROPERTY HIGHLIGHTS

- Located next to Blake Hospital
- Recently renovated
- Ample parking

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## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Blake Park is a multi-tenanted property located next to Blake Hospital on 59th Street West. The property offers a variety of suite sizes ranging from 1,200 sq. ft. to a maximum of 7,311 sq. ft. While the majority of the property is comprised of medical offices, there are also a few private offices and retail tenants. Recently, the owners have completed a significant exterior upgrade, and several of the suite interiors are brand new and ready for immediate occupancy. **INQUIRE ABOUT MOVE-IN SPECIALS.**

## LOCATION DESCRIPTION

Blake Park is situated along 59th Street W. Blake Park is conveniently located next to Blake Hospital, a 383 Bed Trauma II Hospital. Its prime location is accessible from all directions, making it a popular choice. Along with the hospital, the area offers a plethora of amenities, including restaurants, shopping centers, parks, and community centers.

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PROPERTY DETAILS

LEASE RATE	\$19.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Blake Park
STREET ADDRESS	1816 59th ST W
CITY, STATE, ZIP	Bradenton, FL 34209
COUNTY	Manatee
MARKET	Bradenton
SUB-MARKET	Sarasota
CROSS-STREETS	59th St W & 17th Ave W
TOWNSHIP	34S
RANGE	17E
SECTION	32
SIDE OF THE STREET	West
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	0.9 Miles to SR 64
NEAREST AIRPORT	10.4 Miles to Sarasota Bradenton International Airport

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	125

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	BR_P
LOT SIZE	5.8 Acres
APN #	39384-5005-7
LOT FRONTAGE	375 ft
LOT DEPTH	580 ft
CORNER PROPERTY	No
TRAFFIC COUNT	14000
TRAFFIC COUNT STREET	59th ST W
WATERFRONT	No
POWER	Yes

BUILDING INFORMATION

BUILDING SIZE	7,316 SF
BUILDING CLASS	A
TENANCY	Multiple
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	7,316 SF
YEAR BUILT	1985
ROOF	BAR JOIST RIGID, BUILTUP TAR & GRAVEL
FREE STANDING	No
NUMBER OF BUILDINGS	1
WALLS	DRYWALL
EXTERIOR WALLS	CONC BLOCK STUCCO

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,698 - 7,189 SF	LEASE RATE:	\$19.00 SF/yr

AVAILABLE SPACES				
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
5959	Available	2,255 SF	NNN	\$19.00 SF/yr
1884	Available	1,904 SF	NNN	\$19.00 SF/yr
1894	Available	7,189 SF	NNN	\$19.00 SF/yr
1820	Available	3,512 SF	NNN	\$19.00 SF/yr
1880	Available	1,698 SF	NNN	\$19.00 SF/yr

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**SUITE 5959**1819 Main Street  
Bloomington, MN 55405

SARASOTA, FL 34236

014 061 313 40229

GMC # GMC A8A P2200932

12/23/2022  
DRAWN BY: JT/CG/IC2

## LEASE INFORMATION

LEASE TYPE:	NNN
TOTAL SPACE:	2,255 SQ FT
LEASE TERM:	Negotiable
LEASE RATE:	\$19.00 SF/yr

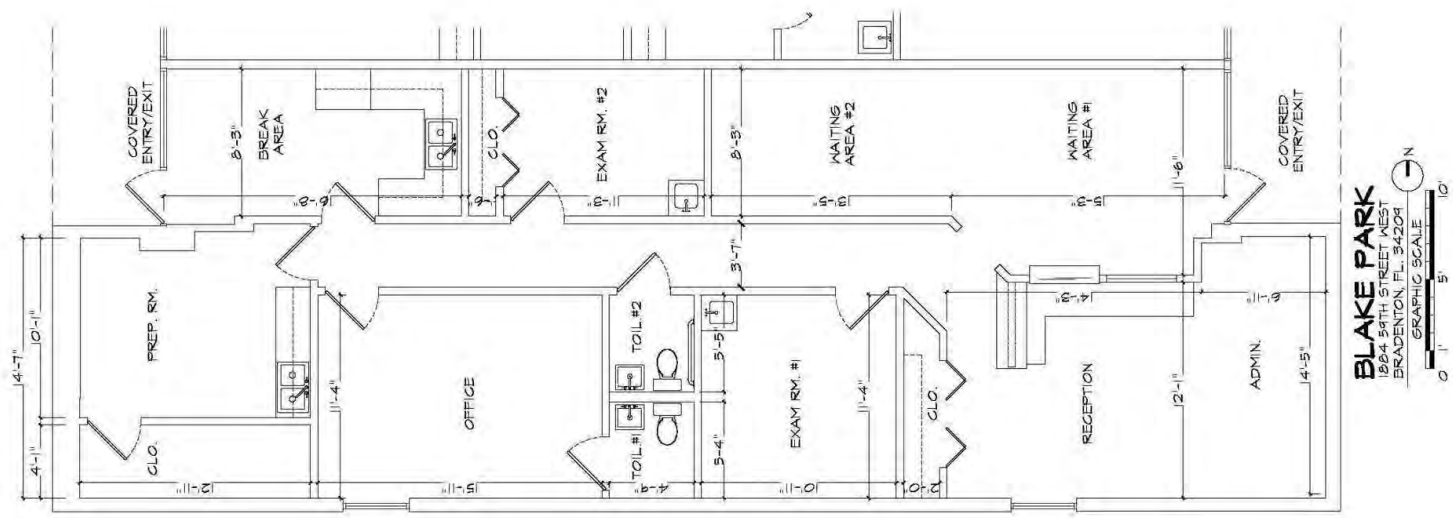
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SUITE 1884



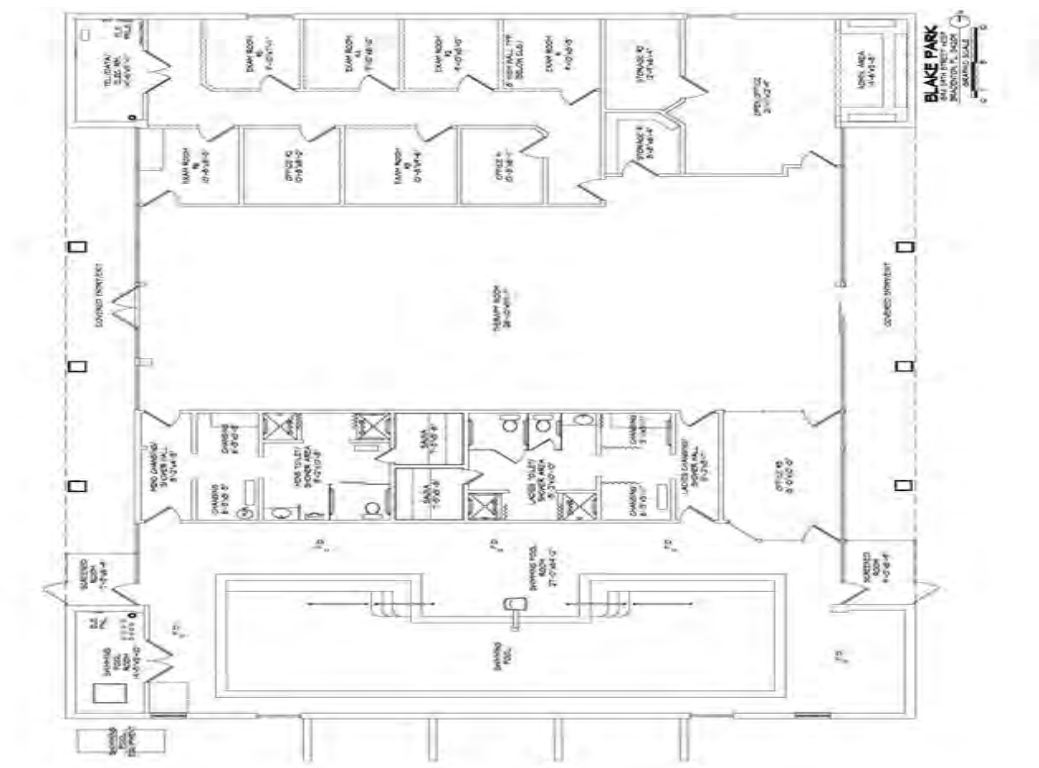
LEASE INFORMATION

LEASE TYPE:	NNN
TOTAL SPACE:	1,904
LEASE TERM:	Negotiable
LEASE RATE:	\$19.00 SF/yr
MATTERPORT:	<a href="https://my.matterport.com/show/?m=3sbbQC229Lc&amp;brand=0">https://my.matterport.com/show/?m=3sbbQC229Lc&amp;brand=0</a>

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SUITE 1894



LEASE INFORMATION

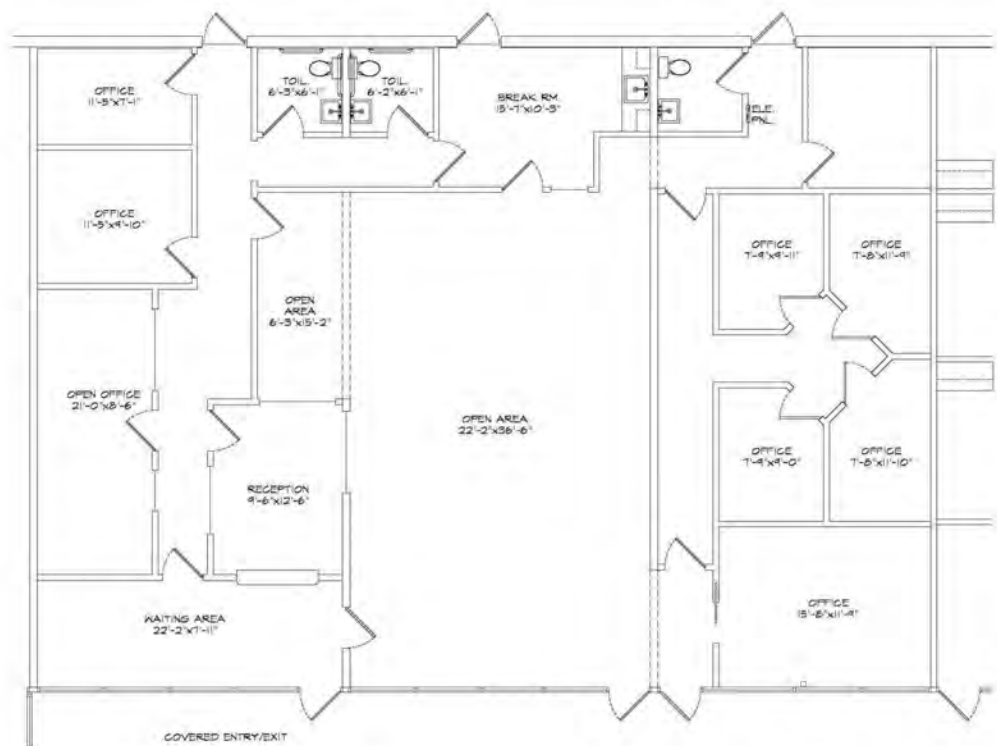
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TOTAL SPACE:	7,186 SQ FT
LEASE TERM:	Negotiable
LEASE RATE:	\$19.00 SF/yr
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SUITE 1820



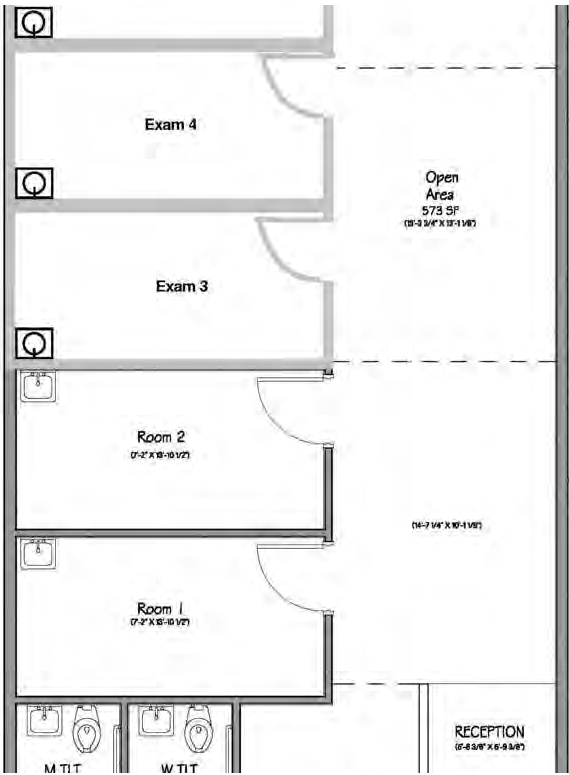
LEASE INFORMATION

LEASE TYPE:	NNN
TOTAL SPACE:	3,512 SQ FT
LEASE TERM:	Negotiable
LEASE RATE:	\$19.00 SF/yr

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SUITE 1880



LEASE INFORMATION

LEASE TYPE:	NNN
TOTAL SPACE:	1,698 SQ FT
LEASE TERM:	Negotiable
LEASE RATE:	\$19.00 SF/yr

GAIL BOWDEN

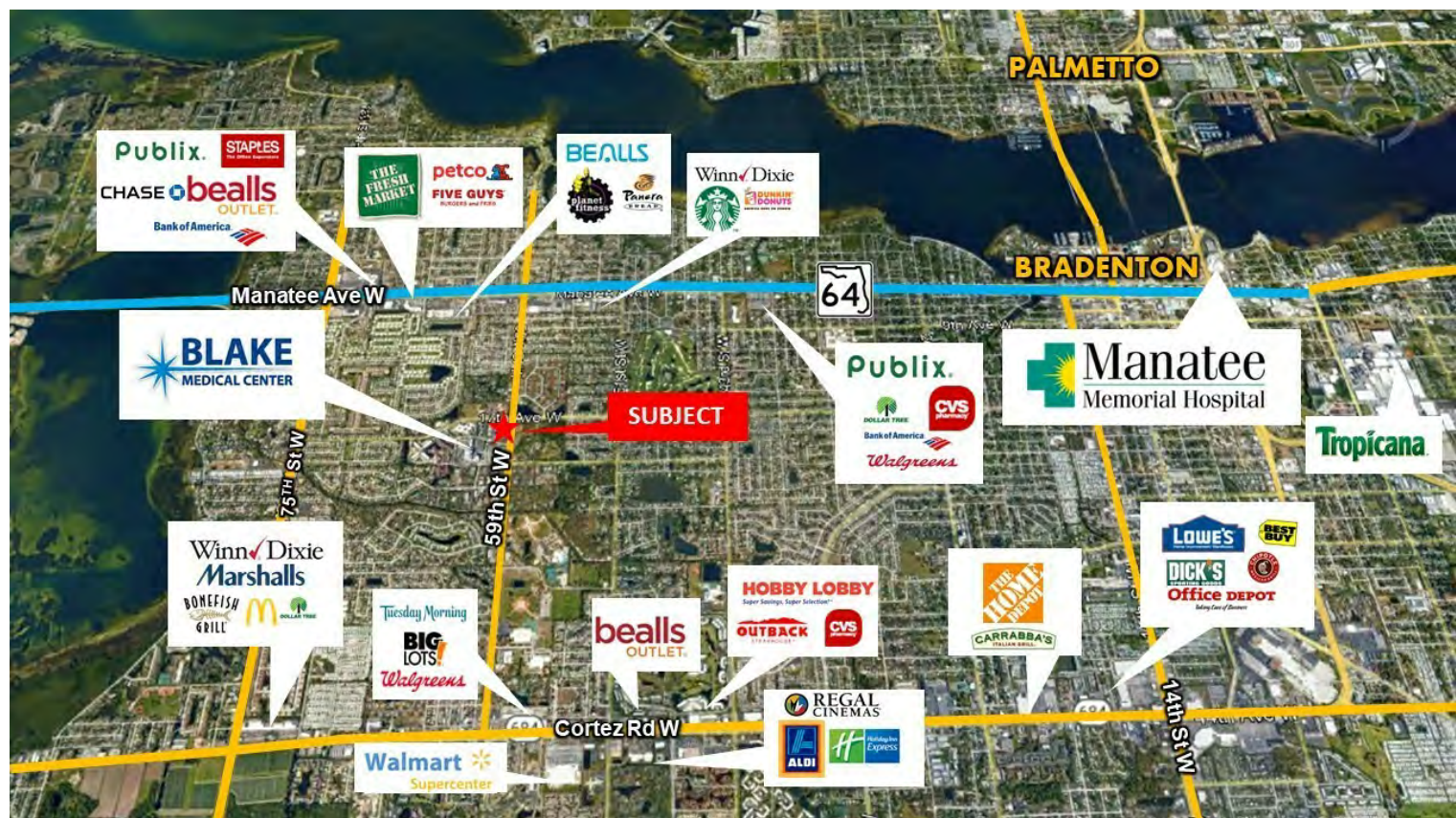
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# AERIAL MAP



**GAIL BOWDEN**

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# AERIAL MAP



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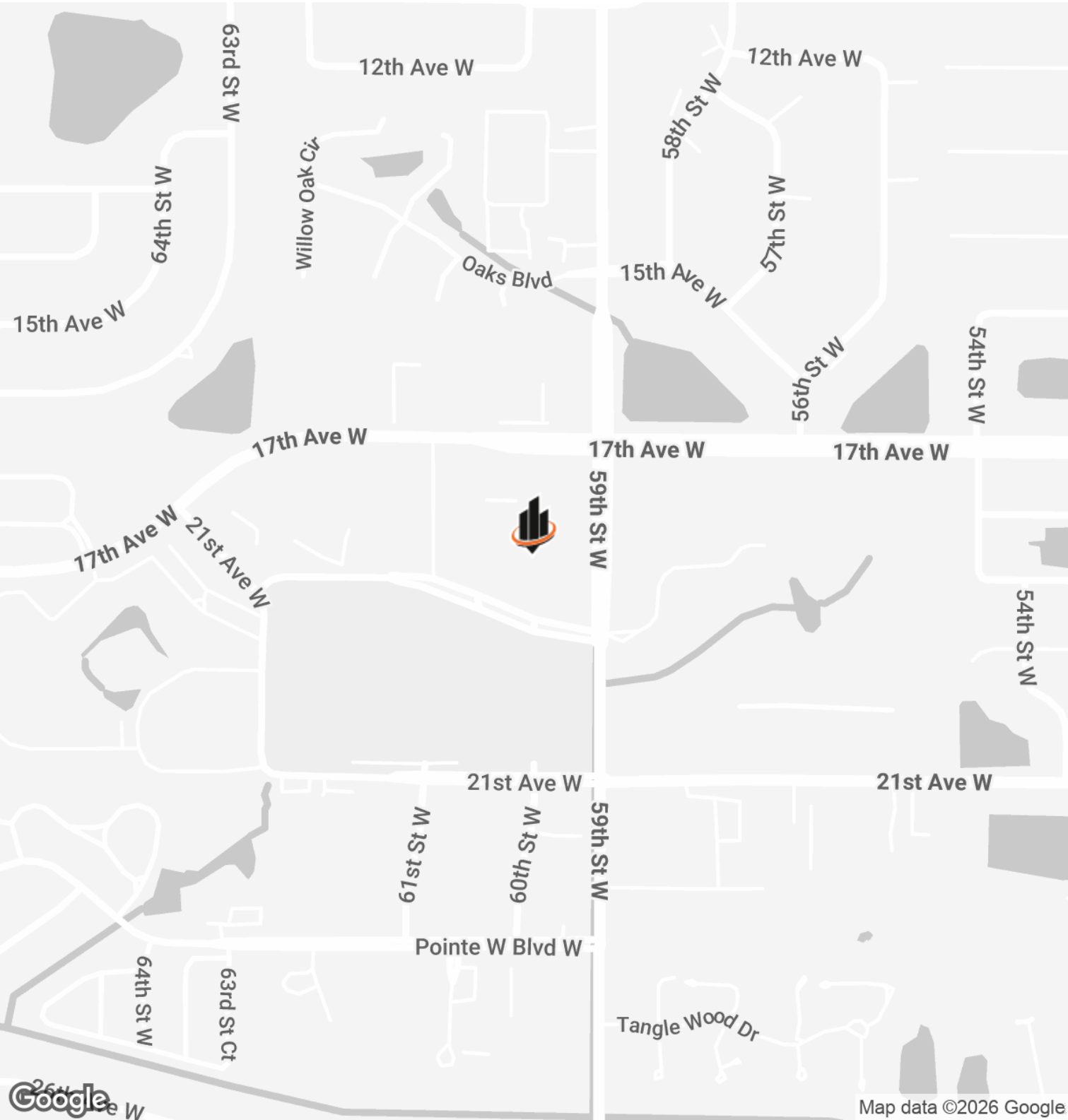
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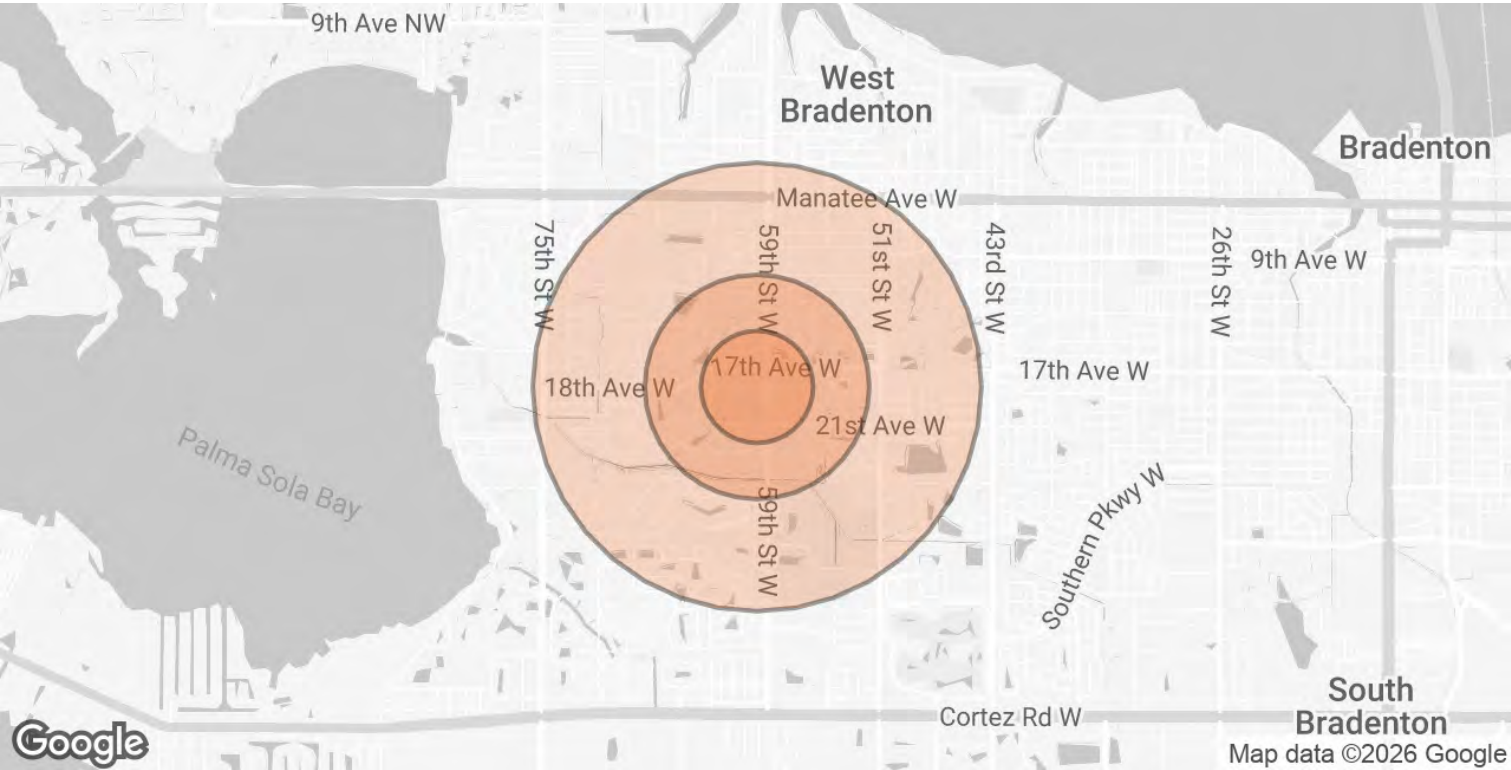
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	859	3,064	11,959
AVERAGE AGE	67.7	62.3	58.5
AVERAGE AGE (MALE)	60.4	55.8	54.7
AVERAGE AGE (FEMALE)	71.3	66.4	61.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	458	1,523	5,996
# OF PERSONS PER HH	1.9	2.0	2.0
AVERAGE HH INCOME	\$51,774	\$54,983	\$56,967
AVERAGE HOUSE VALUE	\$248,973	\$244,313	\$228,933

2020 American Community Survey (ACS)

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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.

## RECENT TRANSACTIONS

- LEASED | Orlando, FL (Lake Nona area) | Medical Office Building | 2,229 sf | 10 Year Lease
- LEASED | Bradenton, FL | Medical Office Building | 13,122 sf | 5 Year Lease

### 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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