



LEASE

Blake Park

1816 59TH ST W

Bradenton, FL 34209

PRESENTED BY:

GAIL BOWDEN

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE: \$19 SF/yr (NNN)

BUILDING SIZE: 67,672 SF

AVAILABLE SF: 7,186 - 7,189 SF

LOT SIZE: 5.8 Acres

ZONING: BR_P

MARKET: Bradenton

SUBMARKET: Sarasota

TRAFFIC COUNT: 14,000

VIDEO: [View Here](#)

VIRTUAL TOUR: [View Here](#)

PROPERTY HIGHLIGHTS

- Premier multi-tenant medical, professional, and retail property
- Located directly adjacent to HCA Florida Blake Hospital (383-bed Level II Trauma Center)
- Positioned along the highly trafficked 59th Street West corridor with excellent visibility
- Variety of suite sizes to accommodate medical, office, and service-oriented users
- Strong tenant mix including medical offices, private offices, and retail users
- On-site amenities include two restaurants and a first-class fitness facility
- Recently upgraded exterior enhancing curb appeal and overall property presence
- Move-in ready suites available with newly updated interiors
- Ample parking for tenants and visitors
- Easy access from major roadways, supporting strong patient and customer convenience
- Located within a high-demand, established medical corridor with excellent tenant synergy

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Blake Park is a well-established, multi-tenant professional, medical, and retail property ideally located along 59th Street West, directly adjacent to HCA Florida Blake Hospital. Positioned within a premier medical and commercial corridor, the property offers an exceptional environment for healthcare providers, professional users, and service-oriented retail.

The property features a diverse mix of suite sizes to accommodate a wide range of users—from private offices to fully built-out medical suites. While the majority of tenants are medical, Blake Park also offers a strong retail component, including two on-site restaurants and a first-class fitness facility, creating added convenience and daily traffic for tenants and visitors alike.

Ownership has recently completed a significant exterior renovation, enhancing the property's curb appeal and overall presence. In addition, several suites have been newly updated and are move-in ready, allowing for immediate occupancy with minimal downtime.

Blake Park presents a unique opportunity to establish your business in a high-demand, hospital-adjacent location with built-in amenities, strong tenant synergy, and excellent accessibility from all directions.

LOCATION DESCRIPTION

Strategically positioned along the highly traveled 59th Street West corridor, Blake Park offers exceptional visibility and accessibility in the heart of a thriving medical and commercial hub. Located immediately adjacent to HCA Florida Blake Hospital—a 383-bed Level II Trauma Center—this property is ideally suited for medical and professional users seeking proximity to a major healthcare anchor.

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PROPERTY DETAILS

| | |
|-------------------|-------------------|
| LEASE RATE | \$19 SF/YR |
|-------------------|-------------------|

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 |

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 |

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PROPERTY DETAILS

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| LEASE RATE | \$19 SF/YR |
|-------------------|-------------------|

BUILDING INFORMATION

| | |
|----------------------------|--|
| BUILDING SIZE | 67,672 SF |
| NOI | \$0.00 |
| CAP RATE | 0.0 |
| BUILDING CLASS | A |
| TENANCY | Multiple |
| NUMBER OF FLOORS | 1 |
| YEAR BUILT | 1985 |
| CONSTRUCTION STATUS | Existing |
| FRAMING | Concrete |
| CONDITION | Excellent |
| ROOF | BAR JOIST RIGID, BUILTUP TAR & GRAVEL |
| FREE STANDING | Yes |
| NUMBER OF BUILDINGS | 5 |
| WALLS | DRYWALL |
| FOUNDATION | Slab |
| EXTERIOR WALLS | CONC BLOCK STUCCO |

PARKING & TRANSPORTATION

| | |
|---------------------------------|---------|
| STREET PARKING | No |
| PARKING TYPE | Surface |
| PARKING RATIO | 4.8 |
| NUMBER OF PARKING SPACES | 325 |

UTILITIES & AMENITIES

| | |
|-----------------------------|--------|
| SECURITY GUARD | No |
| HANDICAP ACCESS | Yes |
| ELEVATORS | 0 |
| FREIGHT ELEVATOR | No |
| NUMBER OF ELEVATORS | 0 |
| NUMBER OF ESCALATORS | 0 |
| CENTRAL HVAC | Yes |
| LEED CERTIFIED | No |
| LANDSCAPING | Mature |

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LEASE SPACES



LEASE INFORMATION

| | | | |
|---------------------|------------------|--------------------|------------|
| LEASE TYPE: | NNN | LEASE TERM: | Negotiable |
| TOTAL SPACE: | 7,186 - 7,189 SF | LEASE RATE: | \$19 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-------|-----------|-----------|------------|---------------|
| 1894 | Available | 7,189 SF | NNN | \$19.00 SF/yr |
| 1886 | Available | 7,186 SF | NNN | \$19.00 SF/yr |

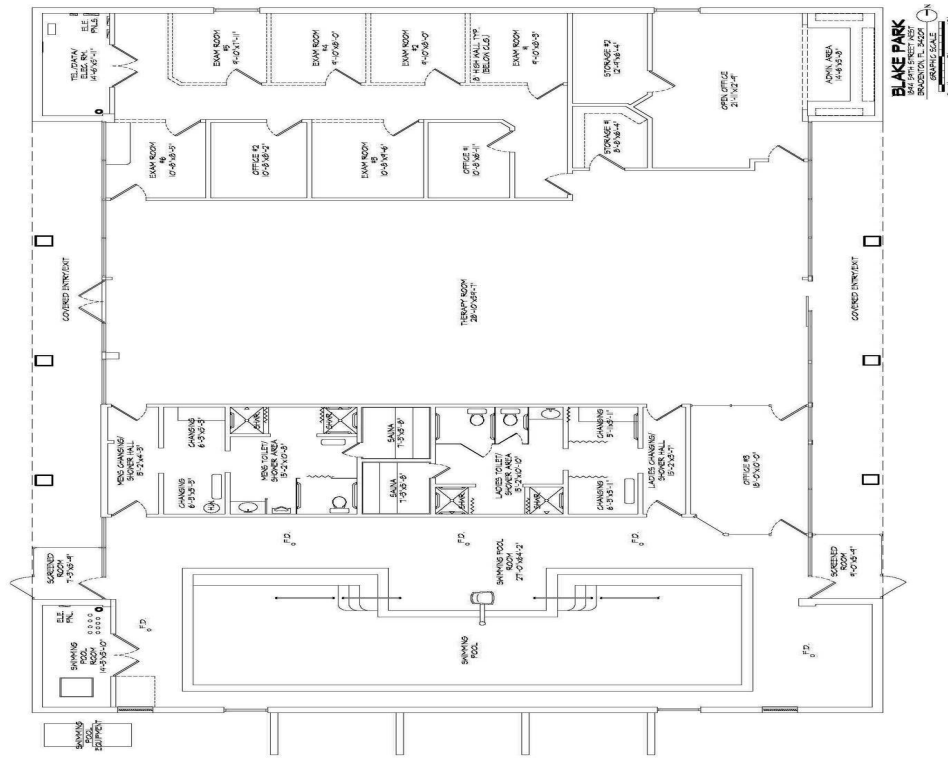
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SUITE 1894



LEASE INFORMATION

TABLE TITLE

| | |
|---------------------|---|
| LEASE TYPE: | NNN |
| TOTAL SPACE: | 7,186 SQ FT |
| LEASE TERM: | Negotiable |
| LEASE RATE: | \$19.00 SF/yr |
| MATTERPORT: | https://my.matterport.com/show/?m=aKJvp7eGWoL&brand=0 |

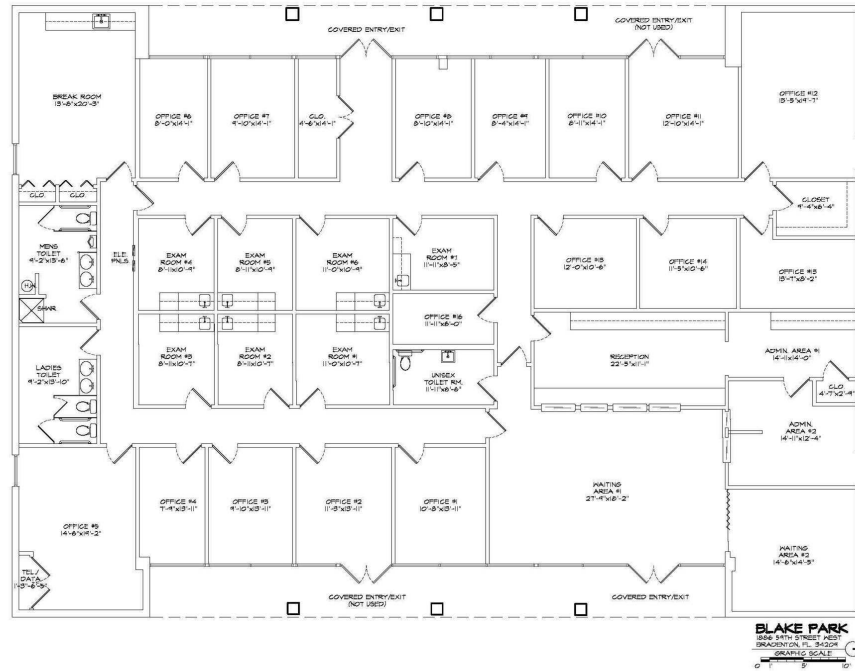
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SUITE 1886



LEASE INFORMATION

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| LEASE TYPE: | NNN |
| TOTAL SPACE: | 7,186 |
| LEASE TERM: | Negotiable |
| LEASE RATE: | \$19.00 SF/yr |

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AERIAL MAP



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AERIAL MAP



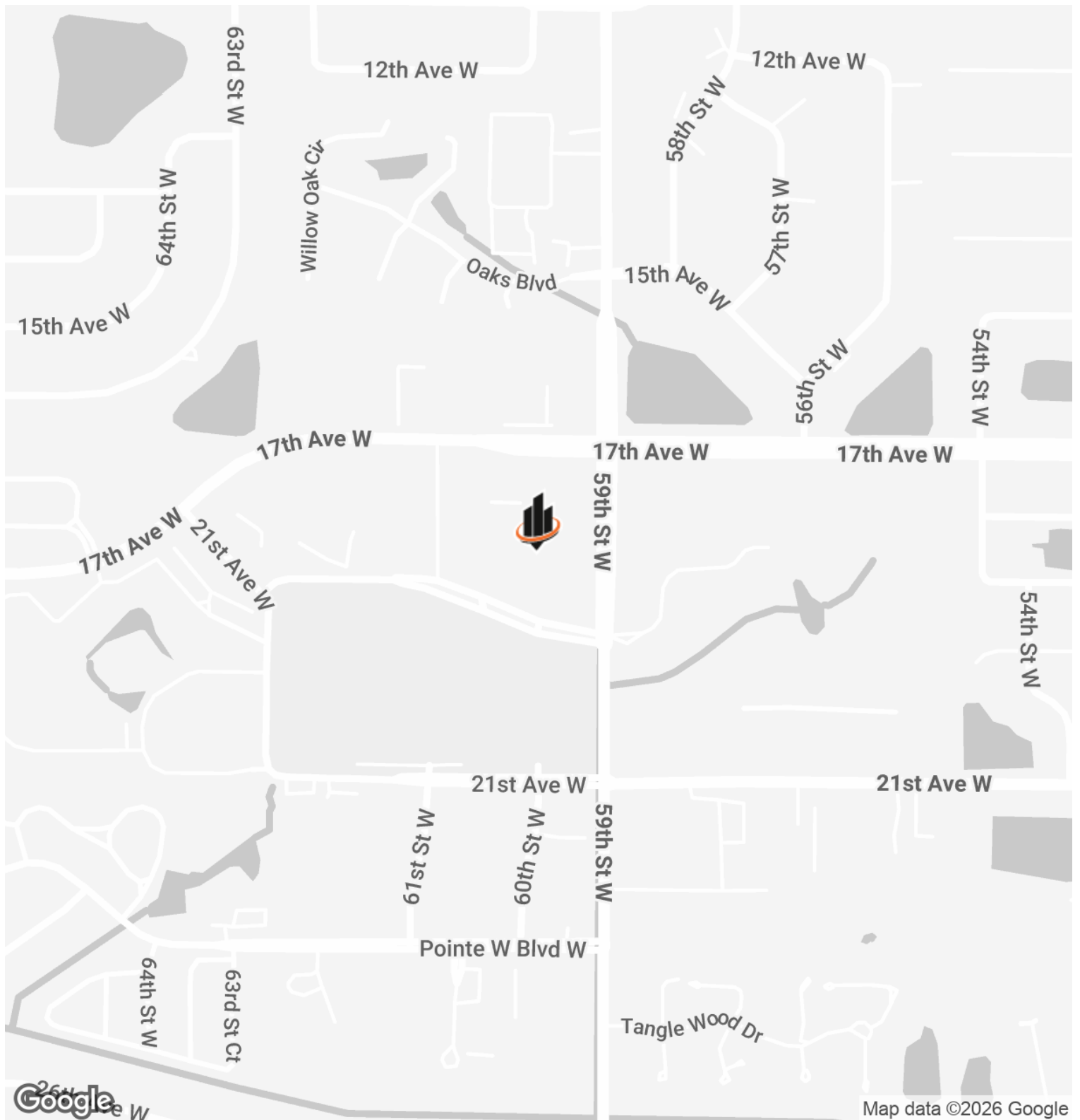
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LOCATION MAP



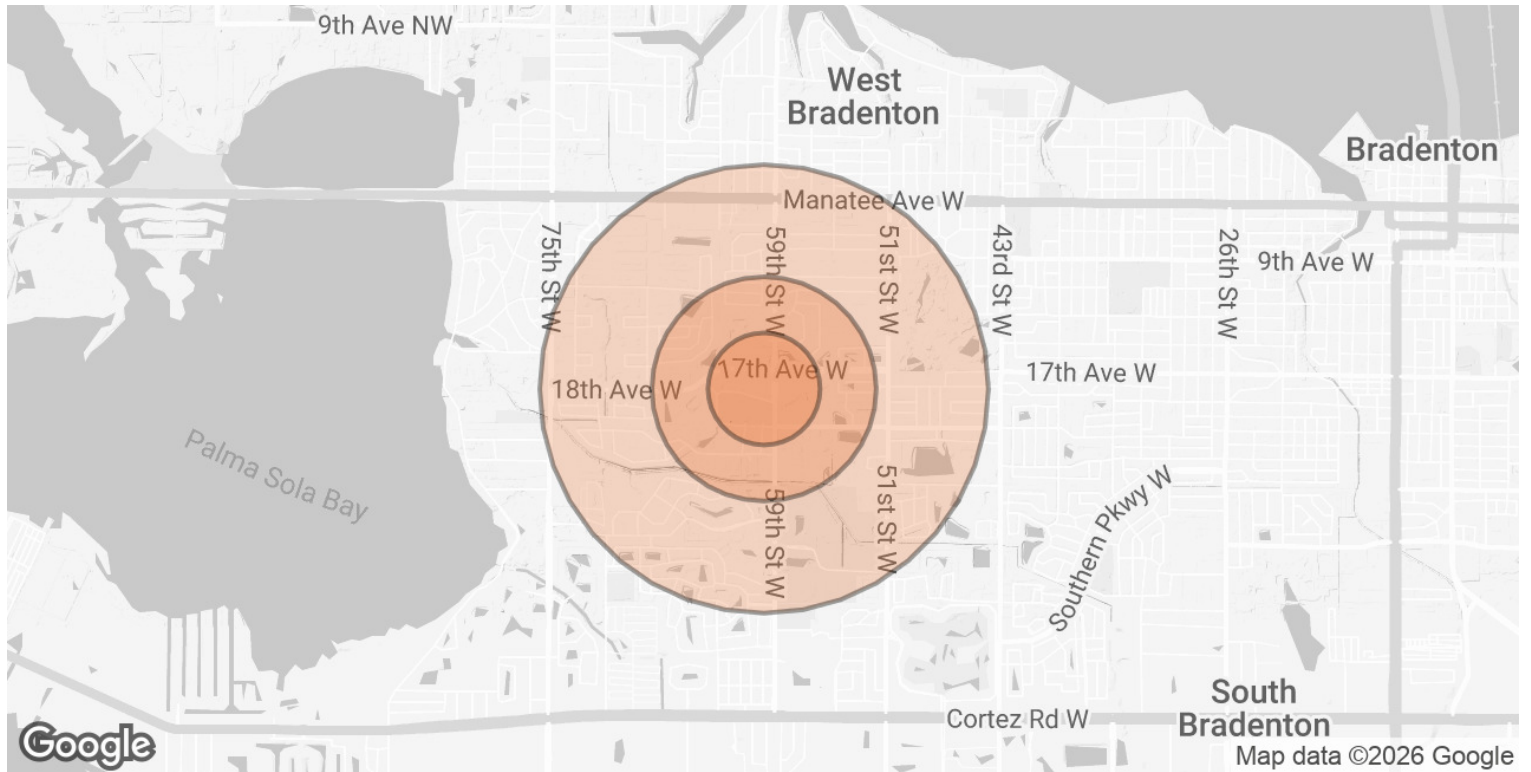
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DEMOGRAPHICS MAP & REPORT



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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