



**LEASE**

# MOB/Office Opportunity - Venice

**435 COMMERCIAL COURT**

Venice, FL 34292

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**PRESENTED BY:**

**GAIL BOWDEN**

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

# PROPERTY SUMMARY



VIDEO

## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$27.00 SF/yr (NNN)
<b>NUMBER OF UNITS:</b>	4
<b>AVAILABLE SF:</b>	5,554 SF
<b>LOT SIZE:</b>	1.26 Acres
<b>BUILDING SIZE:</b>	18,078 SF
<b>YEAR BUILT:</b>	2007
<b>YEAR RENOVATED:</b>	2023
<b>ZONING:</b>	CHI (Commercial Highway Interchange)

## PROPERTY DESCRIPTION

5,554 SQFT of premium medical office space available for lease. This space includes an attractive reception area, several private offices, examination rooms, storage areas, bathrooms, and open spaces for rehabilitation services. Ideally suited for a medical group looking to establish a presence along the I-75 corridor, providing convenient access to patients in Venice and Sarasota.

## PROPERTY HIGHLIGHTS

- Medical use established building
- Technically advanced building
- Covered drop off area
- Solid concrete structure
- Close to retail & restaurants
- I-75 Access off Jacaranda Blvd.

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## PROPERTY DETAILS

LEASE RATE	\$27.00 SF/YR
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### LOCATION INFORMATION

BUILDING NAME	MOB/Office Opportunity - Venice
STREET ADDRESS	435 Commercial Court
CITY, STATE, ZIP	Venice, FL 34292
COUNTY	Sarasota
MARKET	Venice
SUB-MARKET	SW Florida
CROSS-STREETS	Jacaranda Boulevard & I-75
TOWNSHIP	38
RANGE	19
SECTION	03
SIDE OF THE STREET	West
SIGNAL INTERSECTION	No
ROAD TYPE	Highway Interchange
MARKET TYPE	Large
NEAREST HIGHWAY	I-75
NEAREST AIRPORT	Sarasota - Bradenton International (SRQ) & Venice Municipal Airport (VNC)

### BUILDING INFORMATION

BUILDING SIZE	18,078 SF
NOI	\$228,058.00
CAP RATE	6.52

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### PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	CHI - Commercial Highway Interchange
LOT SIZE	1.26 Acres
APN #	0400 09 0004
LOT FRONTAGE	301 ft
LOT DEPTH	331 ft
CORNER PROPERTY	No
TRAFFIC COUNT	28000
TRAFFIC COUNT STREET	Jacaranda
WATERFRONT	No
POWER	Yes

### PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
PARKING RATIO	4.9
NUMBER OF PARKING SPACES	74

### UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
ELEVATORS	2

## LEASE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	5,554 SF	<b>LEASE RATE:</b>	\$27.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 300	Available	5,554 SF	NNN	\$27.00 SF/yr

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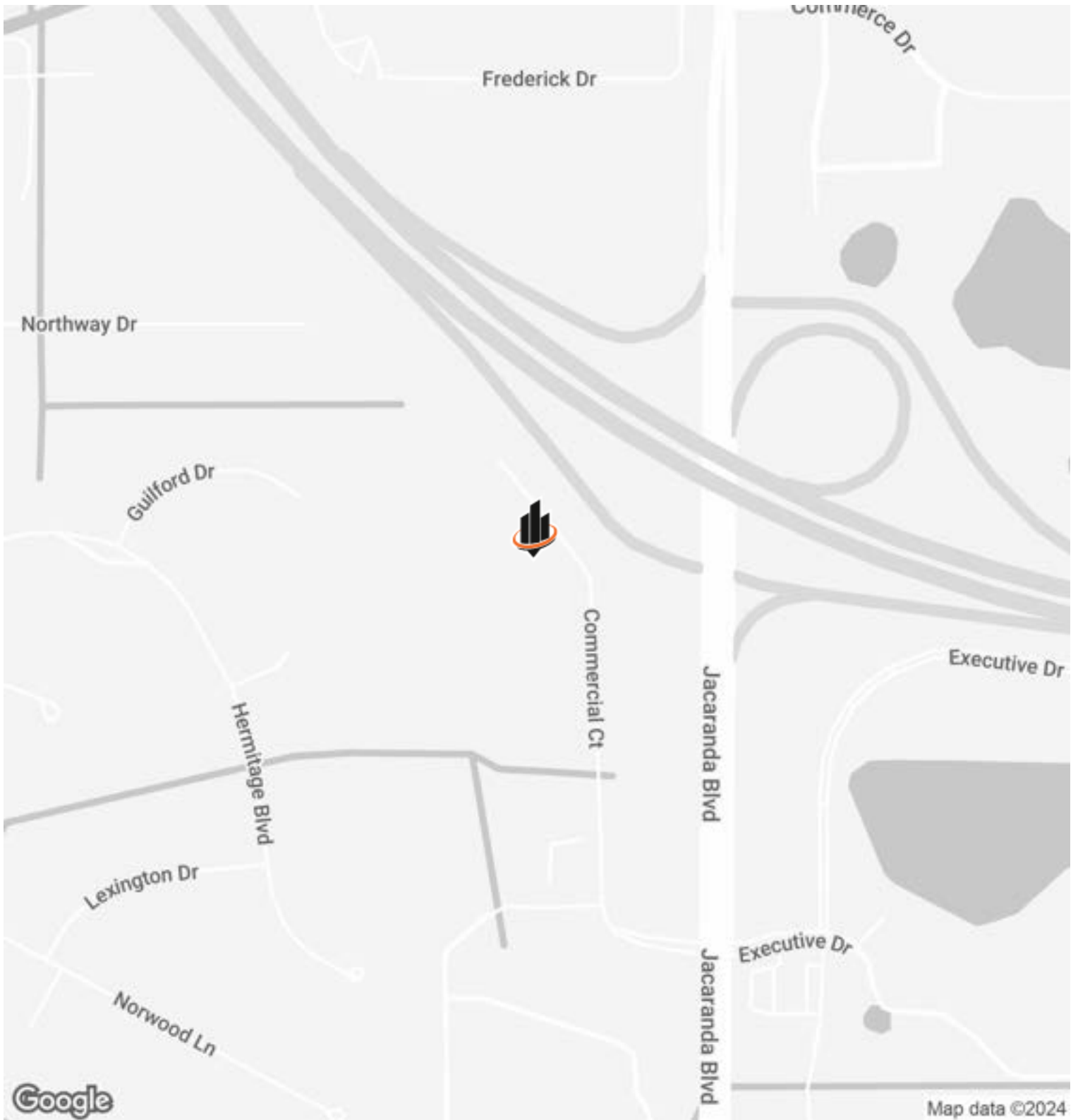
[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

# AERIAL MAP



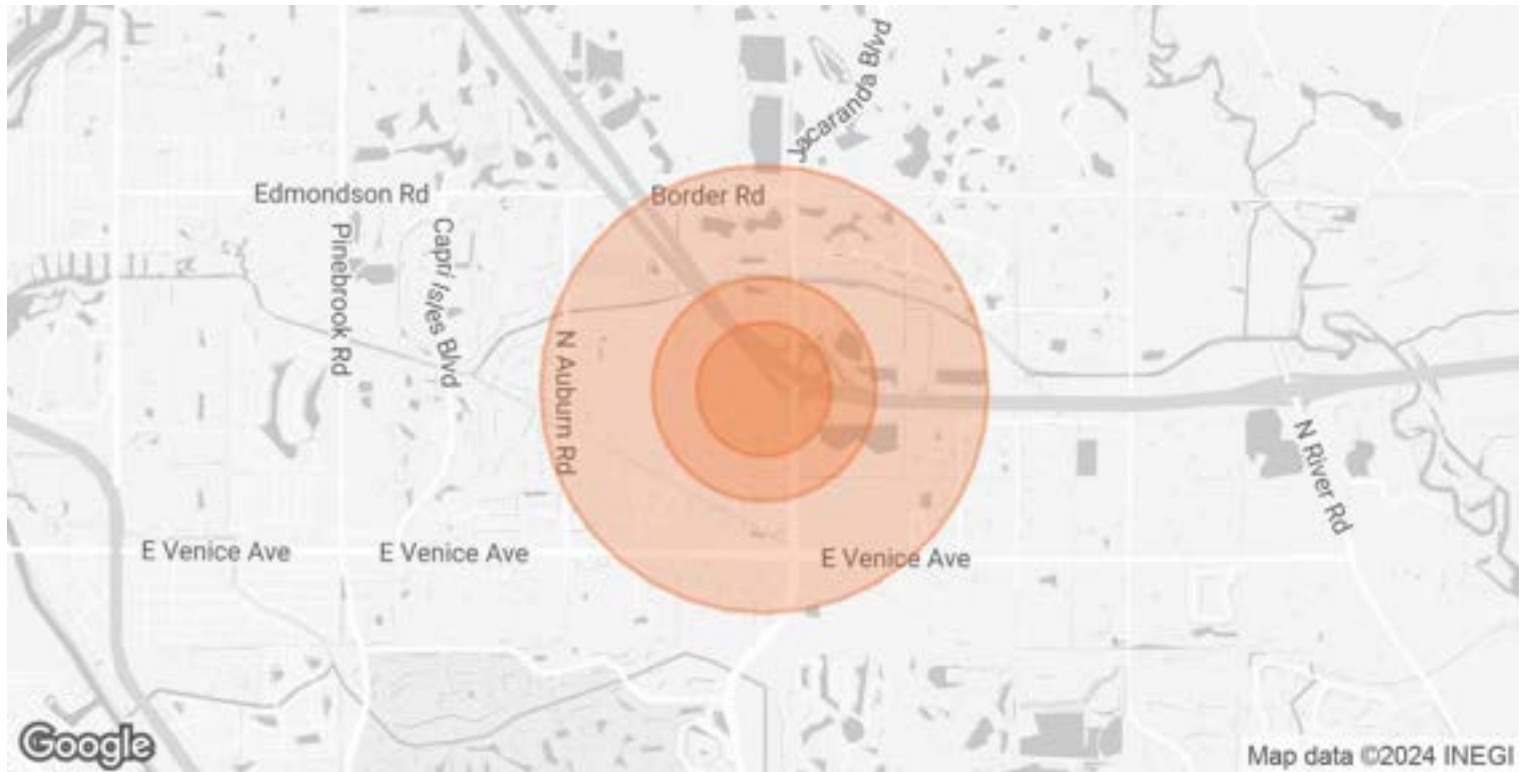
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	152	644	2,709
<b>AVERAGE AGE</b>	60	58	60
<b>AVERAGE AGE (MALE)</b>	59	58	59
<b>AVERAGE AGE (FEMALE)</b>	60	59	61
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	70	297	1,298
<b># OF PERSONS PER HH</b>	2.2	2.2	2.1
<b>AVERAGE HH INCOME</b>	\$122,407	\$121,280	\$118,341
<b>AVERAGE HOUSE VALUE</b>	\$513,412	\$514,110	\$505,994

Demographics data derived from AlphaMap

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## GAIL BOWDEN

Senior Investment Advisor

[gail.bowden@svn.com](mailto: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.

## RECENT TRANSACTIONS

- LEASED | Orlando, FL (Lake Nona area) | Medical Office Building | 2,229 sq ft | 10 Year Lease

### SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500

Sarasota, FL 34236

941.387.1200

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