



**LEASE**

# Office Space

**12497 SOUTH TAMiami TRAIL**

North Port, FL 34287

**PRESENTED BY:**

**GAIL BOWDEN**

O: 941.223.1525

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

**BEN GRAHAM**

O: 941.928.1546

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

# PROPERTY SUMMARY



VIDEO

## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$25.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	2,500 - 5,000 SF
<b>LOT SIZE:</b>	1.127 Acres
<b>BUILDING SIZE:</b>	11,534 SF

## PROPERTY DESCRIPTION

Discover the perfect space for your business at 12497 South Tamiami Trail, North Port, FL. This exceptional property offers modern office spaces and flexible floor plans. With ample parking and easy access to major roadways, the property provides unparalleled convenience for clients and employees. Elevate your business in this prime location, designed to meet the needs of today's dynamic workforce. Experience the ideal blend of sophistication and functionality at 12497 South Tamiami Trail. Just minutes to vibrant Wellen Park.

## PROPERTY HIGHLIGHTS

- Modern and flexible floor plans
- Ample parking for clients and employees
- Easy access to major roadways
- Professionally managed and maintained property
- Efficient HVAC and climate control systems
- Monument Sign
- Close Proximity to Wellen Park

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## PROPERTY DETAILS

LEASE RATE	\$25.00 SF/YR
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### LOCATION INFORMATION

BUILDING NAME	Office Space
STREET ADDRESS	12497 South Tamiami Trail
CITY, STATE, ZIP	North Port, FL 34287
COUNTY	Sarasota
MARKET	North Port
SUB-MARKET	Venice
CROSS-STREETS	S Tamiami Trail (US 41) & Santa Cruz Ave.
TOWNSHIP	39
RANGE	20
SECTION	36
SIDE OF THE STREET	North
SIGNAL INTERSECTION	No
ROAD TYPE	Highway
MARKET TYPE	Medium
NEAREST HIGHWAY	0 Miles to US 41
NEAREST AIRPORT	37.1 Miles to Sarasota Bradenton International Airport

### PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	54

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### PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	OPI/OFFICE,PROFESSIONAL INSTITUTIONAL
LOT SIZE	1.127 Acres
APN #	0791 03 0008
LOT FRONTAGE	201 ft
LOT DEPTH	220 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	39500
TRAFFIC COUNT STREET	Tamiami Trail
WATERFRONT	No
POWER	Yes

### BUILDING INFORMATION

BUILDING SIZE	11,534 SF
BUILDING CLASS	A
TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	1977
YEAR LAST RENOVATED	2024
CONSTRUCTION STATUS	Existing
FRAMING	Concrete Block
CONDITION	Excellent



## LEASE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	60 months
<b>TOTAL SPACE:</b>	2,500 - 5,000 SF	<b>LEASE RATE:</b>	\$25.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 2	Available	2,500 - 5,000 SF	NNN	\$25.00 SF/yr
Suite 3	Available	2,500 - 5,000 SF	NNN	\$25.00 SF/yr

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# AERIAL MAP



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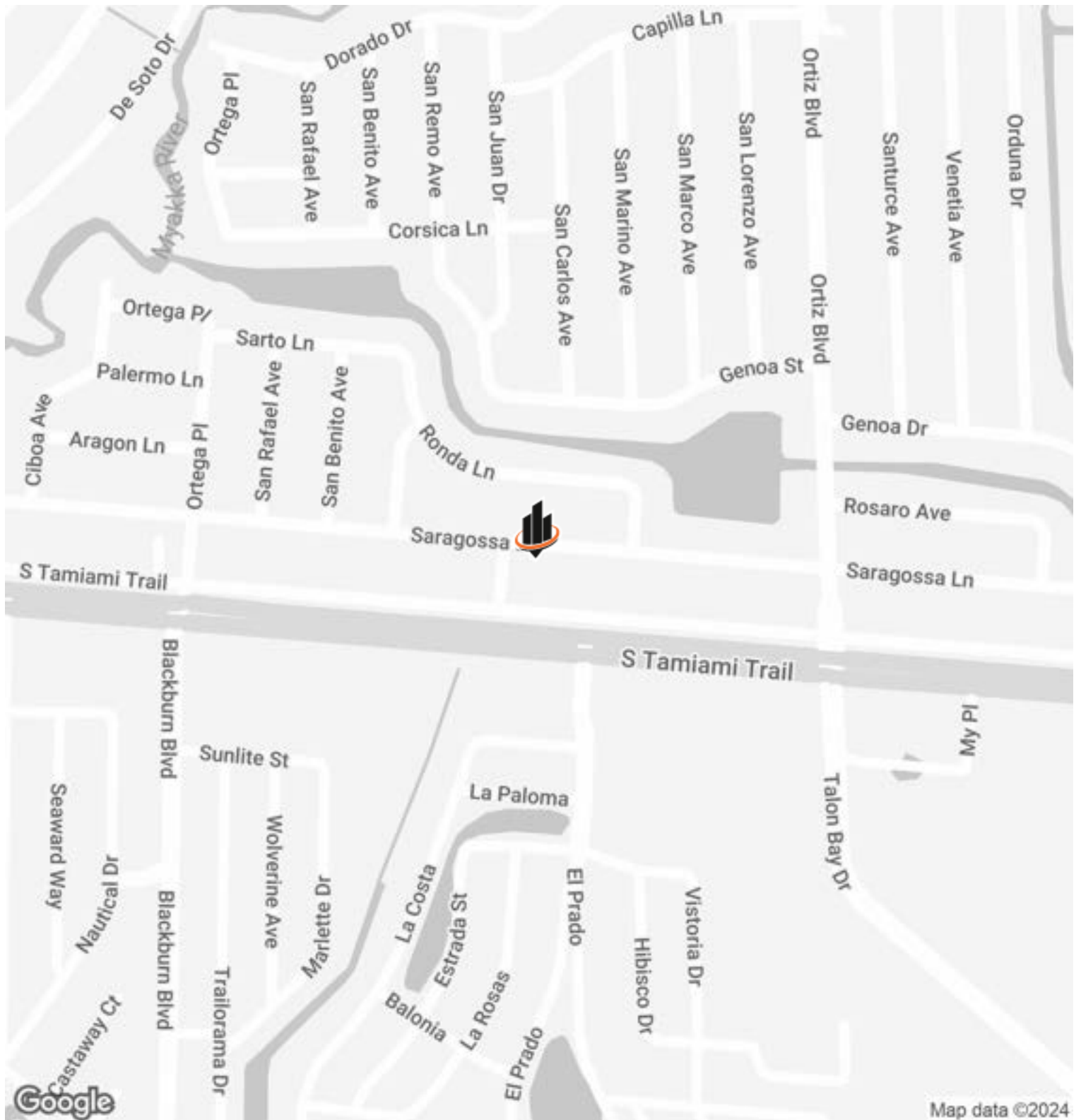
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# LOCATION MAP



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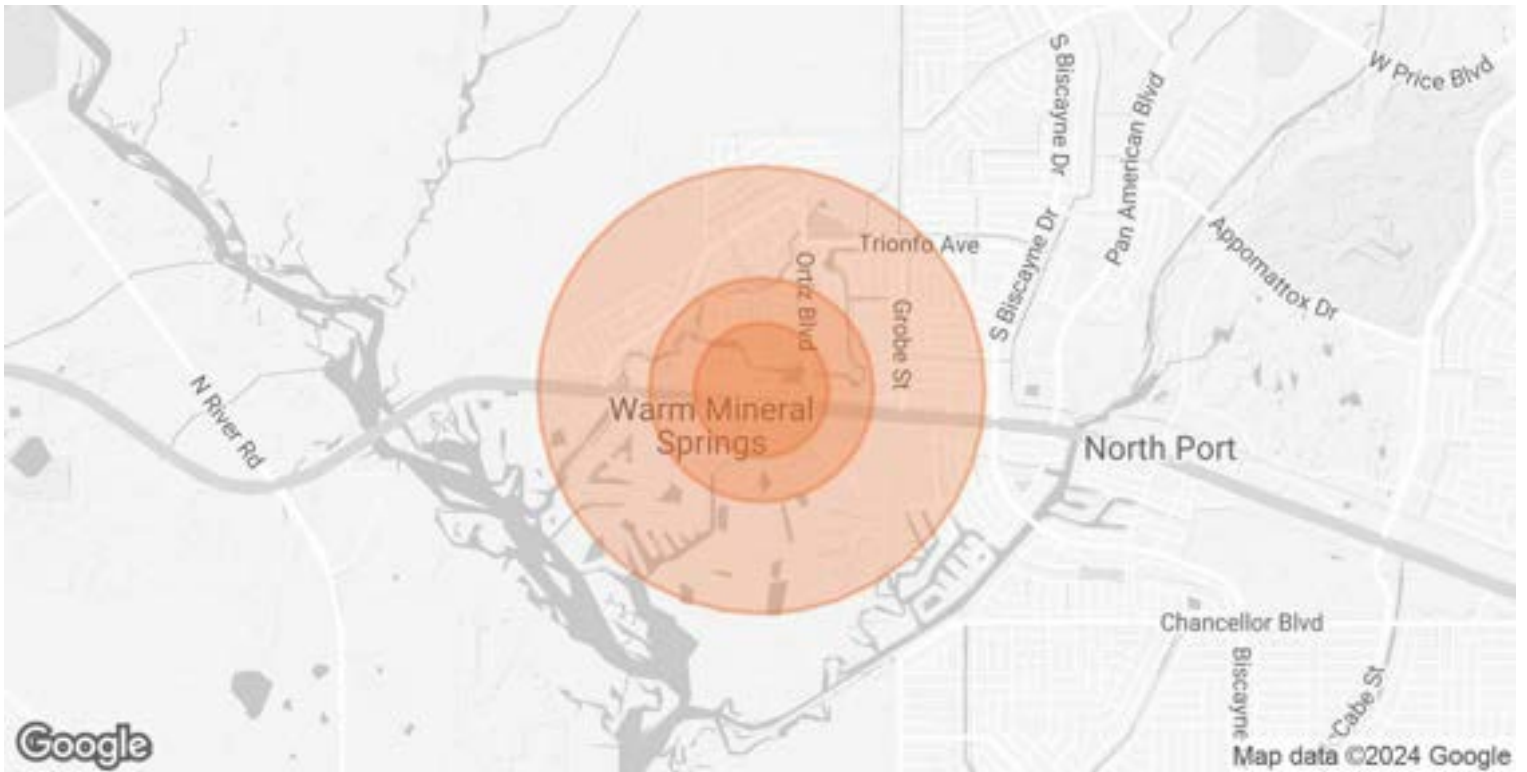
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	290	1,789	7,077
<b>AVERAGE AGE</b>	57	59	59
<b>AVERAGE AGE (MALE)</b>	56	58	58
<b>AVERAGE AGE (FEMALE)</b>	58	60	59

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	148	931	3,645
<b># OF PERSONS PER HH</b>	2	1.9	1.9
<b>AVERAGE HH INCOME</b>	\$63,834	\$63,694	\$64,966
<b>AVERAGE HOUSE VALUE</b>	\$243,927	\$238,086	\$235,036

Demographics data derived from AlphaMap

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## GAIL BOWDEN

Senior Investment Advisor

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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.

### 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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