



LEASE

Office Building for Lease

417 8TH ST W
Bradenton, FL 34205

PRESENTED BY:

GAIL BOWDEN
O: 941.223.1525
gail.bowden@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$19.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	2,448 - 9,268 SF
LOT SIZE:	14,998 SF
BUILDING SIZE:	9,268 SF
ZONING:	BR_T6
APN:	3288000007

PROPERTY DESCRIPTION

Introducing a prime commercial space for lease at 417 8th St W, Bradenton, FL. This exceptional property boasts modern amenities and ample space for various businesses. With a spacious layout and versatile floor plan, it offers endless possibilities. Don't miss this opportunity to establish your business in a dynamic and thriving area. Enquire now to secure this sought-after space!

PROPERTY HIGHLIGHTS

- Modern amenities
- Versatile floor plan
- High ceilings
- Prime location
- Dynamic and thriving area

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

PROPERTY DETAILS

LEASE RATE	\$19.00 SF/YR
------------	---------------

LOCATION INFORMATION

BUILDING NAME	Office Building for Lease
STREET ADDRESS	417 8th St W
CITY, STATE, ZIP	Bradenton, FL 34205
COUNTY	Manatee
MARKET	Bradenton
SUB-MARKET	Sarasota
CROSS-STREETS	8th St W & Manatee Ave W
TOWNSHIP	34
RANGE	17
SECTION	26
SIDE OF THE STREET	East
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	.5 Miles to US 41
NEAREST AIRPORT	9.6 Miles to Sarasota Bradenton International Airport

BUILDING INFORMATION

BUILDING SIZE	9,268 SF
BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	1953
GROSS LEASABLE AREA	4,416 SF

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	BR_T6
LOT SIZE	14,998 SF
APN #	3288000007
LOT FRONTAGE	135 ft
LOT DEPTH	97 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	20500
TRAFFIC COUNT STREET	Manatee Ave W
WATERFRONT	No
POWER	Yes

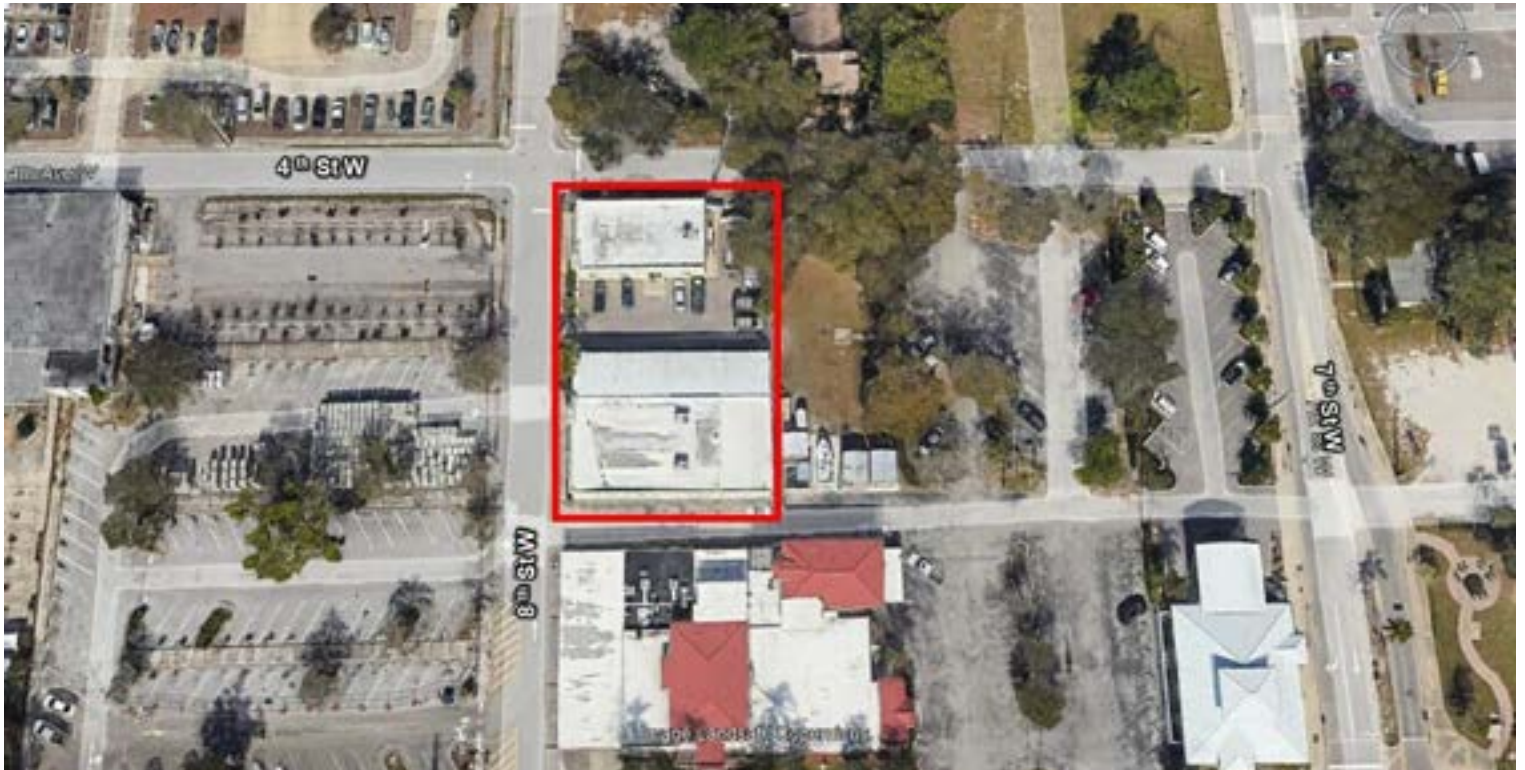
PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface

UTILITIES & AMENITIES

SECURITY GUARD	No
ELEVATORS	N/A
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	Yes

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,448 - 9,268 SF	LEASE RATE:	\$19.00 SF/yr

AVAILABLE SPACES

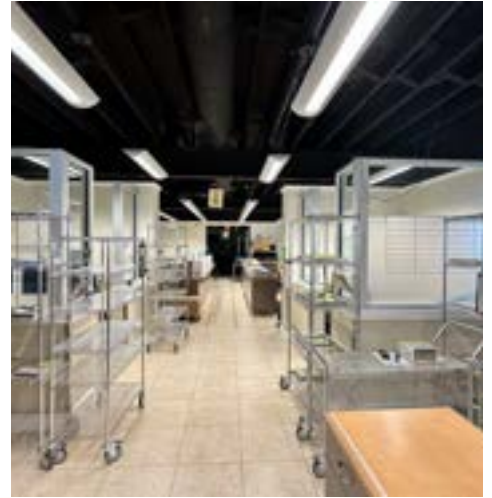
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Building 1	Available	2,448 SF	NNN	\$19.00 SF/yr
Building 2	Available	6,820 SF	NNN	\$19.00 SF/yr
Buildings 1 & 2	Available	9,268 SF	NNN	\$19.00 SF/yr

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

ADDITIONAL PHOTOS



GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

AERIAL MAP



GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

AERIAL MAP

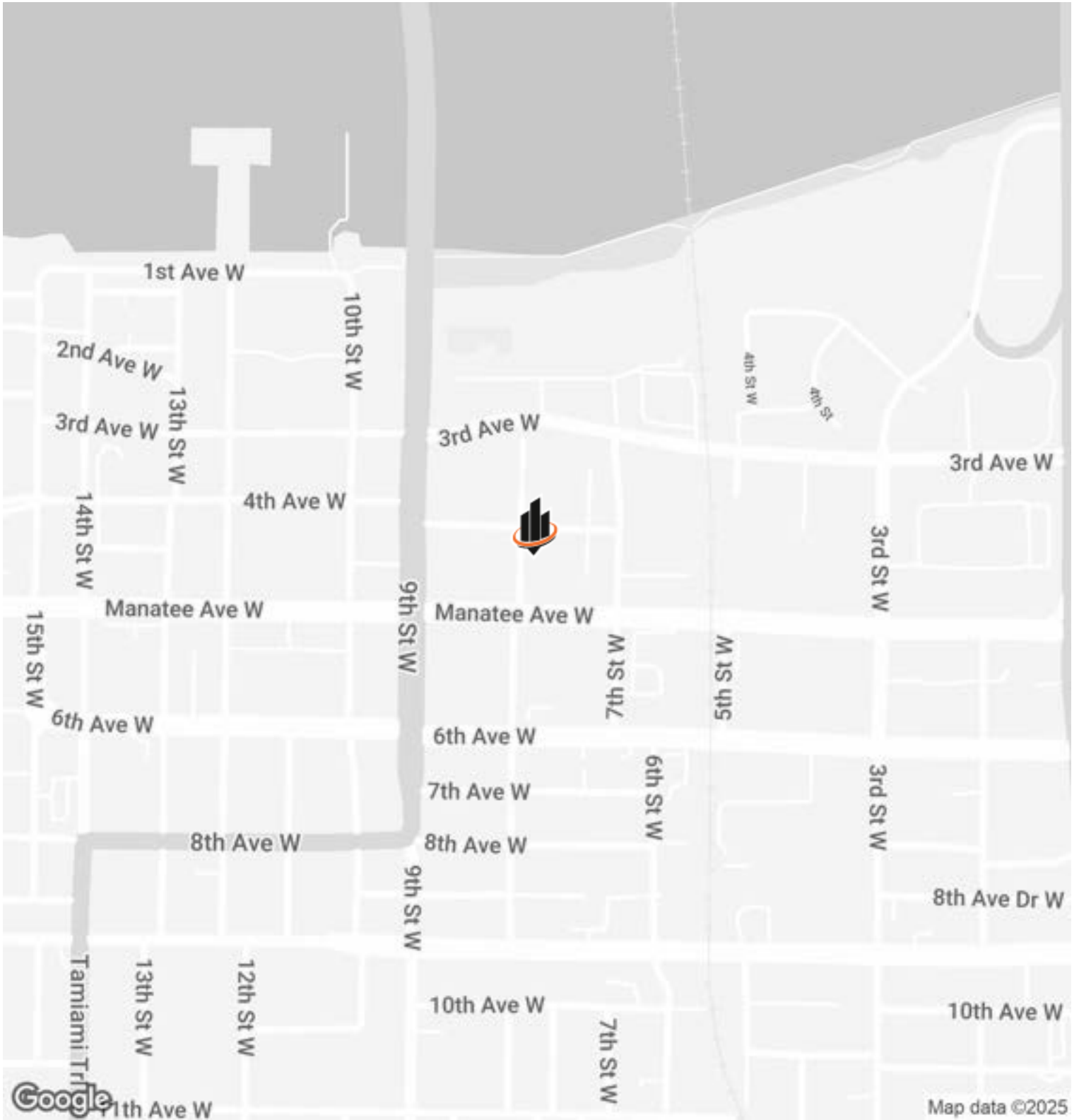


GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

LOCATION MAP



GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com



GAIL BOWDEN

Senior Investment Advisor

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.

SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500

Sarasota, FL 34236

941.387.1200

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com



PRESENTED BY:

Gail Bowden

O: 941.223.1525
gail.bowden@svn.com