



**LEASE**

# Standalone / Boutique Office

**4107 26TH STREET WEST**

Bradenton, FL 34205

**PRESENTED BY:**

**GAIL BOWDEN**

O: 941.223.1525

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



PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

|                  |                   |
|------------------|-------------------|
| LEASE RATE:      | \$1,200 per month |
| NUMBER OF UNITS: | 1                 |
| AVAILABLE SF:    | 1,000 SF          |
| LOT SIZE:        | 0.258 Acres       |
| BUILDING SIZE:   | 1,000 SF          |
| ZONING:          | PRS               |

PROPERTY DESCRIPTION

A standalone building that could serve as an ideal space for a small office for professionals like accountants or attorneys, or for a single user.

PROPERTY HIGHLIGHTS

- Freestanding building with dedicated parking
- Excellent frontage and visibility on 26th Street West
- Ideal for professional office or single-user tenant
- Close proximity to Cortez Road W, U.S. 41, and downtown Bradenton
- Convenient to major retail, dining, and medical centers
- Approximately 15 minutes to Sarasota-Bradenton International Airport (SRQ)
- Approx. 264 SF garage/storage area included

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PROPERTY DETAILS

|            |                      |
|------------|----------------------|
| LEASE RATE | \$1,200.00 PER MONTH |
|------------|----------------------|

LOCATION INFORMATION

|                    |  |
|--------------------|--|
| BUILDING NAME      | Standalone / Boutique Office                       |
| STREET ADDRESS     | 4107 26th Street West                              |
| CITY, STATE, ZIP   | Bradenton, FL 34205                                |
| COUNTY             | Manatee  |
| MARKET             | Bradenton  |
| SUB-MARKET         | Sarasota   |
| CROSS-STREETS      | 26th St. West & Cortez Rd West                     |
| TOWNSHIP           | 35s  |
| RANGE              | 17e  |
| SECTION            | 03   |
| SIDE OF THE STREET | East   |
| ROAD TYPE          | Paved  |
| MARKET TYPE        | Medium   |
| NEAREST HIGHWAY    | US 41 - 1 mile                                     |
| NEAREST AIRPORT    | Sarasota Bradenton International Airport - 6 miles |

PARKING & TRANSPORTATION

|                          |         |
|--------------------------|---------|
| PARKING TYPE             | Surface |
| PARKING RATIO            | 7.5     |
| NUMBER OF PARKING SPACES | 6       |

UTILITIES & AMENITIES

|                      |     |
|----------------------|-----|
| SECURITY GUARD       | No  |
| ELEVATORS            | 0   |
| FREIGHT ELEVATOR     | No  |
| NUMBER OF ELEVATORS  | 0   |
| NUMBER OF ESCALATORS | 0   |
| CENTRAL HVAC         | Yes |
| HVAC                 | yes |
| RESTROOMS            | 1   |
| GAS / PROPANE        | No  |

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BUILDING INFORMATION

|                     |                                  |
|---------------------|----------------------------------|
| BUILDING SIZE       | 1,000 SF                         |
| BUILDING CLASS      | A                                |
| OCCUPANCY %         | 0.0%                             |
| TENANCY             | Single                           |
| NUMBER OF FLOORS    | 1                                |
| AVERAGE FLOOR SIZE  | 1,000 SF                         |
| YEAR BUILT          | 2006                             |
| YEAR LAST RENOVATED | 2025                             |
| GROSS LEASABLE AREA | 1,000 SF                         |
| CONSTRUCTION STATUS | Existing                         |
| FRAMING             | Masonry/Stucco                   |
| CONDITION           | Good                             |
| ROOF                | Gable /Hip - Composition Shingle |
| FREE STANDING       | Yes                              |
| NUMBER OF BUILDINGS | 1                                |
| FOUNDATION          | Slab                             |

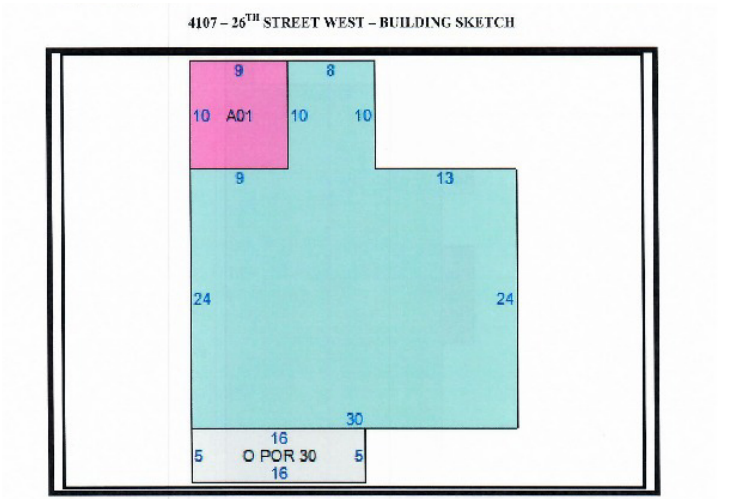
PROPERTY INFORMATION

|                      |              |
|----------------------|--------------|
| PROPERTY TYPE        | Office       |
| PROPERTY SUBTYPE     | Medical      |
| ZONING               | PRS          |
| LOT SIZE             | 0.258 Acres  |
| APN #                | 5060600003   |
| LOT FRONTAGE         | 40 ft        |
| LOT DEPTH            | 76 ft        |
| CORNER PROPERTY      | No           |
| TRAFFIC COUNT        | 17300        |
| TRAFFIC COUNT STREET | 26th St West |
| WATERFRONT           | No           |
| POWER                | Yes          |

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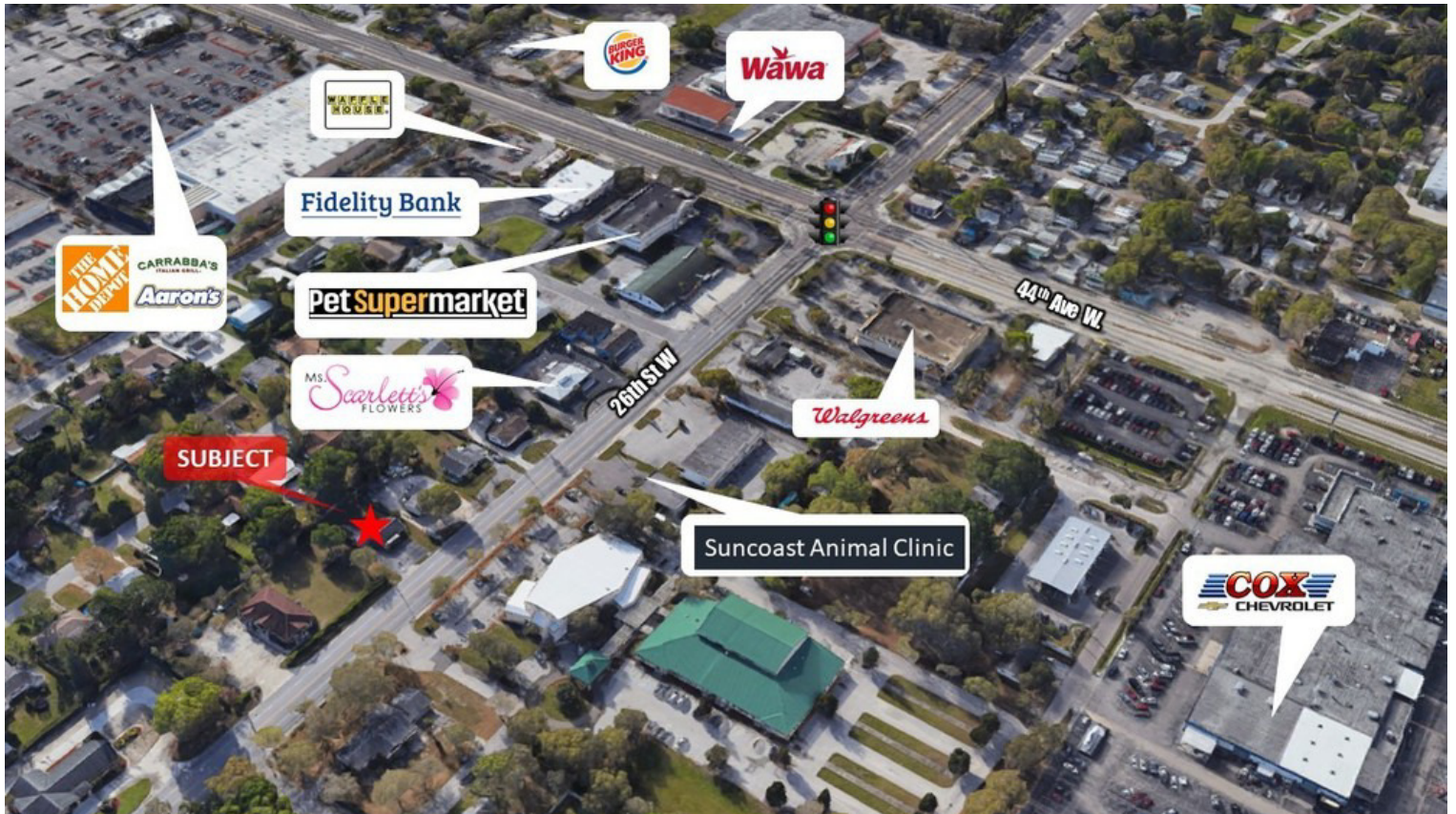
ADDITIONAL PHOTOS



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## AERIAL MAP



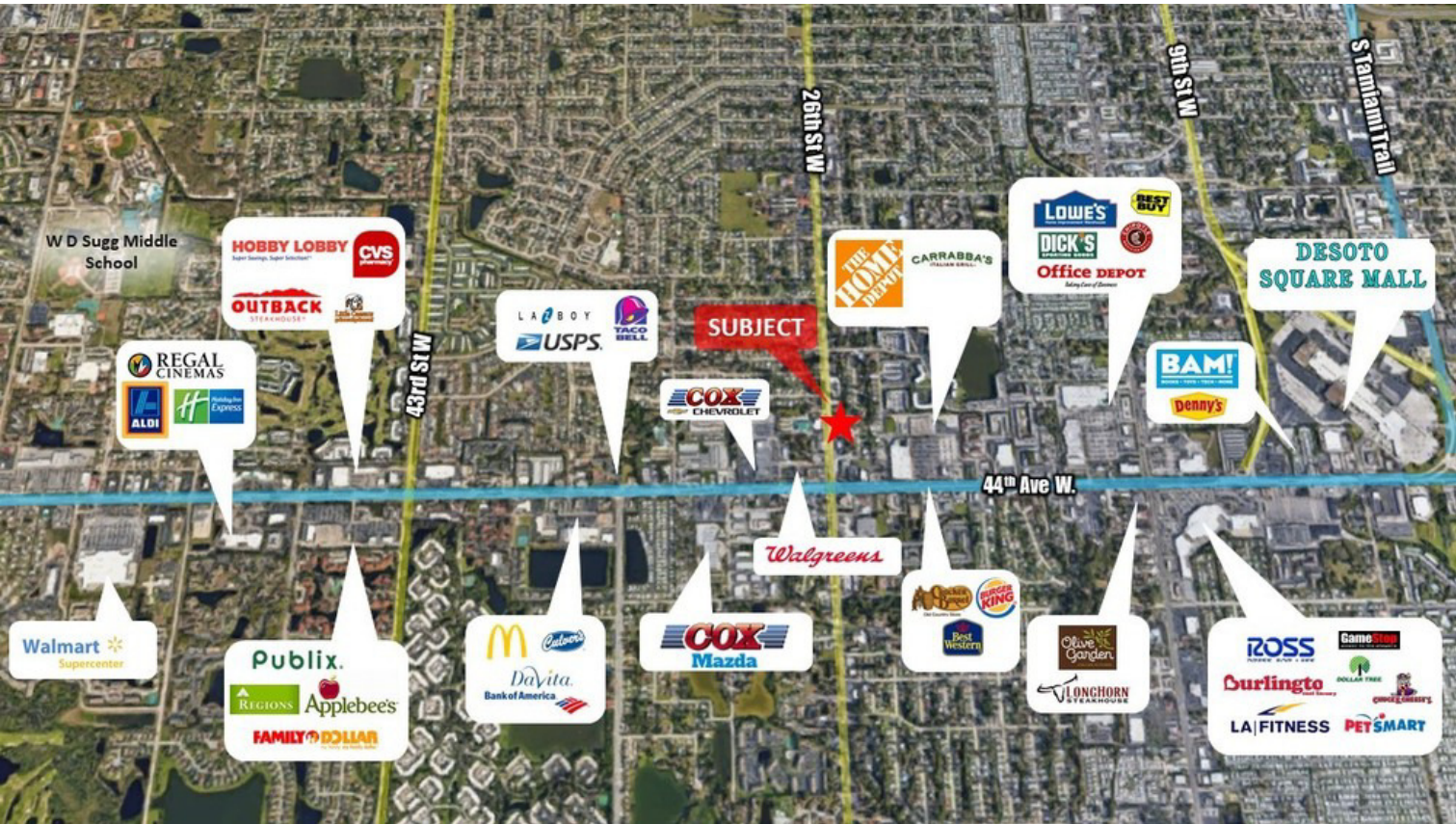
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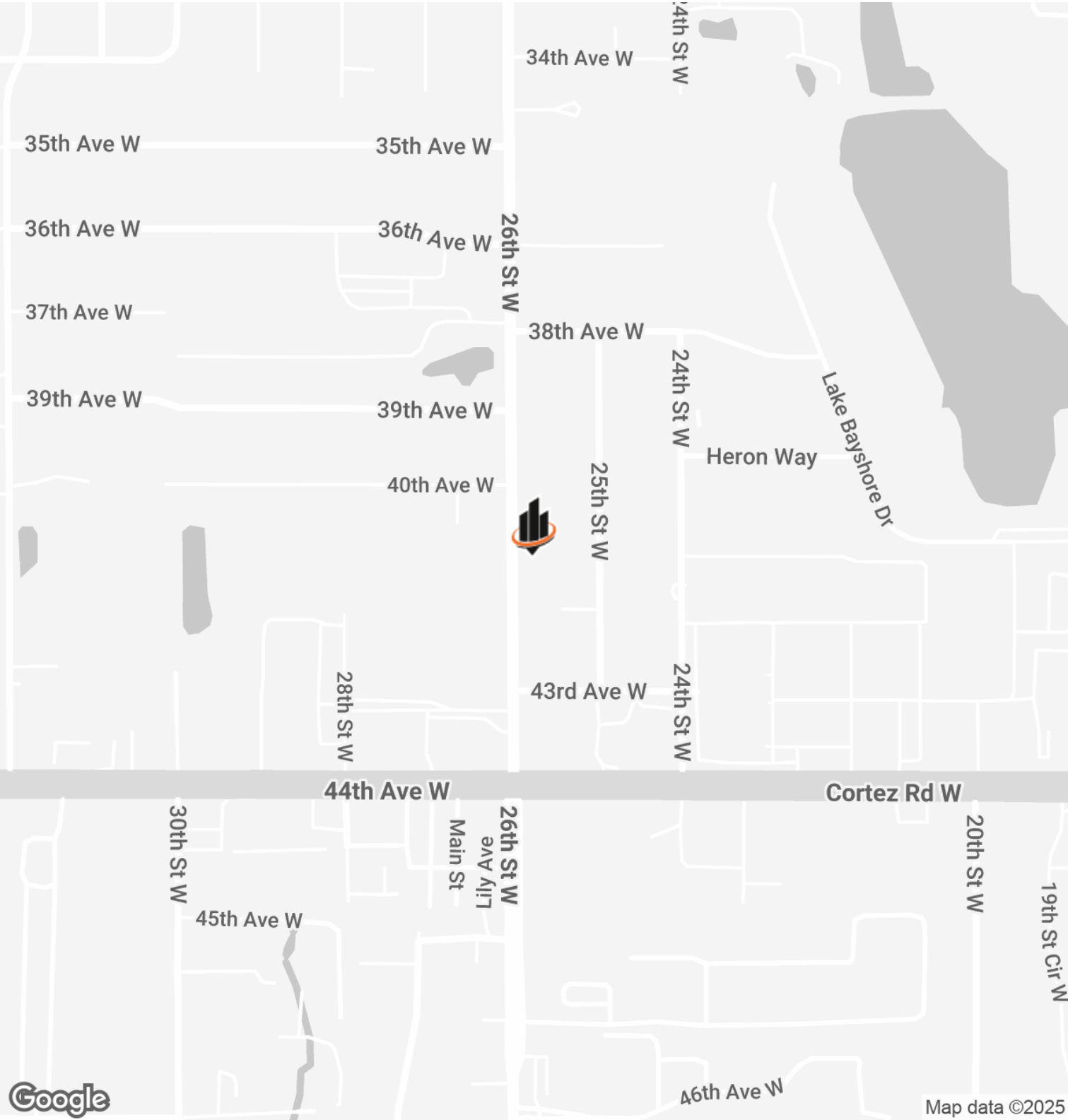


AERIAL MAP



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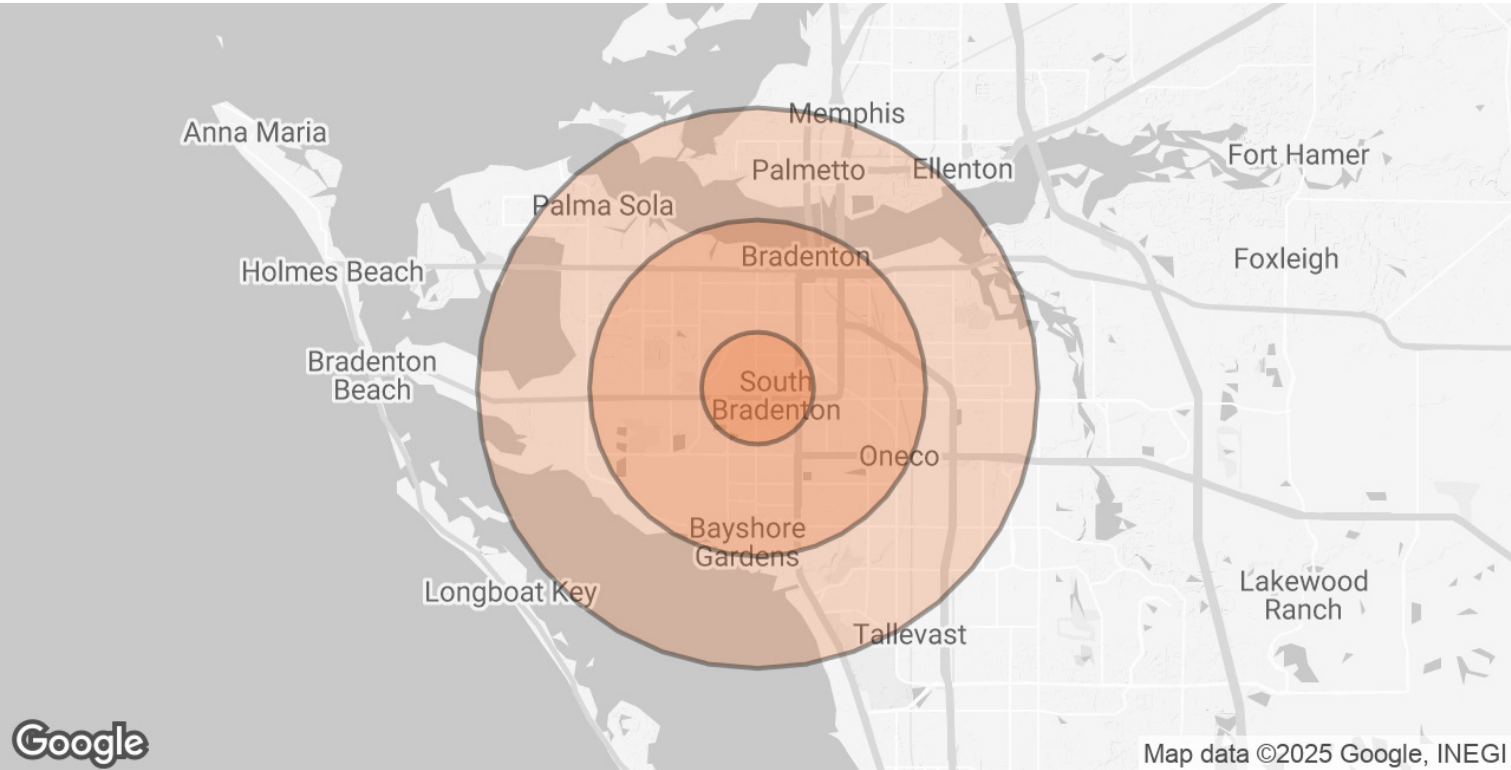
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 16,433 | 100,956 | 176,586 |
| AVERAGE AGE          | 38.3   | 42.9    | 42.6    |
| AVERAGE AGE (MALE)   | 36.7   | 41.3    | 41.1    |
| AVERAGE AGE (FEMALE) | 39.9   | 44.2    | 44.1    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 6,976     | 42,660    | 72,389    |
| # OF PERSONS PER HH | 2.4       | 2.4       | 2.4       |
| AVERAGE HH INCOME   | \$43,758  | \$48,842  | \$52,019  |
| AVERAGE HOUSE VALUE | \$151,097 | \$195,607 | \$218,228 |

2020 American Community Survey (ACS)

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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.

## RECENT TRANSACTIONS

- LEASED | Orlando, FL (Lake Nona area) | Medical Office Building | 2,229 sq ft | 10 Year Lease
- LEASED | Venice, FL | Medical Office Building | 5,554 sq ft | 5 Year Lease

**SVN | Commercial Advisory Group**  
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