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NEW MEDICAL OFFICE SUITES FOR LEASE

3006 EXECUTIVE DRIVE., VENICE, FL 34292

EXECUTIVE SUMMARY



I-75, EXIT 193
JACARANDA BLVD



1.2 ACRES



NEW MEDICAL
OFFICE SUITES
FOR LEASE

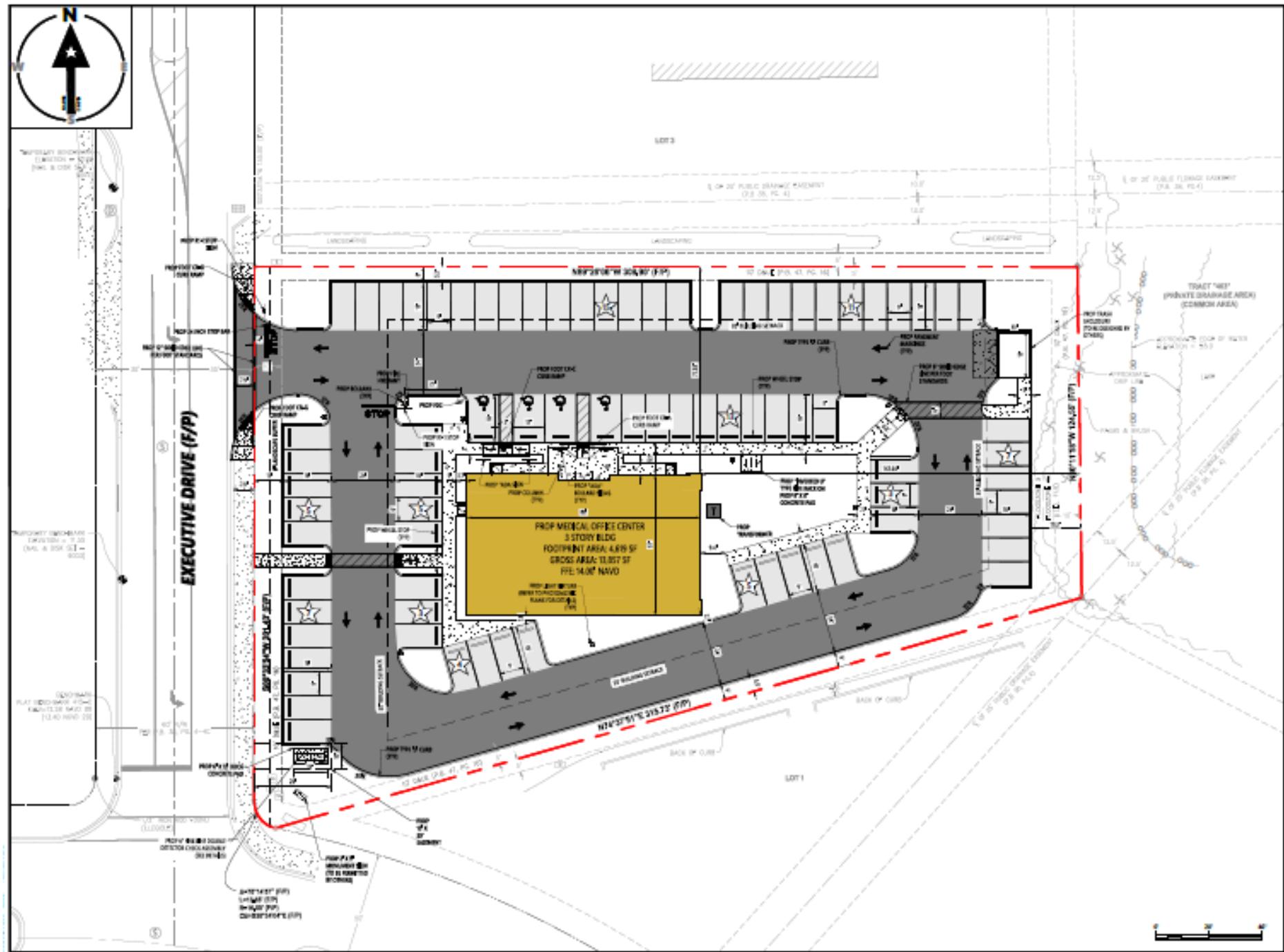


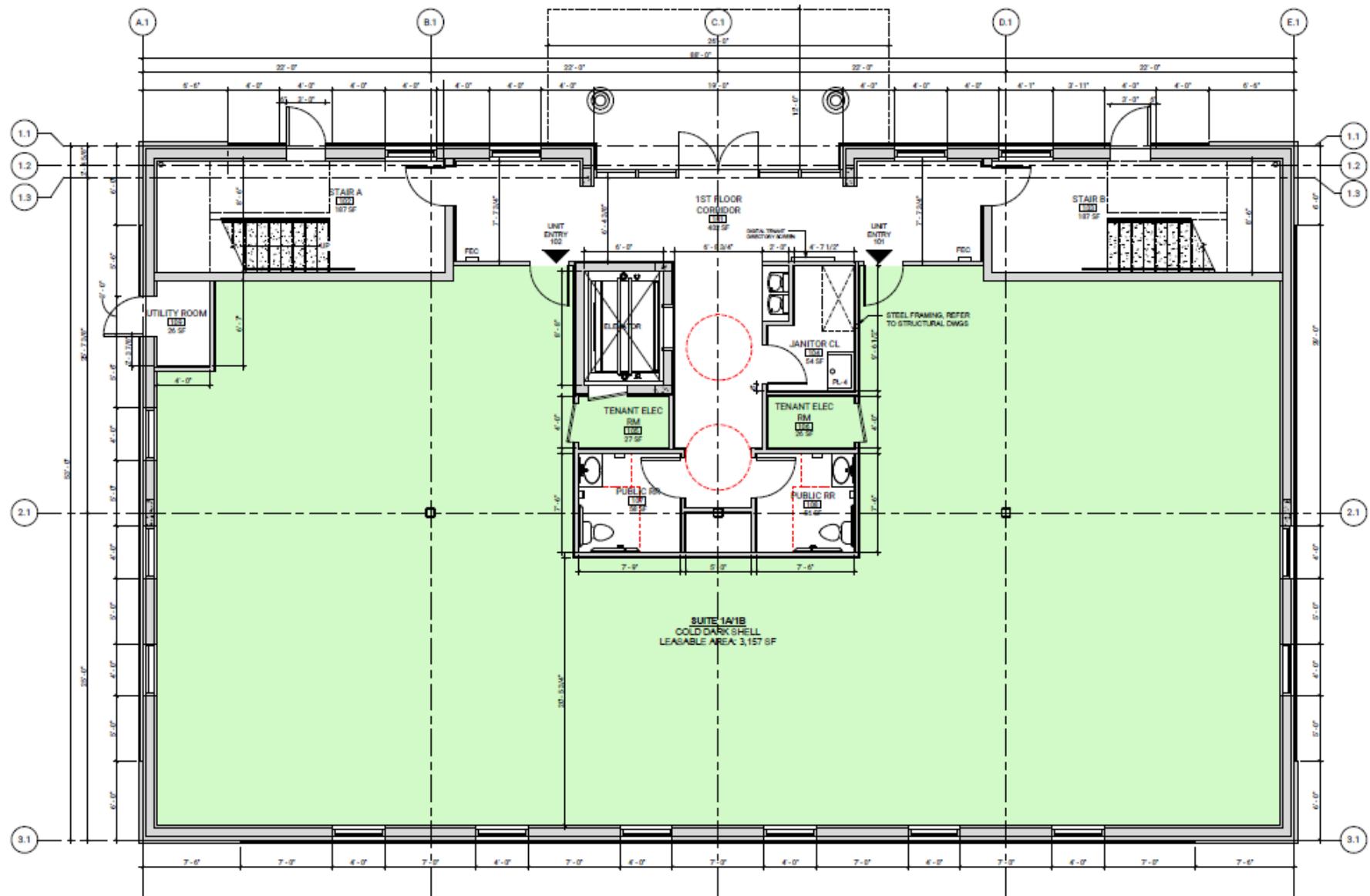
- Brand New, 3 Story, 13,857 SF Medical Office Building located at the Interchange of I-75 and Jacaranda Blvd (Exit 193) in Venice, FL.
- Located just 3.4 miles from the new Venice Sarasota Memorial Hospital campus that is located at I-75 and Laurel Road.
- Medical Office Suites available for lease from 1,680 SF to 13,857 SF.
- The building is located on a 1.2-acre parcel overlooking a 30-acre lake. The site offers a total of 66 parking spaces with equals 1 parking space for every 209 sf of building.
- The building is being constructed using Insulated Concrete Form (ICF) materials.
- ICF construction is not only designed to withstand over 200 mph winds, but is extremely energy efficient.

KEY ADVANTAGES OF ICF CONSTRUCTION

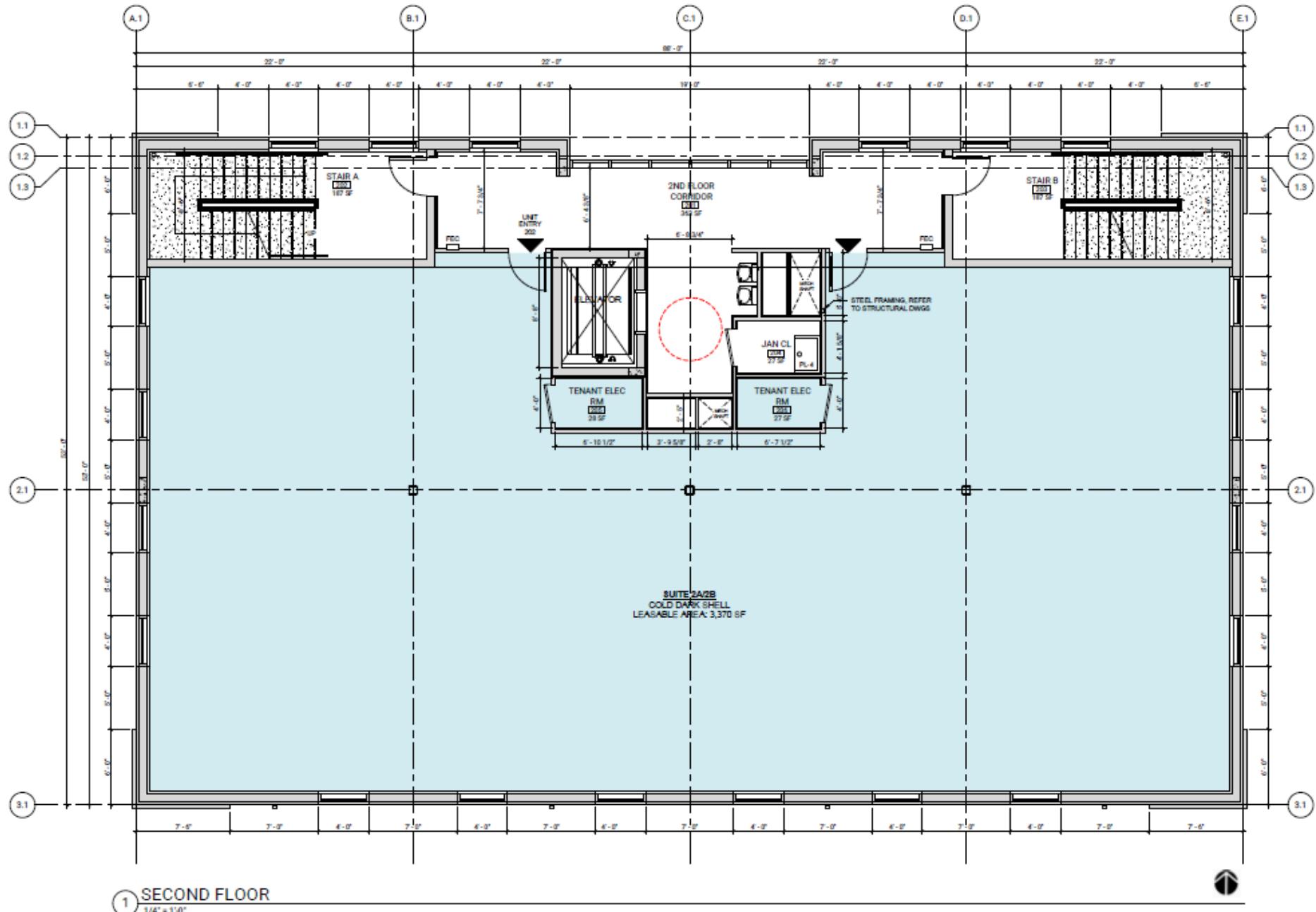


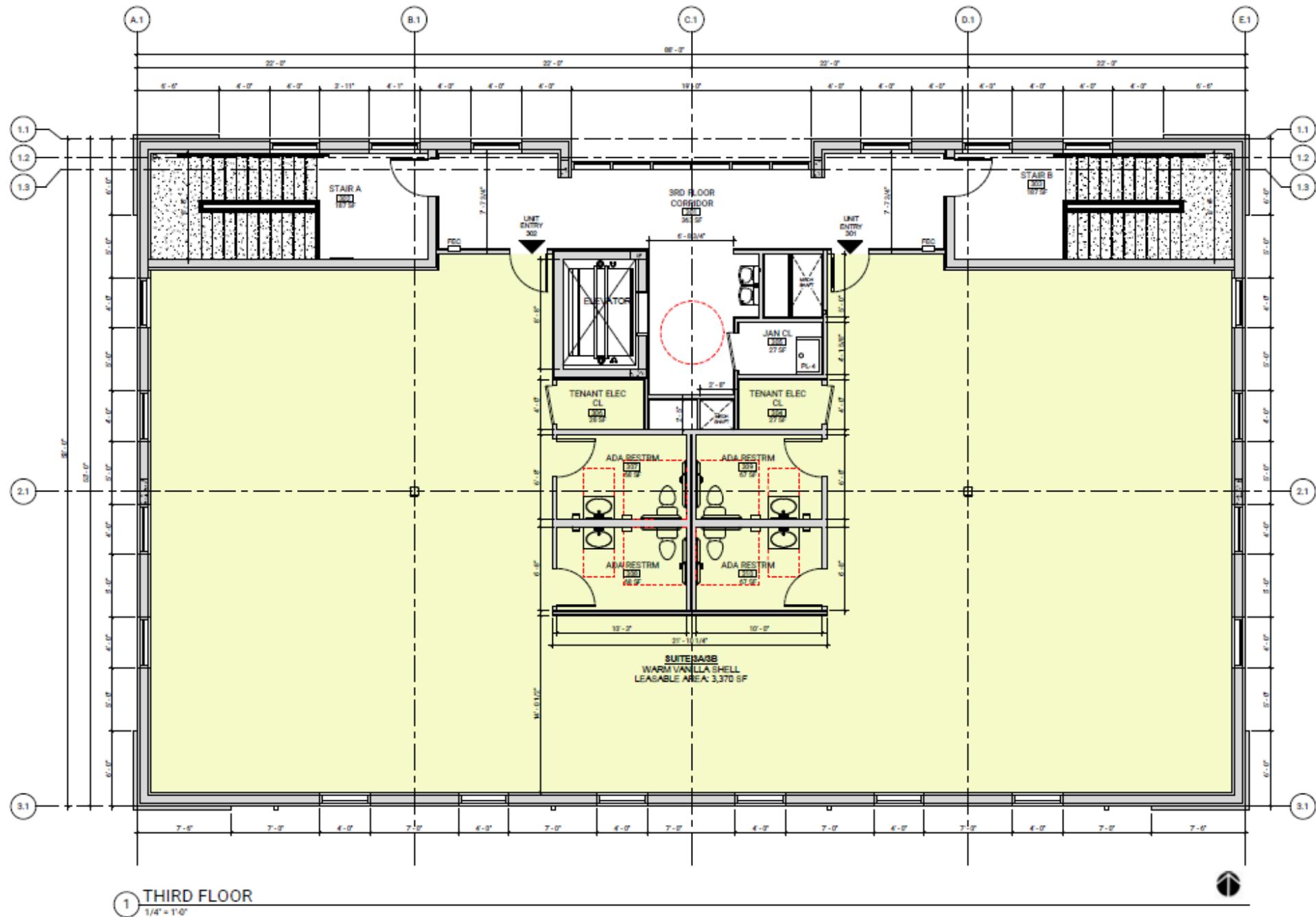
- **Energy Efficiency:** The continuous layer of insulation created by the forms results in superior energy performance and lower utility bills.
- **Durability:** The steel-reinforced concrete core provides exceptional strength and is 5 to 10 times stronger than traditional wood-frame construction.
- **Disaster Resistance:** Buildings constructed with ICFs are more resistant to high winds, earthquakes, and other natural disasters.
- **Soundproofing:** The dense concrete core offers excellent sound dampening, creating a quieter interior.
- **Fire Resistance:** Concrete is naturally fire-resistant, and the foam also has a high R-value, which slows the spread of fire.
- **Mold Resistance:** The concrete core is not a food source for mold, making it a healthier option.

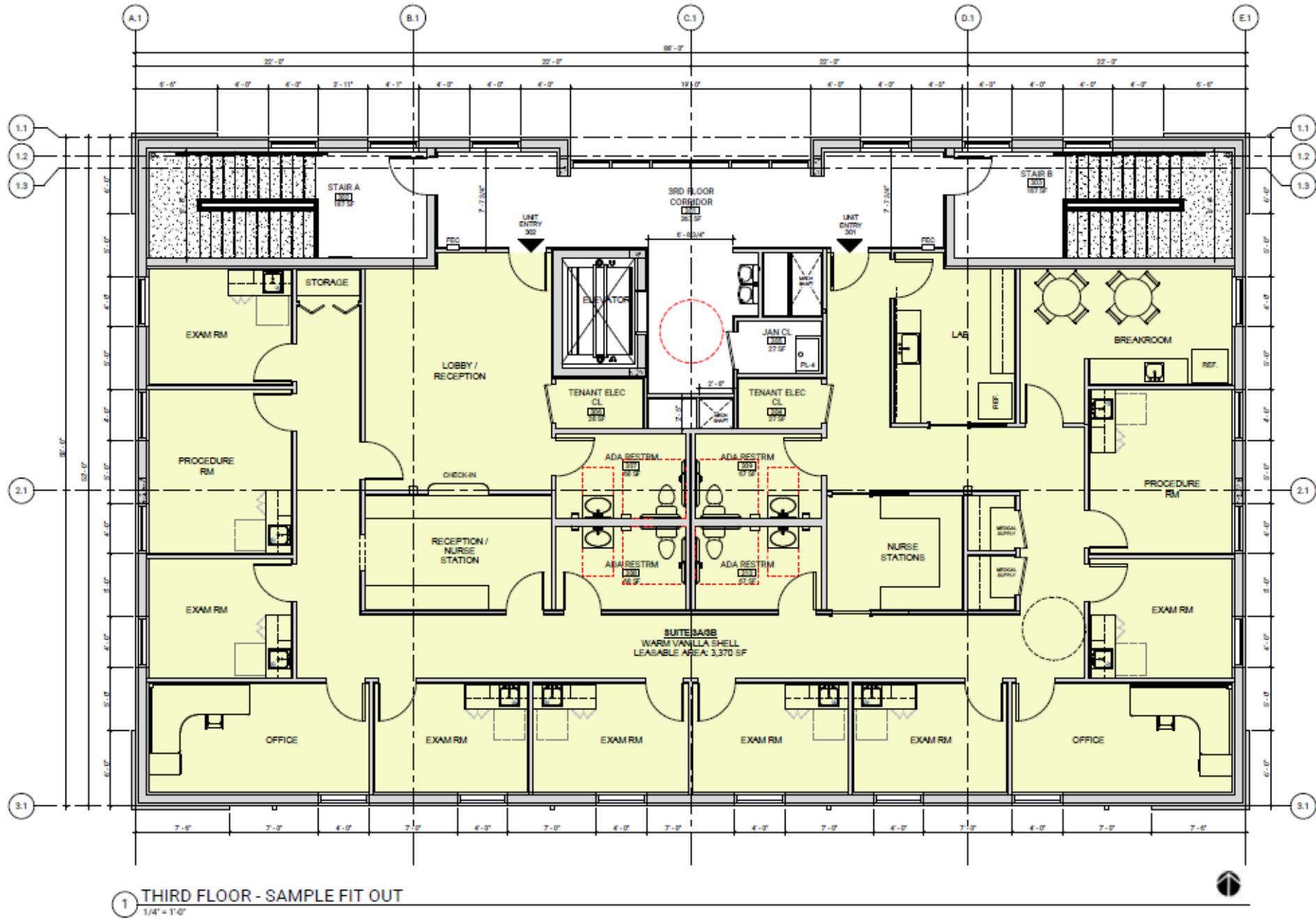




1 FIRST FLOOR PLAN 1/4" = 1'0"









DEMOGRAPHICS

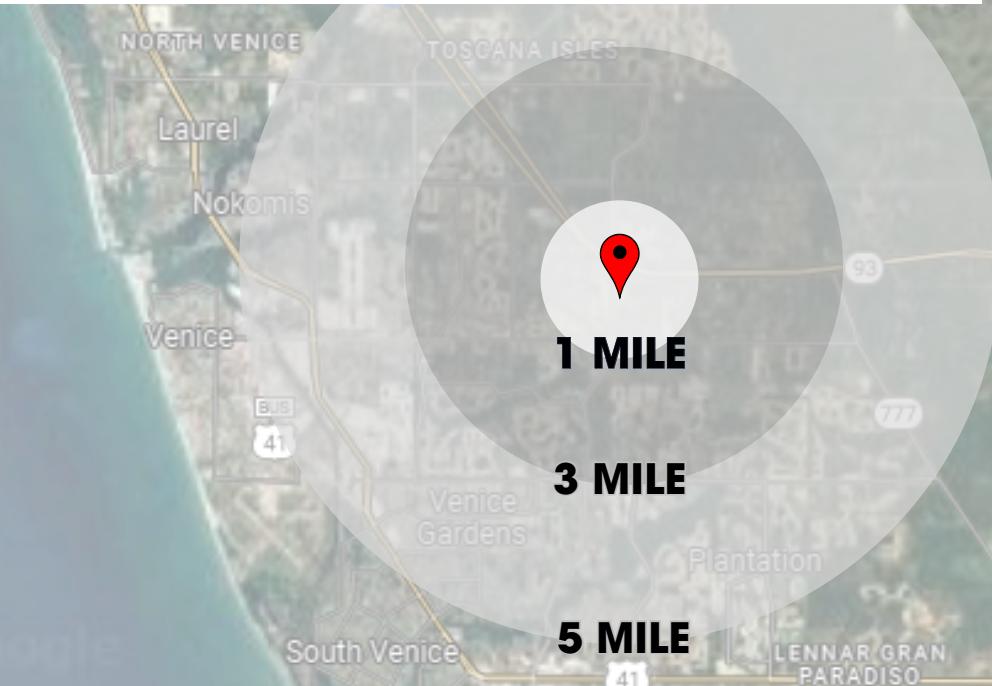
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,093	39,544	92,141
Average Age	62	64	61
Average Age (Male)	61	63	61
Average Age (Female)	63	64	62
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,020	20,015	46,309
# of Persons per HH	2	2	2
Average HH Income	\$112,273	\$108,527	\$109,246
Average House Value	\$492,596	\$442,681	\$458,954

Demographics data derived from AlphaMap

DRIVE TIMES



Nokomis	5 min
Osprey	13 min
Wellen Park	15 min
Englewood	21 min
Sarasota	30 min
Port Charlotte	42 min
Tampa	60 min



VENICE, FL

Venice is a city in Sarasota County, Florida, United States. The city includes what locals call "Venice Island," a portion of the mainland that is accessed via bridges over the artificially created Intracoastal Waterway. The Island of Venice is home to the Venice Municipal Airport which is a general aviation facility. The city is located south of Sarasota and north of Punta Gorda.

"A City with Small Town Charm" known for Venice Beach, with its offshore coral reef, and Caspersen Beach, where shark's teeth are often found. Multi-use trails hug the Intracoastal Waterway in Venetian Waterway Park. Other green spaces include Centennial Park, with its interactive fountain, and the Monty Andrews Arboretum at West Blalock Park. Oscar Scherer State Park is home to Florida scrub jays.

SURROUNDING



Venice was voted as a top 10 Happiest Seaside Towns by Coastal Living. In the latest of the ubiquitous "best of" lists, Venice was named the second most livable city in Florida by the U.S. Chamber of Commerce. Venice was one of eight Southwest Florida communities tapped for the list of 100 Best Cities to Live in Florida.

ARTS AND THEATRE



Venice Theatre is the largest per-capita community theater in the United States with an operating budget of almost three million dollars.

HISTORY



Venice, Florida is famous for its world-class beaches and stunning natural beauty. However, this Gulf Coast city isn't only known for its 14 miles of beach: it's also a fascinating town with a rich history and culture.

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Information deemed reliable but not guaranteed. Prices subject to change without notice.