



LEASE

Medical Office Building

**1503 BUENOS AIRES BOULEVARD
#150**

The Villages, FL 32159

PRESENTED BY:

GAIL BOWDEN

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	Negotiable
NUMBER OF UNITS:	1
AVAILABLE SF:	3,264 SF
LOT SIZE:	4,108 SF
BUILDING SIZE:	3,264 SF
ZONING:	19 / PROFESSIONAL OFFICE BUILDING
YEAR BUILT:	2008

PROPERTY HIGHLIGHTS

- Freestanding medical/office building available for sublease
- Available October 1, 2026
- \$60,000 tenant improvement allowance available
- High-traffic location with excellent visibility along Buenos Aires Boulevard
- Less than five minutes from UF Health Spanish Plaines Hospital and major medical corridors
- Ample surface parking for patients and staff
- Strong surrounding demographics within The Villages®
- Surrounded by established residential communities, retail, dining, and healthcare providers
- Ideal for medical, dental, therapy, healthcare, or professional office users

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PROPERTY DESCRIPTION

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Unique opportunity to sublease a 3,254-square-foot freestanding medical office building at 1503 Buenos Aires Boulevard, Suite 150, in the heart of The Villages®, one of the nation's fastest-growing active-adult communities.

Strategically positioned along Buenos Aires Boulevard, the property offers excellent visibility, convenient access, and close proximity to UF Health Spanish Plains Hospital, formerly The Villages Regional Hospital, as well as numerous medical practices and healthcare providers.

Available October 1, 2026, the property is offered with a generous \$60,000 tenant improvement allowance, providing flexibility for a new tenant to customize the space to meet its specific operational needs.

The existing medical buildout is thoughtfully designed to support efficient patient flow and includes:

- Six exam rooms
- One private office
- Nurses' station
- Two restrooms
- Reception and check-in/check-out area
- Break room
- Procedure room
- Recovery room

This turnkey opportunity is ideally suited for a physician practice, specialty medical provider, outpatient healthcare user, or professional office tenant seeking a highly visible, well-located facility within The Villages.

LOCATION DESCRIPTION

The property is strategically positioned in the heart of The Villages®, one of the nation's fastest-growing and most established active-adult communities.

The property offers excellent visibility and convenient access along heavily traveled Buenos Aires Boulevard. It is less than five minutes from UF Health Spanish Plains Hospital and is surrounded by a strong concentration of medical practices, healthcare providers, senior living communities, retail centers, restaurants, and residential neighborhoods.

Its central location provides easy connectivity throughout The Villages and the surrounding communities of Lady Lake, Fruitland Park, and Wildwood. With strong area demographics, ample parking, and proximity to major healthcare corridors, this location is ideally suited for medical, dental, therapy, outpatient healthcare, or professional office users.

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PROPERTY DETAILS

LEASE RATE	NEGOTIABLE
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LOCATION INFORMATION

BUILDING NAME	Medical Office Building
STREET ADDRESS	1503 Buenos Aires Boulevard #150
CITY, STATE, ZIP	The Villages, FL 32159
COUNTY	Sumpter
MARKET	The Villages
SUB-MARKET	Lady Lake
CROSS-STREETS	Buenos Aires Blvd & El Camino Real
TOWNSHIP	18
RANGE	23
SECTION	01
SIDE OF THE STREET	North
SIGNAL INTERSECTION	Yes
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	0.4 Miles to US 441
NEAREST AIRPORT	26.2 Miles to Ocala International Airport, 66 Miles to Orlando International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	19 / PROFESSIONAL OFFICE BUILDING
LOT SIZE	4,108 SF
APN #	D01J200I
LOT FRONTAGE	64 ft
LOT DEPTH	62 ft
CORNER PROPERTY	No
TRAFFIC COUNT	15100
TRAFFIC COUNT STREET	El Camino Real
WATERFRONT	No
THOMAS GUIDE PAGE #	21
POWER	Yes

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PROPERTY DETAILS

LEASE RATE	NEGOTIABLE
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BUILDING INFORMATION

BUILDING SIZE	3,264 SF
BUILDING CLASS	B
TENANCY	Single
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	3,264 SF
YEAR BUILT	2008
GROSS LEASABLE AREA	3,264 SF
CONSTRUCTION STATUS	Existing
FRAMING	Concrete Block
CONDITION	Good
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
WALLS	Concrete Block
FOUNDATION	slab
EXTERIOR WALLS	Concrete Block
MEZZANINE	N/A
OFFICE BUILDOUT	Medical

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface

UTILITIES & AMENITIES

HANDICAP ACCESS	Yes
ELEVATORS	0
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	yes

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LEASE SPACES



LEASE INFORMATION

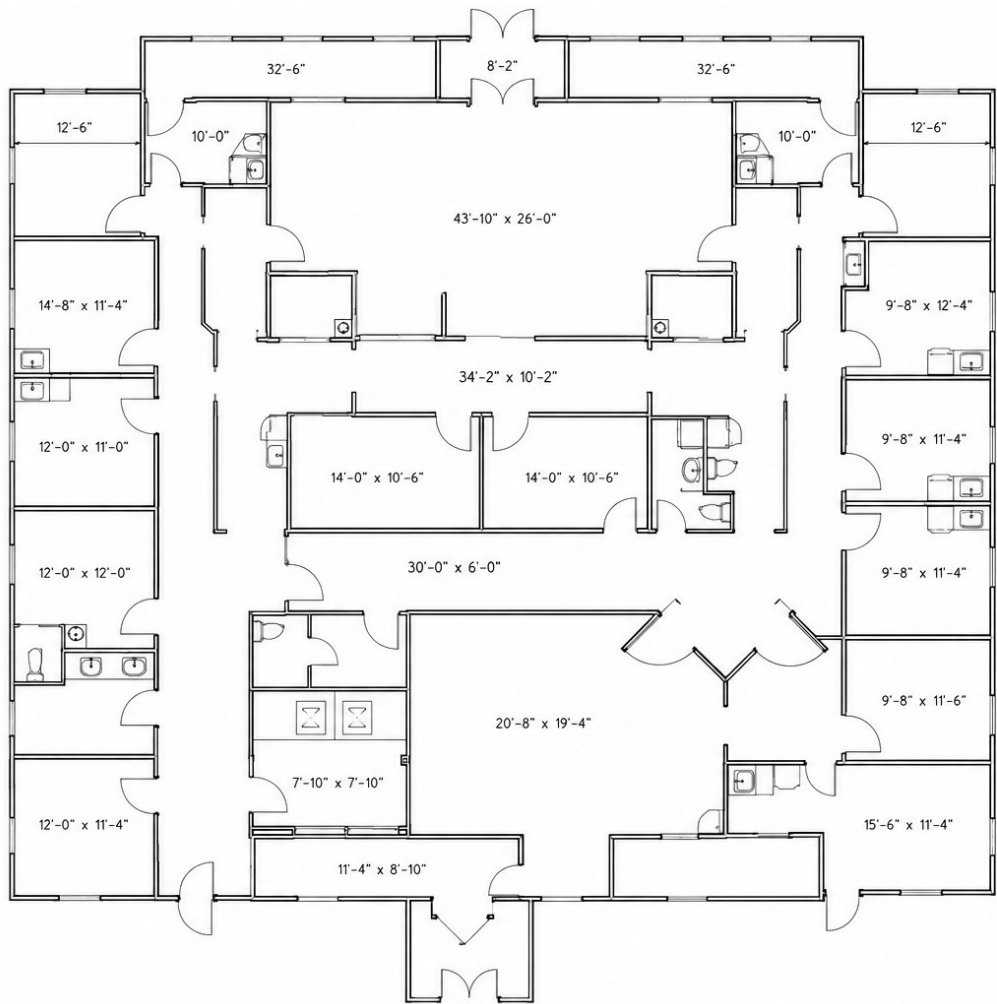
LEASE TYPE:	NNN	LEASE TERM:	72 months
TOTAL SPACE:	3,264 SF	LEASE RATE:	Negotiable

AVAILABLE SPACES
SUITE

	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1503 Buenos Aires Blvd, Building 150	Available	3,264 SF	NNN	Negotiable

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FLOOR PLAN



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**1503 Buenos Aires Blvd
Suite 150
Lady Lake, FL 32159**

Oral And
Maxillofacial
Surgery Center

Freedom Pointe
at The Villages
Assisted living facility

Freedom Pointe
at The Villages
Retirement community

PREMIER
MEDICAL

Orlando
Health
Medical Group

The Villages
Healthcare
Center

UFHealth
UNIVERSITY OF FLORIDA HEALTH

Publix

Walgreens

FIRST WATCH
THE DAYTIME CAFE

CHASE

LOWE'S

DUNKIN' DONUTS
AMERICA'S FINEST DONUTS

DENNY'S

K

El Camino Real

Buenos Aires Blvd

27

Google Earth

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AERIAL MAP



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GAIL BOWDEN

Senior Investment Advisor

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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

- SOLD | Medical Office Building | Mount Dora, FL | \$16,300,000
- SOLD | Storage | Sarasota, FL | \$12,100,000

SVN | Commercial Advisory Group

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