



LEASE

MOB/Office Opportunity - Venice

435 COMMERCIAL COURT

Venice, FL 34292

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
NUMBER OF UNITS:	4
AVAILABLE SF:	5,554 SF
LOT SIZE:	1.26 Acres
BUILDING SIZE:	18,078 SF
YEAR BUILT:	2007
YEAR RENOVATED:	2023
ZONING:	CHI (Commercial Highway Interchange)

PROPERTY DESCRIPTION

5,554 SQFT of premium medical office space available for lease. This space includes an attractive reception area, several private offices, examination rooms, storage areas, bathrooms, and open spaces for rehabilitation services. Ideally suited for a medical group looking to establish a presence along the I-75 corridor, providing convenient access to patients in Venice and Sarasota.

PROPERTY HIGHLIGHTS

- Medical use established building
- Technically advanced building
- Covered drop off area
- Solid concrete structure
- Close to retail & restaurants
- I-75 Access off Jacaranda Blvd.

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PROPERTY DETAILS

LEASE RATE	\$22.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	MOB/Office Opportunity - Venice
STREET ADDRESS	435 Commercial Court
CITY, STATE, ZIP	Venice, FL 34292
COUNTY	Sarasota
MARKET	Venice
SUB-MARKET	SW Florida
CROSS-STREETS	Jacaranda Boulevard & I-75
TOWNSHIP	38
RANGE	19
SECTION	03
SIDE OF THE STREET	West
SIGNAL INTERSECTION	No
ROAD TYPE	Highway Interchange
MARKET TYPE	Large
NEAREST HIGHWAY	I-75
NEAREST AIRPORT	Sarasota - Bradenton International (SRQ) & Venice Municipal Airport (VNC)

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	CHI - Commercial Highway Interchange
LOT SIZE	1.26 Acres
APN #	0400 09 0004
LOT FRONTAGE	301 ft
LOT DEPTH	331 ft
CORNER PROPERTY	No
TRAFFIC COUNT	28000
TRAFFIC COUNT STREET	Jacaranda
WATERFRONT	No
POWER	Yes

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PROPERTY DETAILS

LEASE RATE	\$22.00 SF/YR
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BUILDING INFORMATION

BUILDING SIZE	18,078 SF
NOI	\$228,058.00
CAP RATE	6.52
BUILDING CLASS	A
OCCUPANCY %	65.0%
TENANCY	Multiple
NUMBER OF FLOORS	3
AVERAGE FLOOR SIZE	5,700 SF
YEAR BUILT	2007
YEAR LAST RENOVATED	2014
GROSS LEASABLE AREA	15,104 SF
LOAD FACTOR	1.16
CONSTRUCTION STATUS	Existing
FRAMING	Cement and steel structural column
CONDITION	Excellent
ROOF	Built up tar and gravel - Low Pitch Shed Roof
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
WALLS	Drywall
CEILINGS	Drop Ceiling
FLOOR COVERINGS	Carpet, Wood, Ceramic Tile
FOUNDATION	Concrete Slab
EXTERIOR WALLS	Concrete Block
MEZZANINE	N/A

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PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
PARKING RATIO	4.9
NUMBER OF PARKING SPACES	74

UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
ELEVATORS	2
NUMBER OF ELEVATORS	2
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	Heat & Air Conditioning, Ducted or Packaged
BROADBAND	Cable
LANDSCAPING	New

LEASE SPACES



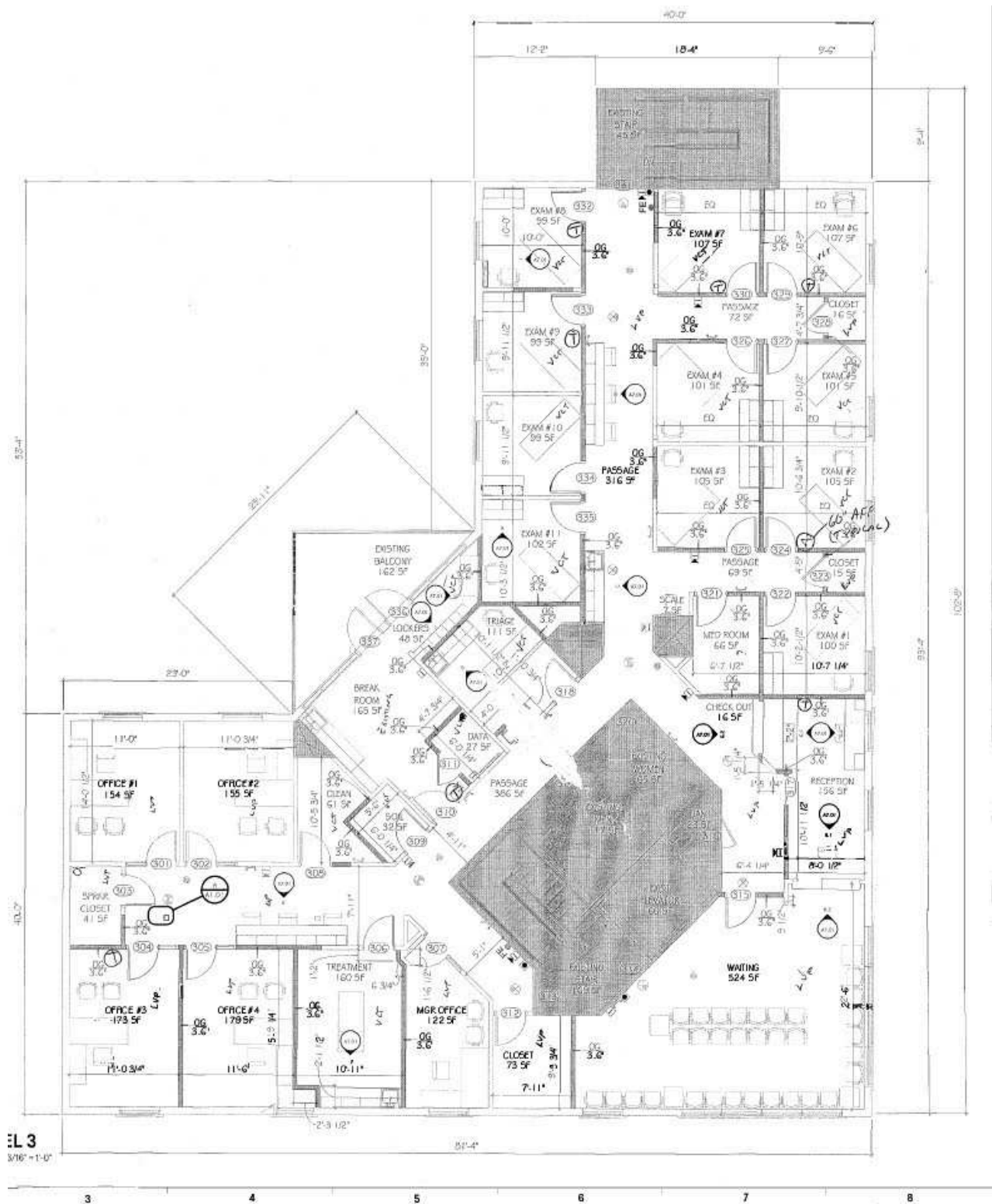
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	5,554 SF	LEASE RATE:	\$22.00 SF/yr

AVAILABLE SPACES				
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 300	Available	5,554 SF	NNN	\$22.00 SF/yr

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ADDITIONAL PHOTOS



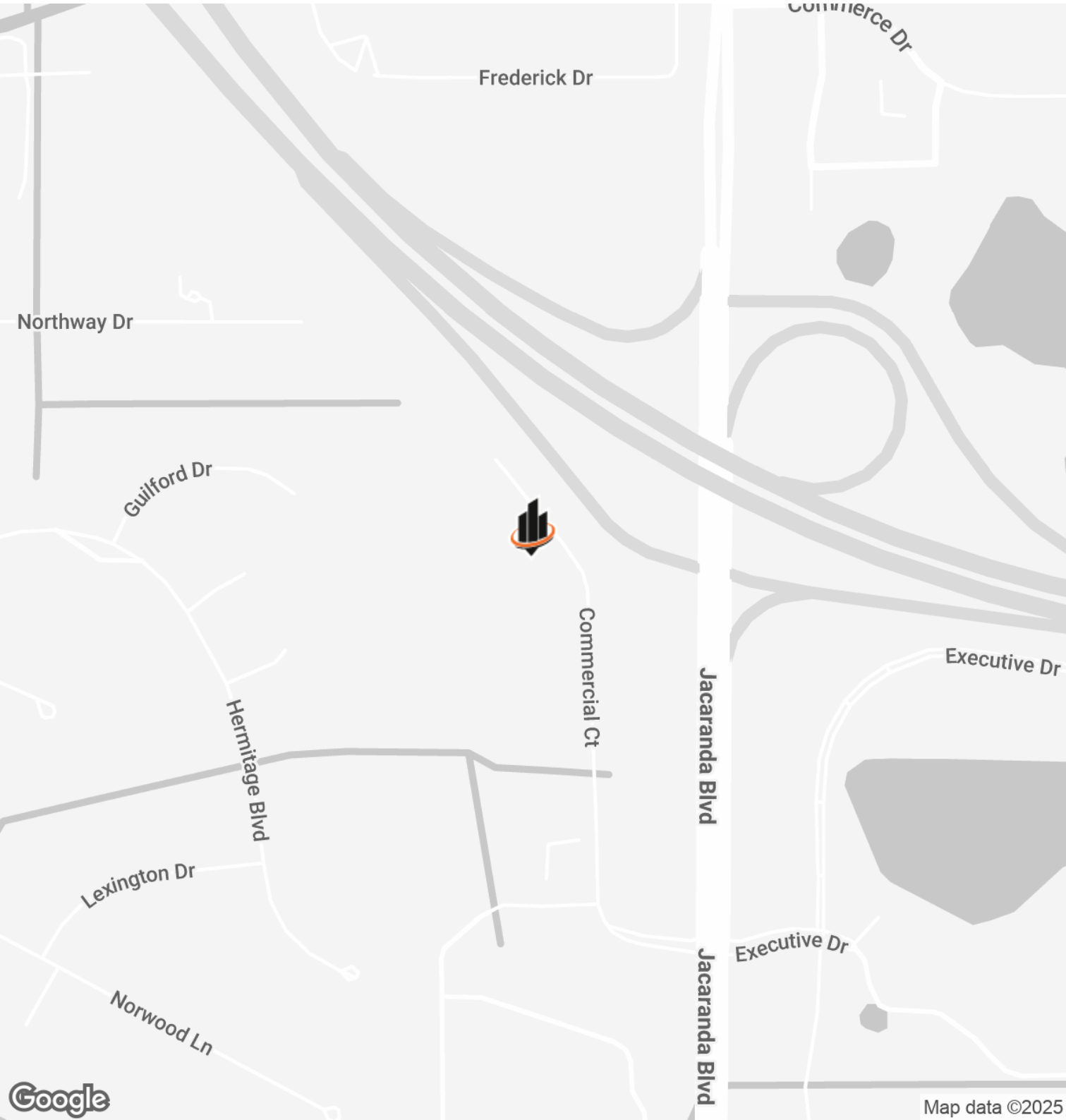
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AERIAL MAP



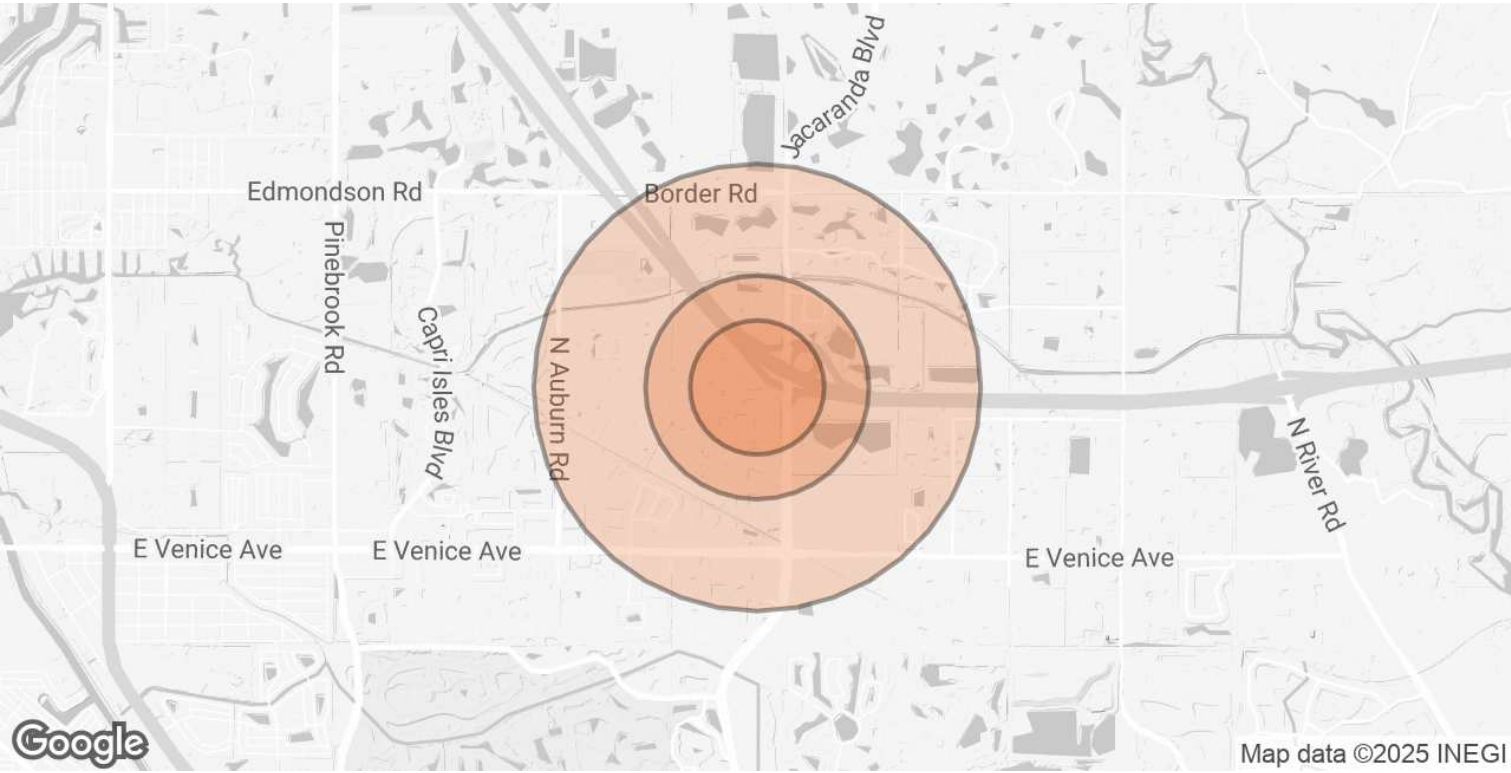
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	152	644	2,709
AVERAGE AGE	60	58	60
AVERAGE AGE (MALE)	59	58	59
AVERAGE AGE (FEMALE)	60	59	61

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	70	297	1,298
# OF PERSONS PER HH	2.2	2.2	2.1
AVERAGE HH INCOME	\$122,407	\$121,280	\$118,341
AVERAGE HOUSE VALUE	\$513,412	\$514,110	\$505,994

Demographics data derived from AlphaMap

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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

- 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

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