



LEASE

11509 Palmbrush Trail

11509 PALMBRUSH TRL

Lakewood Ranch, FL 34202

PRESENTED BY:

GAIL BOWDEN

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BEN GRAHAM

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PROPERTY SUMMARY



VIDEO

360° VIRTUAL TOUR

OFFERING SUMMARY

LEASE RATE:	\$31.00 SF/yr (NNN)
AVAILABLE SF:	2,000 - 4,080 SF
LOT SIZE:	72,307 SF
BUILDING SIZE:	17,292 SF
ZONING:	PD-MU

PROPERTY HIGHLIGHTS

- Prime location in the heart of Lakewood Ranch, one of the region’s most desirable locations
- Ideal for medical, or professional office use
- Surrounded by medical, office, retail, and dining amenities
- Excellent visibility and accessibility off State Road 70
- Ample parking
- Signage on the building available (additional cost)

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Introducing an outstanding opportunity to lease modern office or medical space in one of Lakewood Ranch's most sought-after locations. This property combines prime visibility with contemporary amenities, offering the perfect environment for healthcare providers, professionals, or growing businesses. Set in a vibrant and thriving community, it's designed to support both productivity and a professional image. Don't miss the chance to elevate your business in a space that truly stands out.

<https://my.matterport.com/show/?m=8RgXxDoSUhp&brand=0>

LOCATION DESCRIPTION

Conveniently situated just off State Road 70 in the heart of the vibrant Lakewood Ranch community, this property offers exceptional visibility and accessibility. Surrounded by a thriving mix of office, medical, retail, and dining establishments, it's ideally positioned for a wide range of professional uses. Located just 3.7 miles from Lakewood Ranch Medical Center—recognized as one of America's safest hospitals—and only 2 miles from I-75, this location ensures easy access for clients, patients, and employees alike.

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PROPERTY DETAILS

LEASE RATE	\$31.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	11509 Palmbrush Trail
STREET ADDRESS	11509 Palmbrush Trl
CITY, STATE, ZIP	Lakewood Ranch, FL 34202
COUNTY	Manatee
MARKET	Lakewood Ranch
SUB-MARKET	Sarasota
CROSS-STREETS	SR 70 & Palmbrush Trl
TOWNSHIP	35
RANGE	19
SECTION	20
SIDE OF THE STREET	North
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	0 Miles to SR 70
NEAREST AIRPORT	12.8 Miles to Sarasota Bradenton International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	PD-MU
LOT SIZE	72,307 SF
APN #	584185609
LOT FRONTAGE	233 ft
LOT DEPTH	279 ft
CORNER PROPERTY	No
TRAFFIC COUNT	40000
TRAFFIC COUNT STREET	SR 70
WATERFRONT	No
THOMAS GUIDE PAGE #	23
POWER	Yes

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BUILDING INFORMATION

BUILDING SIZE	17,292 SF
BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	2007
GROSS LEASABLE AREA	17,292 SF
CONSTRUCTION STATUS	Existing
FRAMING	Concrete Block
CONDITION	Excellent
ROOF	Steel Truss - Sheet Metal
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
FOUNDATION	Slab

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
PARKING RATIO	4.95
NUMBER OF PARKING SPACES	85

UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	1
CENTRAL HVAC	Yes
RESTROOMS	1 with shower

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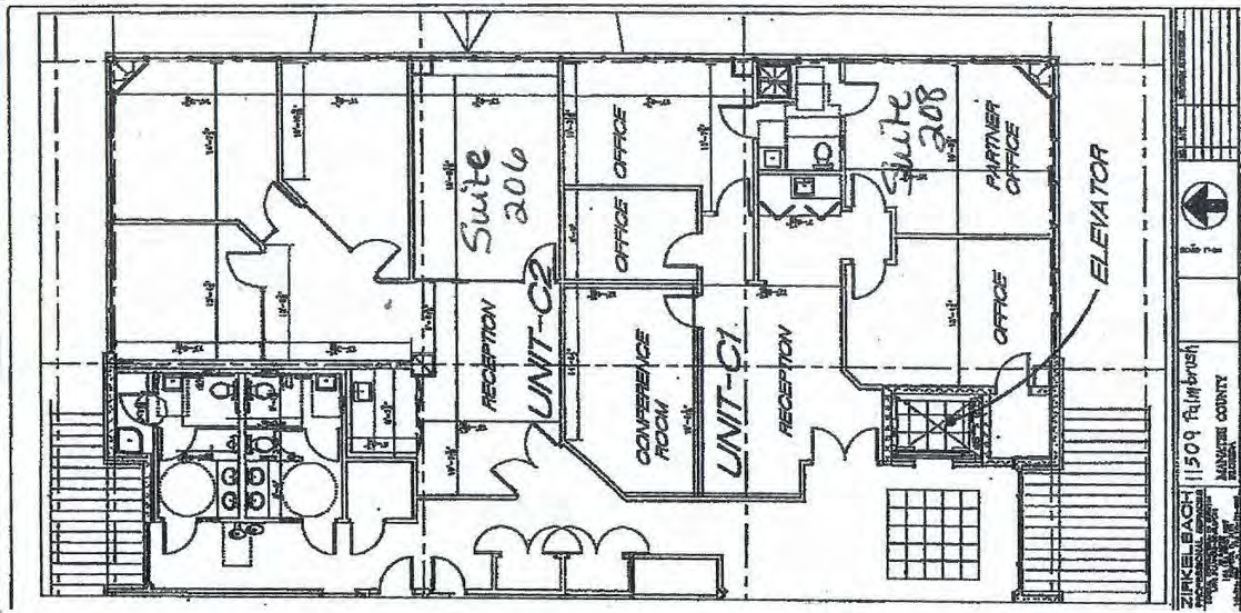
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FLOOR PLAN



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	2,000 - 4,080 SF	LEASE RATE:	\$31.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2nd floor office space	Available	2,000 - 4,080 SF	NNN	\$31.00 SF/yr

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ADDITIONAL PHOTOS



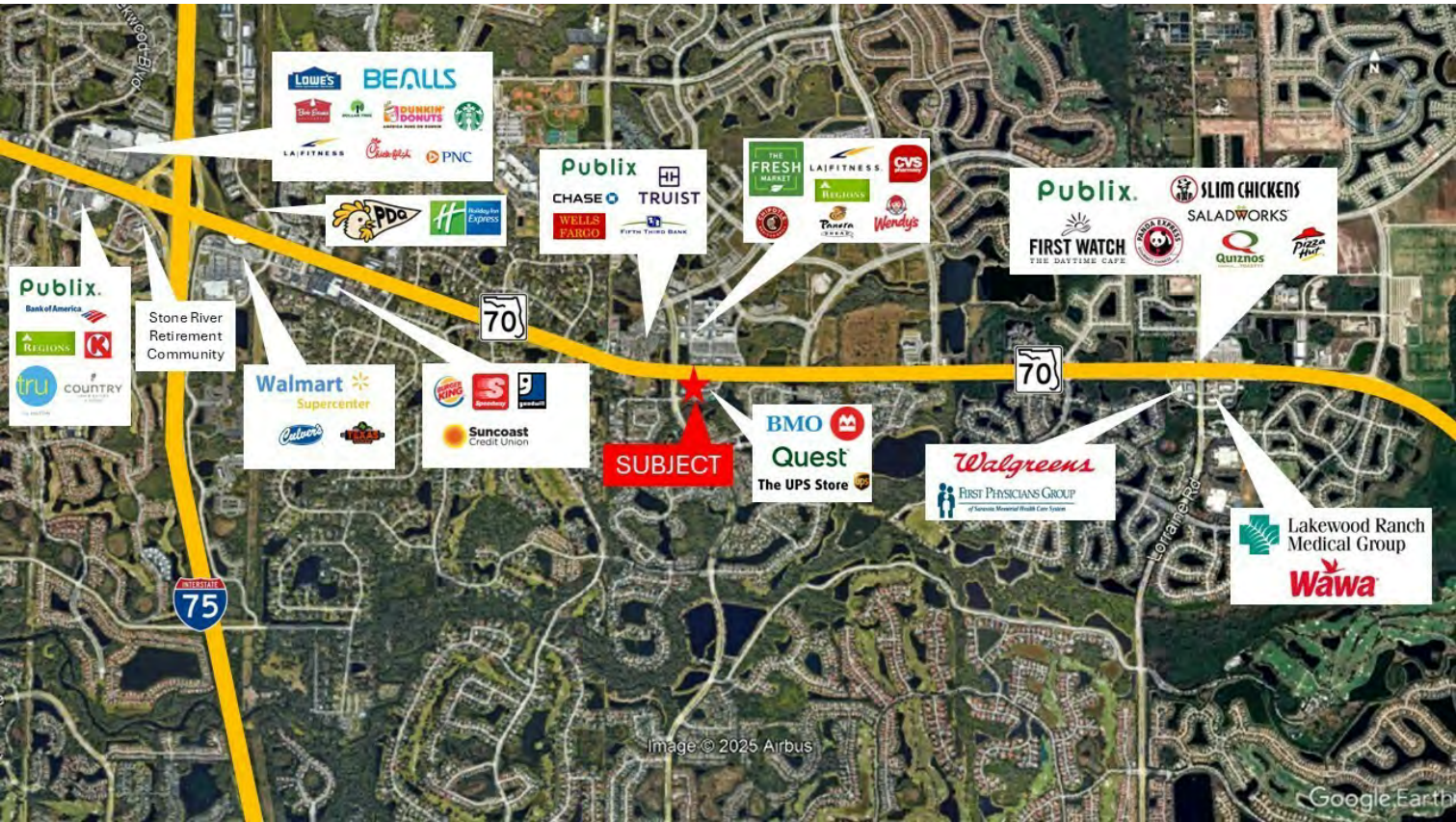
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AERIAL MAP



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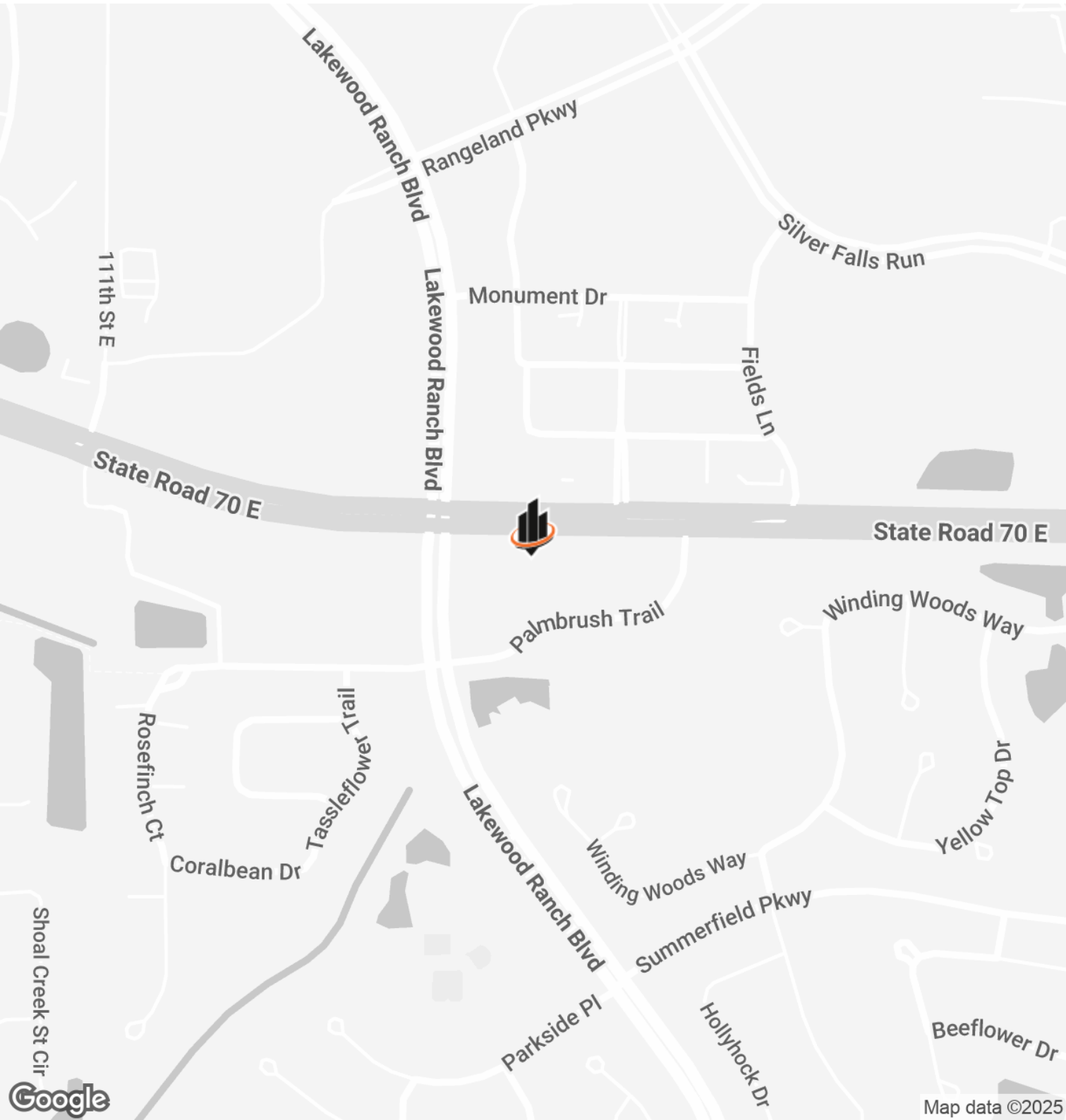
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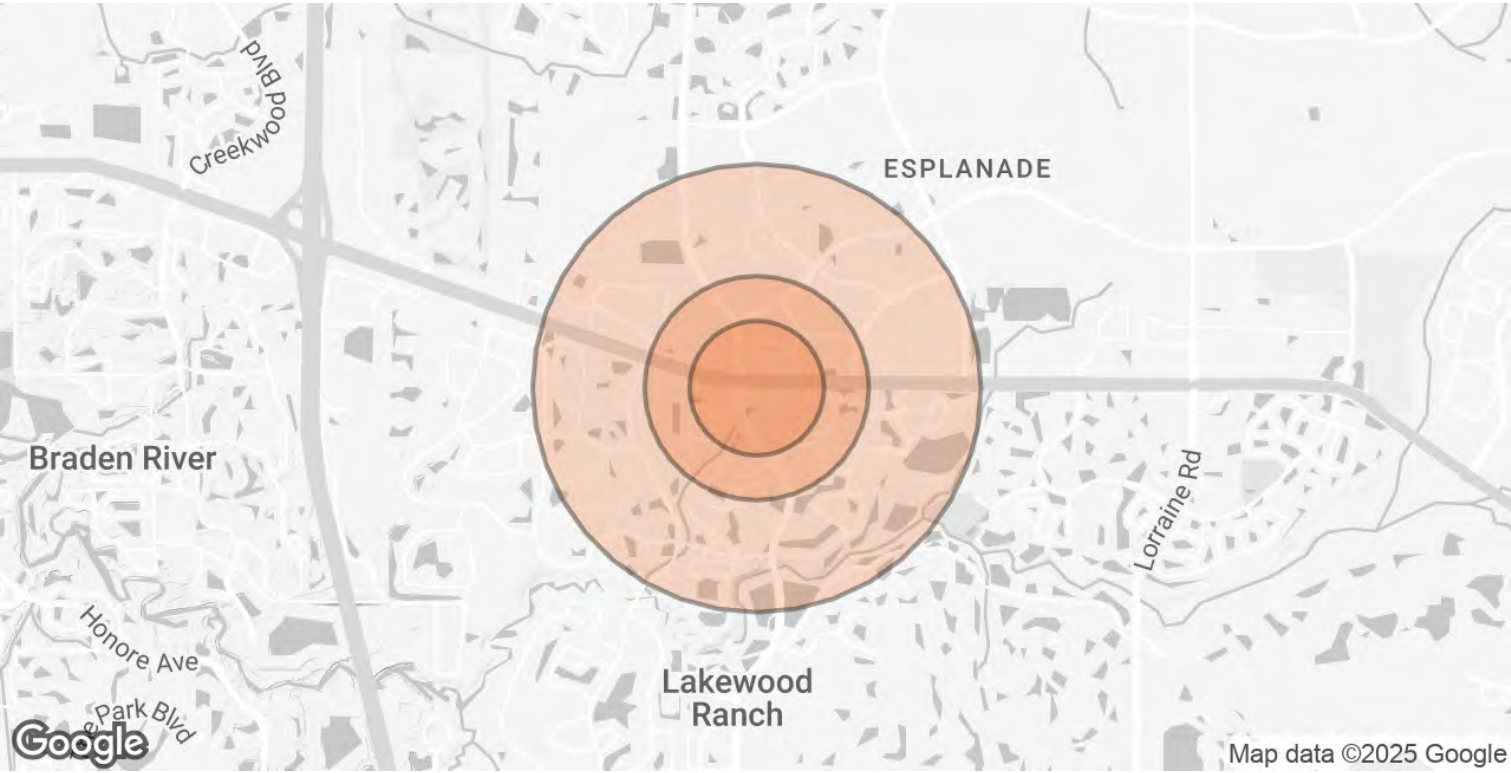
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	467	1,686	6,444
AVERAGE AGE	45	45	44
AVERAGE AGE (MALE)	44	44	43
AVERAGE AGE (FEMALE)	46	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	185	669	2,617
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$141,528	\$143,603	\$144,300
AVERAGE HOUSE VALUE	\$517,313	\$518,814	\$567,380

Demographics data derived from AlphaMap

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ADVISOR BIO 1



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 sf | 10 Year Lease
- LEASED | Bradenton, FL | Medical Office Building | 13,122 sf | 5 Year Lease

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ADVISOR BIO 2



BEN GRAHAM

Senior Advisor

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PROFESSIONAL BACKGROUND

As a United States Marine Corps Veteran, Ben learned the value of honor, courage, and commitment early in life and these core values have influenced all aspects of his business career. His passion for client care and providing the highest levels of service create a genuine trust in his business relationships.

In addition to his service in the military, Ben has excelled in several of Florida's top firms. The Ritz Carlton, PGA Fed-Ex Tour VIP - Sponsorship Sales, Executive Level Advertising Sales and was consistently in the Top Sales Agents for Michael Saunders & Co.

His honest and professional approach to the clientele he works with creates a sense of confidence that translates into continued business and mutually beneficial relationships.

Travel, friends, volunteering, golf, beaches, and musical entertainment are a few of his favorite pastimes. Living in Southwest Florida for the past 21 years, and working throughout the state of Florida, gives his clients a unique advantage and understanding of the Florida market.

SVN | Commercial Advisory Group

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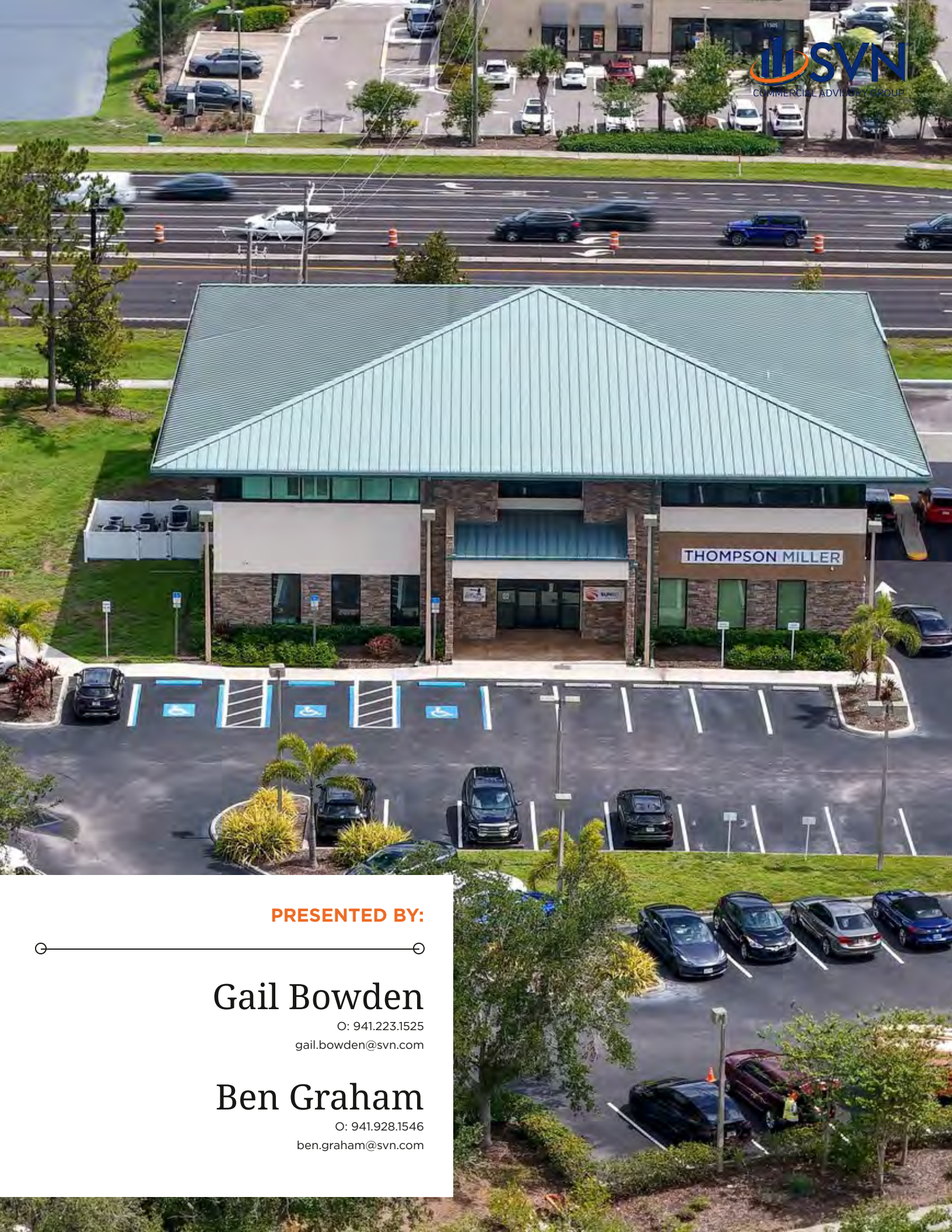
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