



DENTAL/MEDICAL/ PROFESSIONAL OFFICE FOR LEASE

321 NOKOMIS AVE UNIT C
VENICE, FL 34285

Brad Lindberg
Senior Investment Advisor
941.356.0338
brad.lindberg@svn.com



PROPERTY INFORMATION

3

Property Summary
Property Description
Complete Highlights
Additional Photos

LOCATION INFORMATION

8

Regional Map
Location Maps
Aerial Map

ADVISOR BIOS

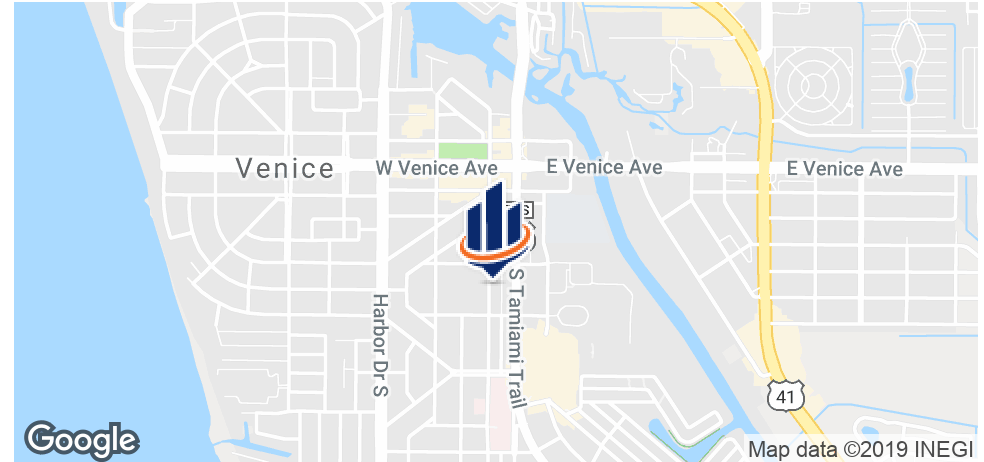
12

Advisor Bio & Contact 1
Back Page

1 PROPERTY INFORMATION

321 Nokomis Ave Unit C
Venice, FL 34285

Property Summary



OFFERING SUMMARY

Available SF:	1000
Lease Rate:	\$14.50 NNN
Lot Size:	0 Acres
Building Size:	5,000 SF
Zoning:	OPI
Market:	Venice
Submarket:	Northport

PROPERTY OVERVIEW

Set up as a Dental Office, but could easily be a medical office or professional office for an attorney, accountant, etc.

PROPERTY HIGHLIGHTS

- Ideal location for a practice wanting to expand into the Venice market
- Close working relationship with Dentist/Owner of adjacent practice for back-up
- Downtown Venice adjacent to Library and Art Center
- Space is set-up with plumbing and Suction Equipment for dental Practice
- Attractive atrium areas outside of treatment rooms for soothing patient comfort
- Perfect set-up for "New" start-up practice needing to have support form a seasoned Dentist

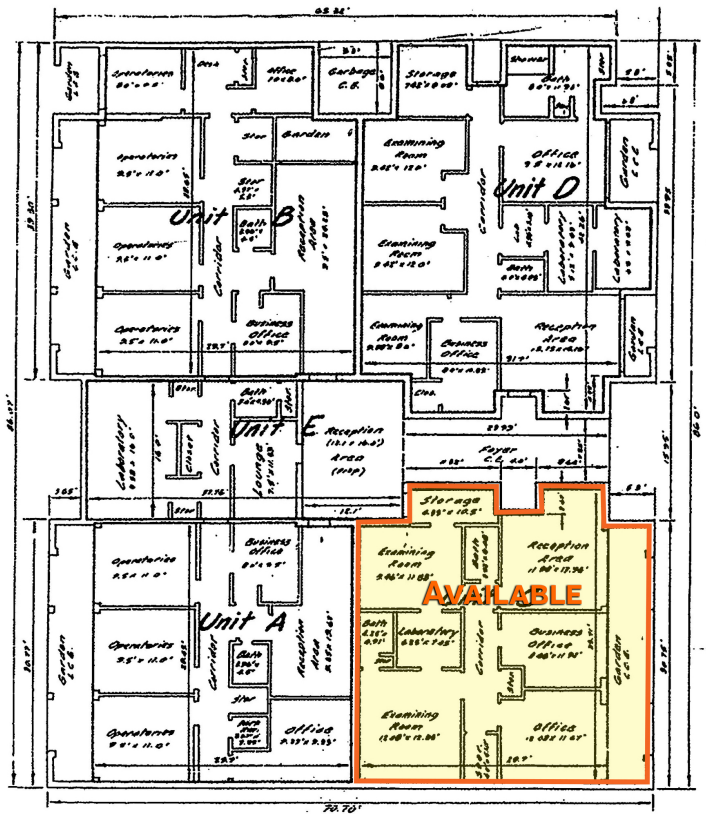
Property Description

PROPERTY OVERVIEW

Set up as a Dental Office, but could easily be a medical office or professional office for an attorney, accountant, etc.

LOCATION OVERVIEW

One Block West of U.S. 41 between Milan and Turin



Complete Highlights

LEASE HIGHLIGHTS

- Ideal location for a practice wanting to expand into the Venice market
- Close working relationship with Dentist/Owner of adjacent practice for back-up
- Downtown Venice adjacent to Library and Art Center
- Space is set-up with plumbing and Suction Equipment for dental Practice
- Attractive atrium areas outside of treatment rooms for soothing patient comfort
- Perfect set-up for "New" start-up practice needing to have support form a seasoned Dentist



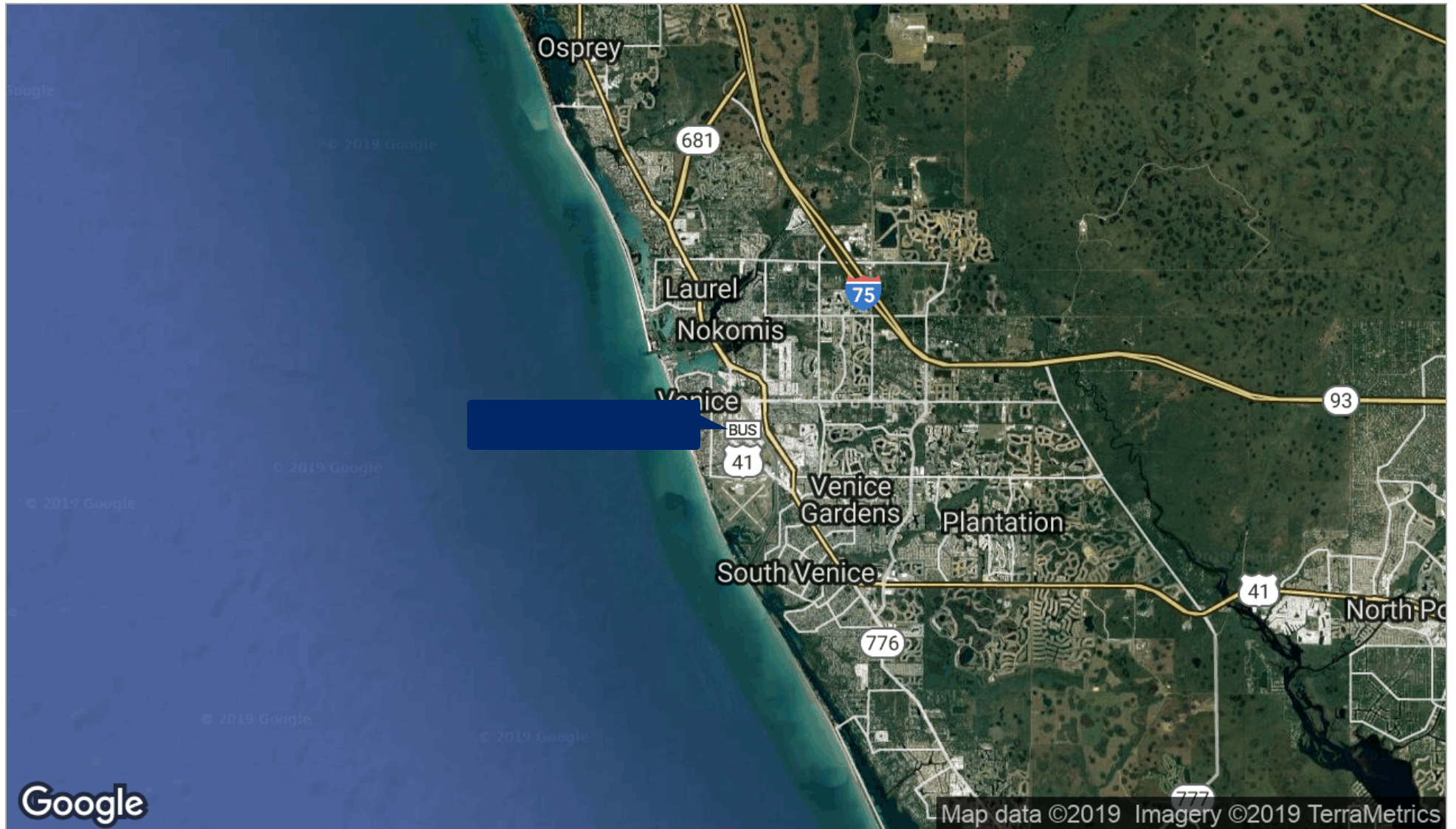
Additional Photos



2 LOCATION INFORMATION

321 Nokomis Ave Unit C
Venice, FL 34285

Regional Map

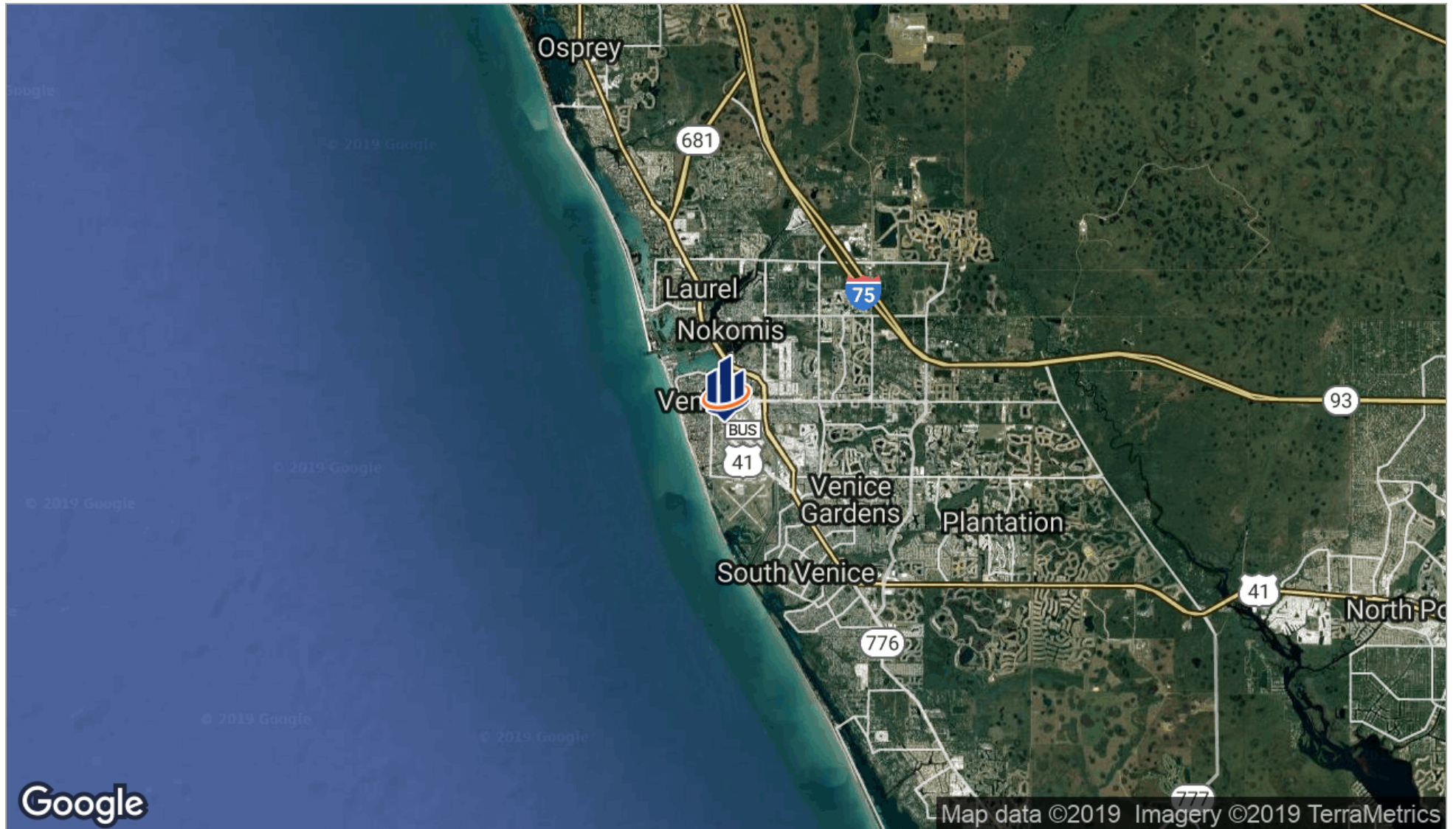


321 NOKOMIS AVE UNIT C VENICE, FL 34285

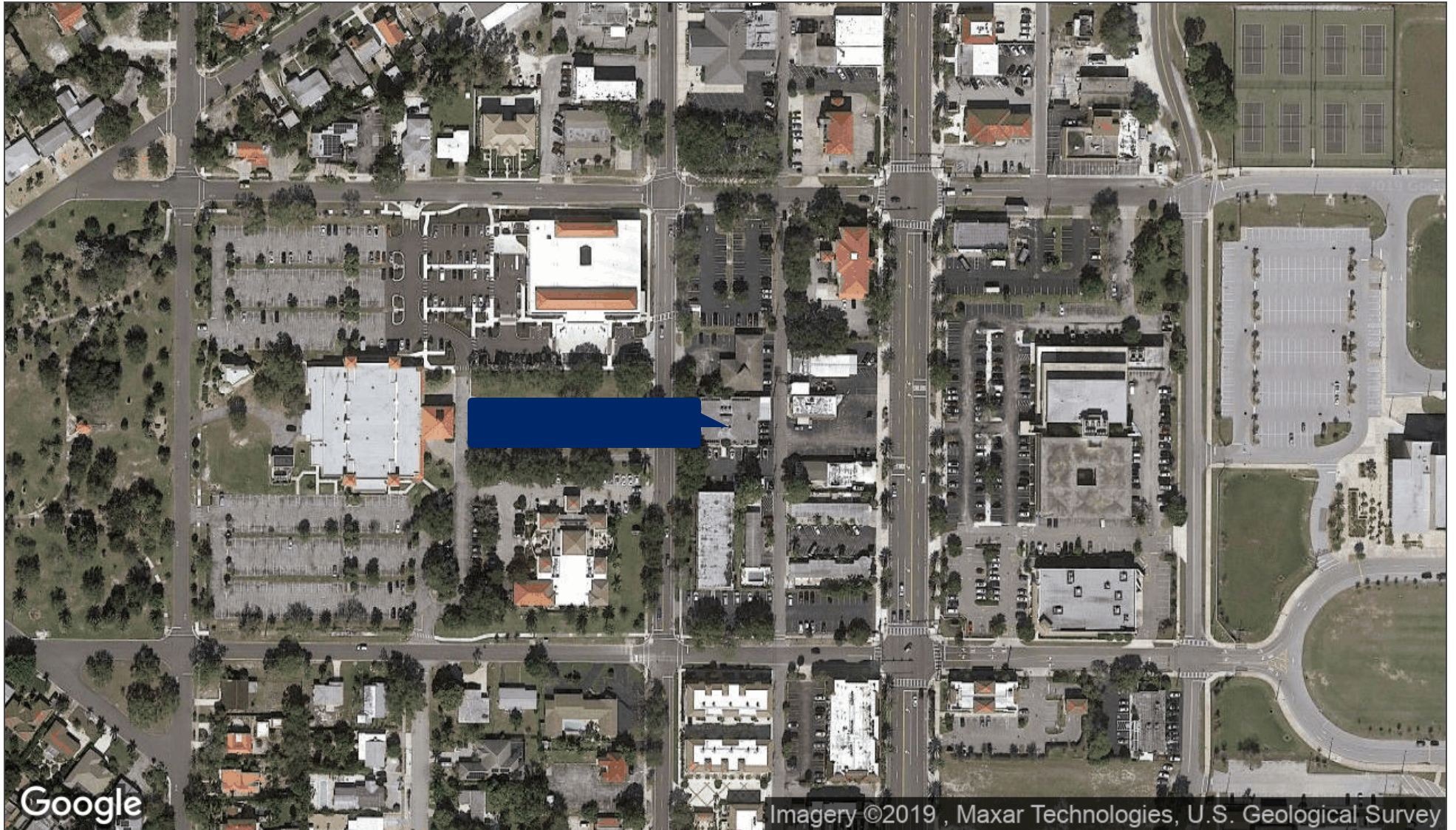
SVN | Commercial Advisory Group | Page 9

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Maps



Aerial Map



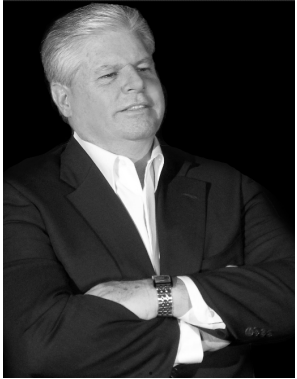
3 ADVISOR BIOS

321 Nokomis Ave Unit C
Venice, FL 34285

Advisor Bio & Contact 1

BRAD LINDBERG

Senior Investment Advisor



1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
T 941.356.0338
C 941.356.0338
brad.lindberg@svn.com
FL #BK3176823

PROFESSIONAL BACKGROUND

Understanding your real estate requirements is more than finding a property that you like. Understanding your business is the key to matching the functionality to your financial capabilities. It's more than just a place to operate your business. It's the key to your success.

Brad understands business. As a former business owner in Sarasota, he had to make the tough decisions to grow the business while operating within a budget. In the mid 1980's, the economy was still fragile, recovering from the recession of the late 70's. Decisions to invest were calculated and strategic. Survival meant anticipating the next barrier to success and having a plan to navigate effectively around it.

For twenty five years, as a senior executive and managing partner in an international telecommunications distribution company, Brad had responsibilities for operations, site evaluations, relocation's and business evaluations. For the last 11 years he has taken that valuable experience and applied it to the commercial real estate industry giving his clients a perspective to their business helping them make the solid decisions that is right for their business.

2013-2015 Sarasota Assoc. Realtors - Director
2012 President- Sarasota Assoc. Realtors - CID
2011 President - Sarasota Assoc. Realtors - CID
2011 Commercial Realtor of the Year - Sarasota Assoc. Realtor
2010 Vice President - Sarasota Assoc. Realtors - CID

EDUCATION

BS - Florida State University
Licensed Florida Real Estate Broker

MEMBERSHIPS & AFFILIATIONS

Sarasota Association of Realtors
Commercial Investment Division - SAR
Florida Association of Realtors
National Association of Realtors



1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
941.356.0338
suncoastsvn.com