



Offering Memorandum



Office Building Portfolio

SARASOTA, FL

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Property Information

PORTFOLIO SUMMARY

3003 S TAMIAMI TRL & 2020 ROSE ST

3003 S TAMIAMI TRL
SARASOTA, FL 34239

OFFERING SUMMARY

SALE PRICE: \$2,100,000

NUMBER OF BUILDINGS: 2

TOTAL SQ FT: 3,926 SQ FT

YEAR RENOVATED: 2025

TOTAL LOT SIZE: 0.61 Acres

PRICE / SF: \$534.90

MARKET: Sarasota

APN #: 0057040017
& 0057040019



PROPERTY SUMMARY

This exceptional two-property portfolio features 2020 Rose Street and 3003 S. Tamiami Trail, two beautifully renovated professional/medical office buildings located within Sarasota's highly sought-after Medical and Professional Corridor, just minutes from Sarasota Memorial Hospital and downtown Sarasota. Both assets are ideally situated next to each other, offering superior visibility, convenient access, and a strategic position along the U.S. 41 (Tamiami Trail) corridor—one of Sarasota's most active and recognizable commercial thoroughfares. The properties underwent complete renovations in mid-2025, showcasing modern finishes, upgraded systems, and thoughtfully designed layouts suitable for medical, professional, or general office use. Together, these assets present an outstanding opportunity for both investors and end users. The portfolio offers the flexibility to occupy one building for your own business operations while benefiting from income generated by the other, creating a powerful combination of owner-user functionality and investment stability in one of Florida's strongest growth markets.

PORTFOLIO HIGHLIGHTS

- Completely Renovated – Delivery August 2025
- Established Medical Corridor with strong tenant mix nearby
- Prime Location: Only ½ mile from Sarasota Memorial Hospital
- Excellent Visibility & Accessibility from U.S. 41/Tamiami Trail
- Ample On-Site Parking for staff and patients
- Close to Downtown Sarasota shops, dining, and services



2020 Rose St



3003 Tamiami Trail



PROPERTY DESCRIPTION

For Sale - Prime Office Property in Sarasota's Thriving Commercial Corridor

This premier office building offers a rare opportunity to own a high-visibility asset in one of Sarasota's most desirable business districts. Comprised of three individual units with flexible floor plans, the property is well-suited for a variety of professional uses. Positioned with direct access from U.S. 41, it features excellent exposure, convenient ingress/egress, and ample parking for tenants and visitors. Whether you're an owner-user seeking a prominent location or an investor looking for strong long-term potential, this property delivers exceptional value in a coveted Sarasota location.



PROPERTY SUMMARY

BUILDING SIZE:	2,652 SQ FT
# OF UNITS:	3
YEAR BUILT:	1949
YEAR RENOVATED:	2025
LAND SIZE:	0.42 Acres
ZONING:	OPB
APN #:	0057040017





PROPERTY DESCRIPTION

For Sale - Standalone Office/Medical Building with Prime U.S. 41 Frontage
±1,274 SF standalone building with one unit, offers exceptional visibility along high-traffic U.S. 41. With strong signage potential and a versatile layout, the property is well-suited for medical, professional office, or specialized use. Ideally positioned near Sarasota Memorial Hospital and a hub of healthcare providers, this location presents a prime opportunity for owner-users or investors alike.



PROPERTY SUMMARY

BUILDING SIZE:	1,274 SQ FT
# OF UNITS:	1
YEAR BUILT:	1949
YEAR RENOVATED:	2025
LAND SIZE:	0.19 Acres
ZONING:	OPB
APN #:	0057040019





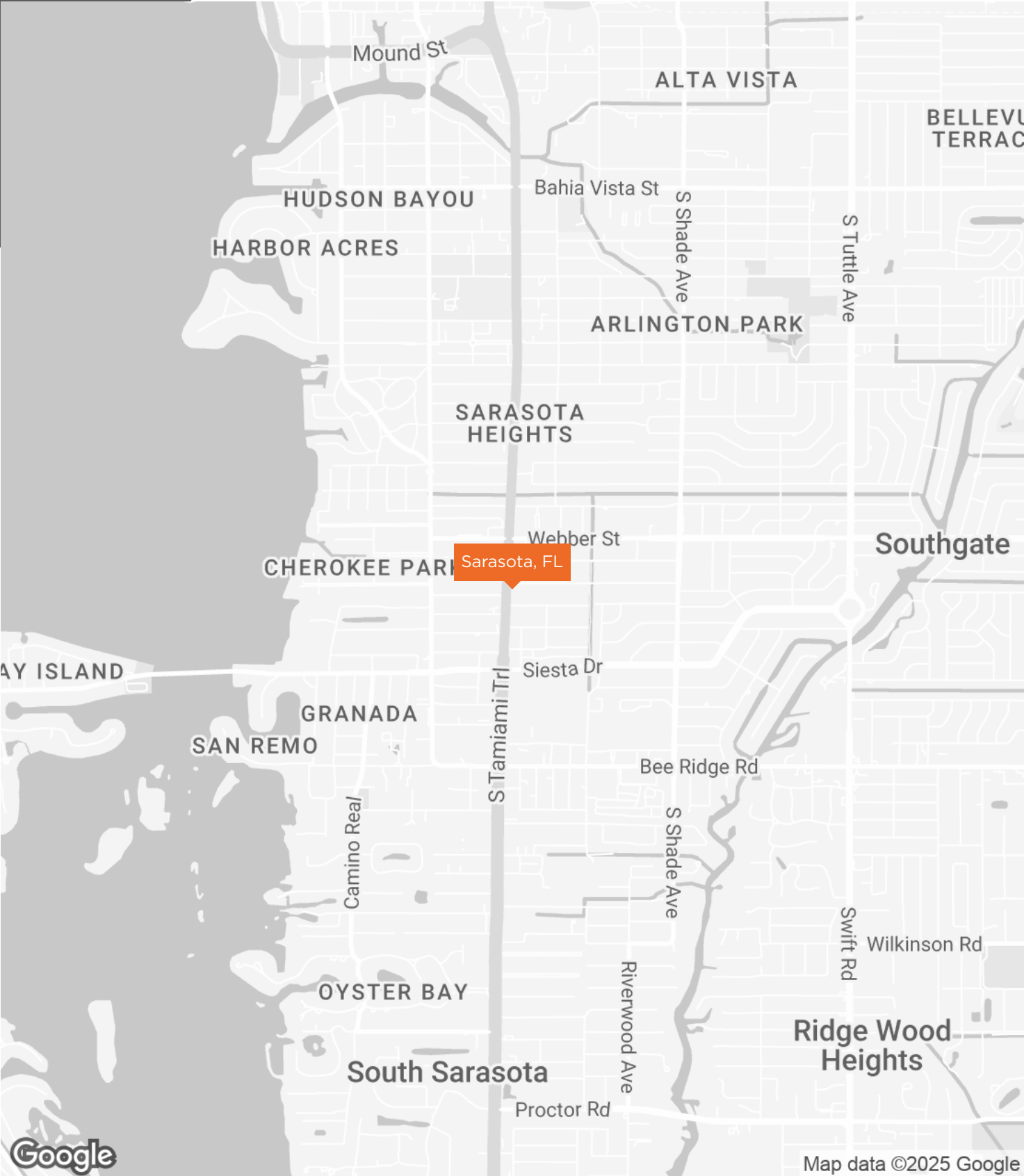
Location Information



LOCATION DESCRIPTION

Situated in the heart of Sarasota's well-known "Medical Corridor" and high-traffic U.S. 41 (Tamiami Trail) retail/office thoroughfare, this dual-asset portfolio benefits from exceptional accessibility, visibility and proximity to major regional employment, healthcare and lifestyle amenities.

REGIONAL MAP



AERIAL MAP

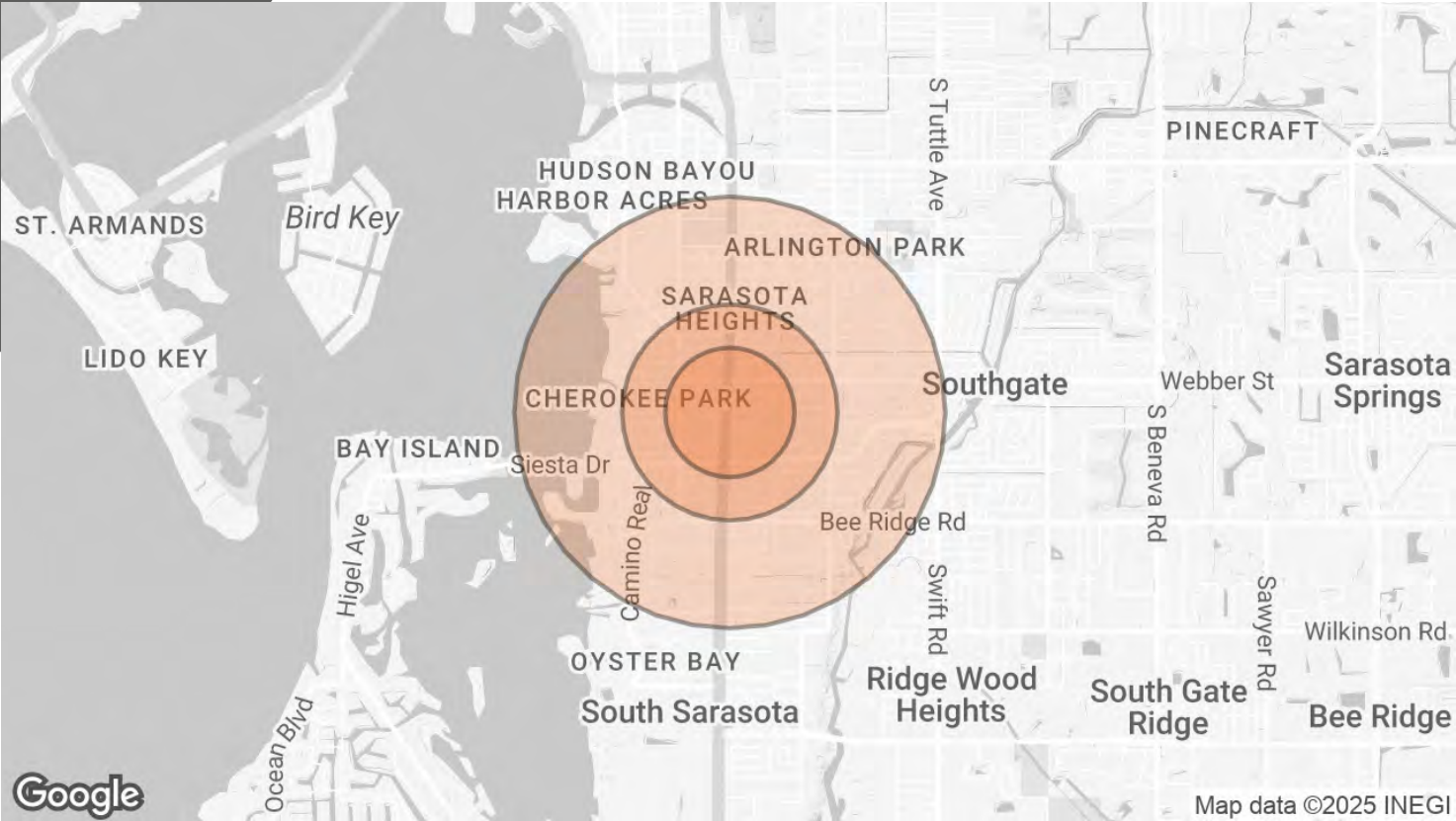






Demographics

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	731	2,466	9,095
AVERAGE AGE	49	49	48
AVERAGE AGE (MALE)	47	47	47
AVERAGE AGE (FEMALE)	50	50	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	351	1,153	4,144
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$130,546	\$134,460	\$118,888
AVERAGE HOUSE VALUE	\$764,155	\$797,305	\$714,577

Demographics data derived from AlphaMap



The Team

MEET THE TEAM



Gail Bowden

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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.

SVN | Commercial Advisory Group

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BEN GRAHAM

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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.

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Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

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