

SALE

Turn-Key Luxury Professional Office Space

3983 DESTINATION DR, UNIT A223 & A224

Osprey, FL 34229

PRESENTED BY:

BEN GRAHAM

O: 941.928.1546

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GAIL BOWDEN

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PROPERTY DESCRIPTION



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Elevate your brand at 3983 Destination Drive (Bay Street Towncenter, Osprey)—a refined second-level office/retail condominium in a walkable, amenity-rich setting along US-41. Ideal for a professional practice seeking a polished image, with the added flexibility of current lease income for ~1 more year or future owner-occupancy.

Completed in 2018, this property showcases a full custom build-out with upgraded electrical, premium flooring, modern plumbing, and high-end finishes throughout.

252 brand new luxury apartments with full amenities sit just behind the Town Center buildings.

Flexible path to value

Investment now: In-place tenant provides near-term income (lease details available upon request).

Owner-user next: Plan your move for post-lease occupancy (tenant rights apply).

LOCATION DESCRIPTION

Front-and-center in Osprey's Bay Street Towncenter, 3983 Destination Drive places your business at the signalized corner of US-41 (Tamiami Trail) and Bay Street—an easy, high-visibility address serving Sarasota's south county and the north Venice corridor. Daily conveniences, dining, and services are steps away within the Towncenter, with additional retail along US-41. Just minutes to area anchors and lifestyle amenities—Historic Spanish Point on Little Sarasota Bay, The Oaks Club, and the Casey Key/Intracoastal waterfront—this location offers a professional setting that clients and employees will love. Fast regional access via SR-681 (I-75 Exit 200) and Laurel Road (I-75 Exit 195) connects you to Sarasota, Venice, and the broader Tampa Bay market. Nearby healthcare and education hubs—including Sarasota Memorial Hospital-Venice—reinforce the site's appeal for professional and medical office users.

PARKING DESCRIPTION

Surface Open Parking

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PROPERTY SUMMARY



VIDEO

360° VIRTUAL TOUR

OFFERING SUMMARY

SALE PRICE:	\$1,049,000
NUMBER OF UNITS:	1
BUILDING SIZE:	2,410 SF
ZONING:	CG
YEAR BUILT:	2008
YEAR RENOVATED:	2018

PROPERTY HIGHLIGHTS

- Property Type: 2nd-level Office/Retail Condo (turn-key finishes; efficient layout for reception/showroom + private work areas)
- Zoning: CG – Commercial General (broad office/retail uses; buyer to verify specific use)
- Access: Convenient elevator and stair access
- Prominent Towncenter location just off US-41
- Ample open surface parking within the center
- Serves south Sarasota County and north Venice; walkable dining/services for clients and staff
- Medical/wellness, legal, financial, real estate, design studio, specialty showroom

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PROPERTY DETAILS

SALE PRICE	\$1,049,000
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LOCATION INFORMATION

BUILDING NAME	Turn-Key Luxury Professional Office Space
STREET ADDRESS	3983 Destination Dr, unit A223 & A224
CITY, STATE, ZIP	Osprey, FL 34229
COUNTY	Sarasota
MARKET	Osprey
SUB-MARKET	Sarasota
CROSS-STREETS	Destination Dr & Tamiami Trail
TOWNSHIP	38
RANGE	18
SECTION	10
SIDE OF THE STREET	South
SIGNAL INTERSECTION	No
ROAD TYPE	Highway
MARKET TYPE	Medium
NEAREST HIGHWAY	0 Miles to US 41
NEAREST AIRPORT	15.8 Miles to Sarasota Bradenton International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	CG
LOT SIZE	1 SF
APN #	0147022009
CORNER PROPERTY	No
TRAFFIC COUNT	45500
TRAFFIC COUNT STREET	HWY 41
WATERFRONT	No
THOMAS GUIDE PAGE #	38
POWER	Yes

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PROPERTY DETAILS

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BUILDING INFORMATION

BUILDING SIZE	2,410 SF
BUILDING CLASS	A
TENANCY	Single
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	2,410 SF
YEAR BUILT	2008
YEAR LAST RENOVATED	2018
GROSS LEASABLE AREA	2,410 SF
CONSTRUCTION STATUS	Existing
FRAMING	Concrete
CONDITION	Excellent
ROOF	Concrete Tile
NUMBER OF BUILDINGS	1
FOUNDATION	Slab
EXTERIOR WALLS	Concrete
MEZZANINE	N/A
OFFICE BUILDOUT	Modern/Farm House

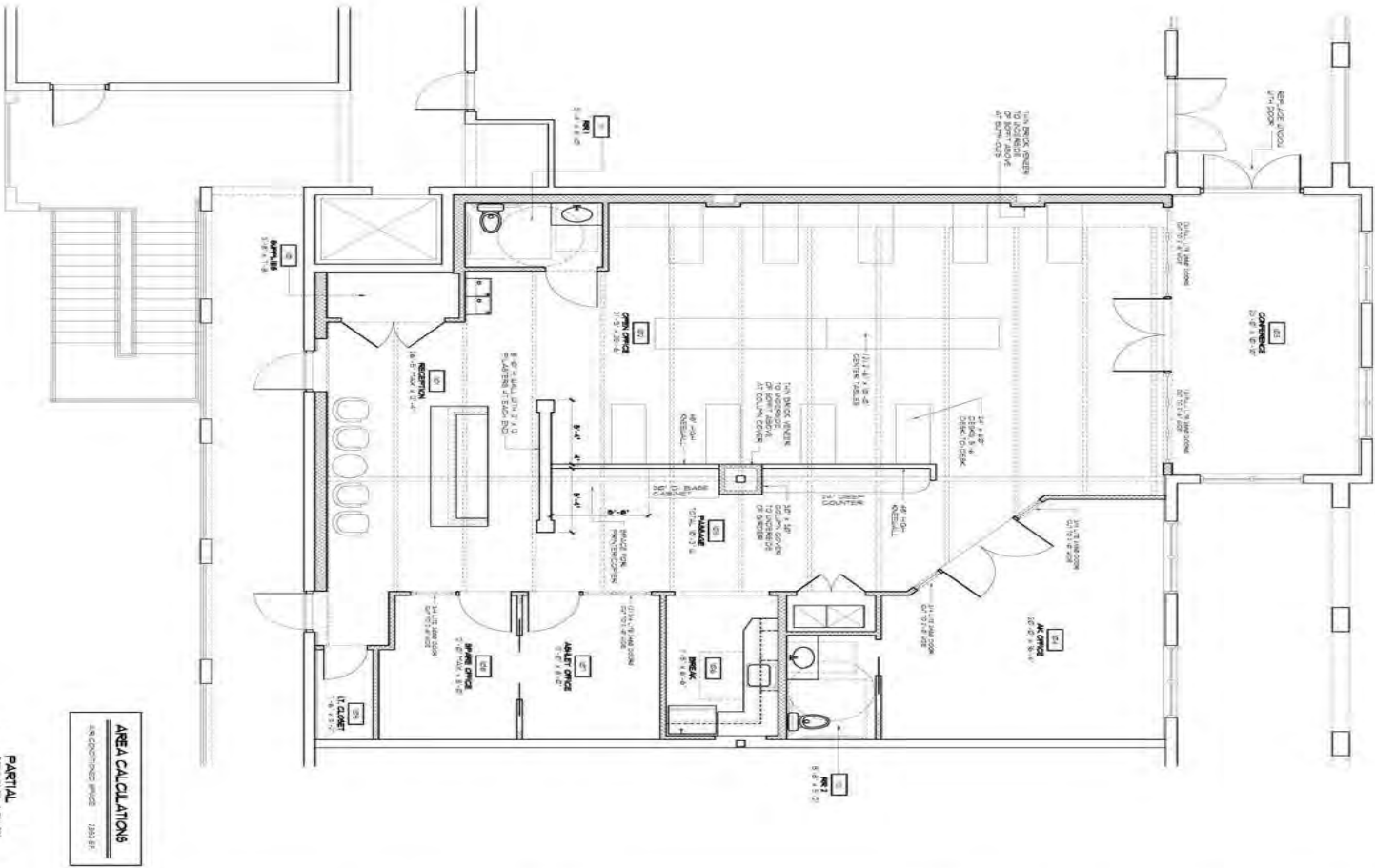
PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface

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FLOOR PLAN



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ADDITIONAL PHOTOS



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AERIAL MAP



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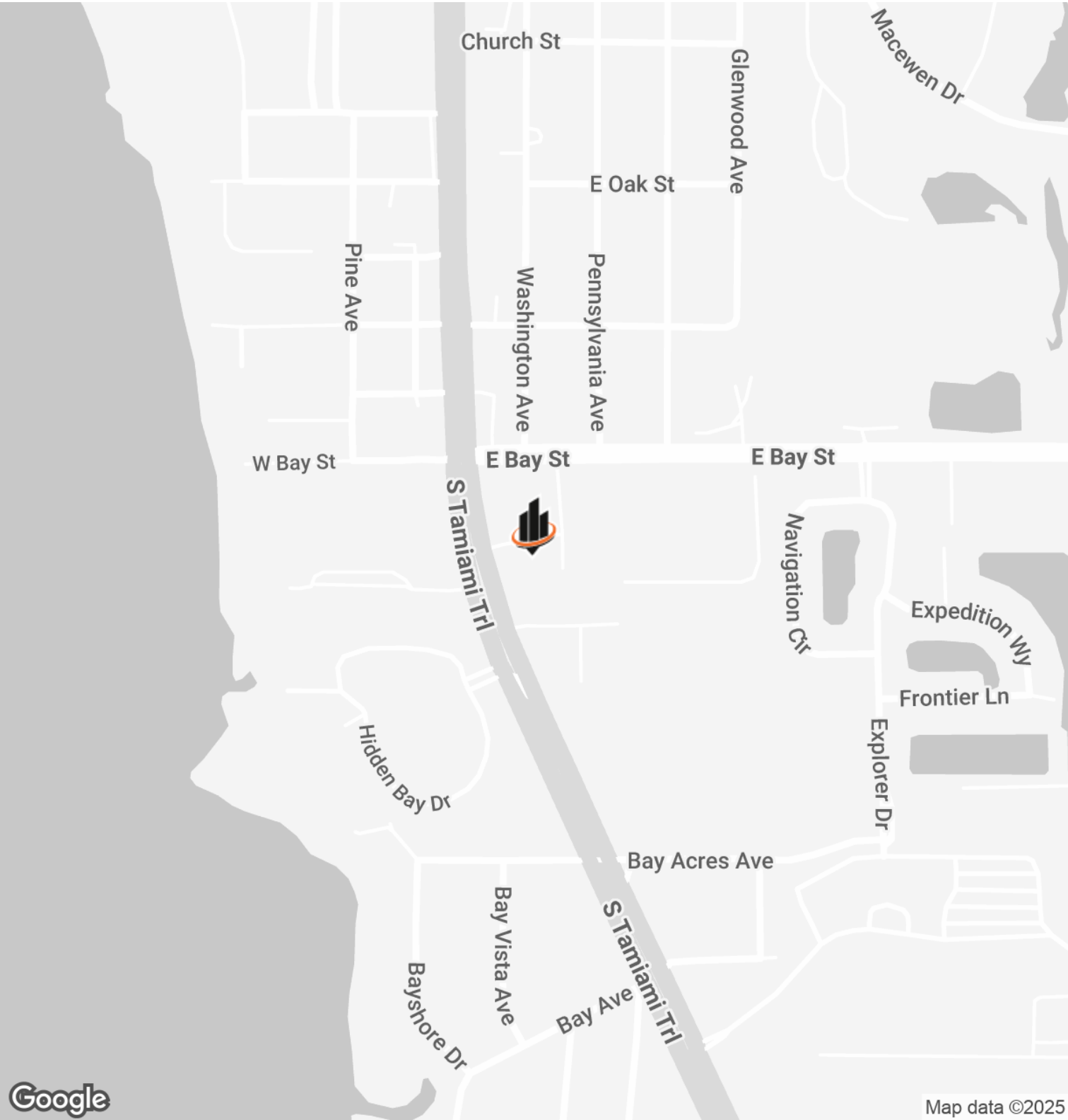
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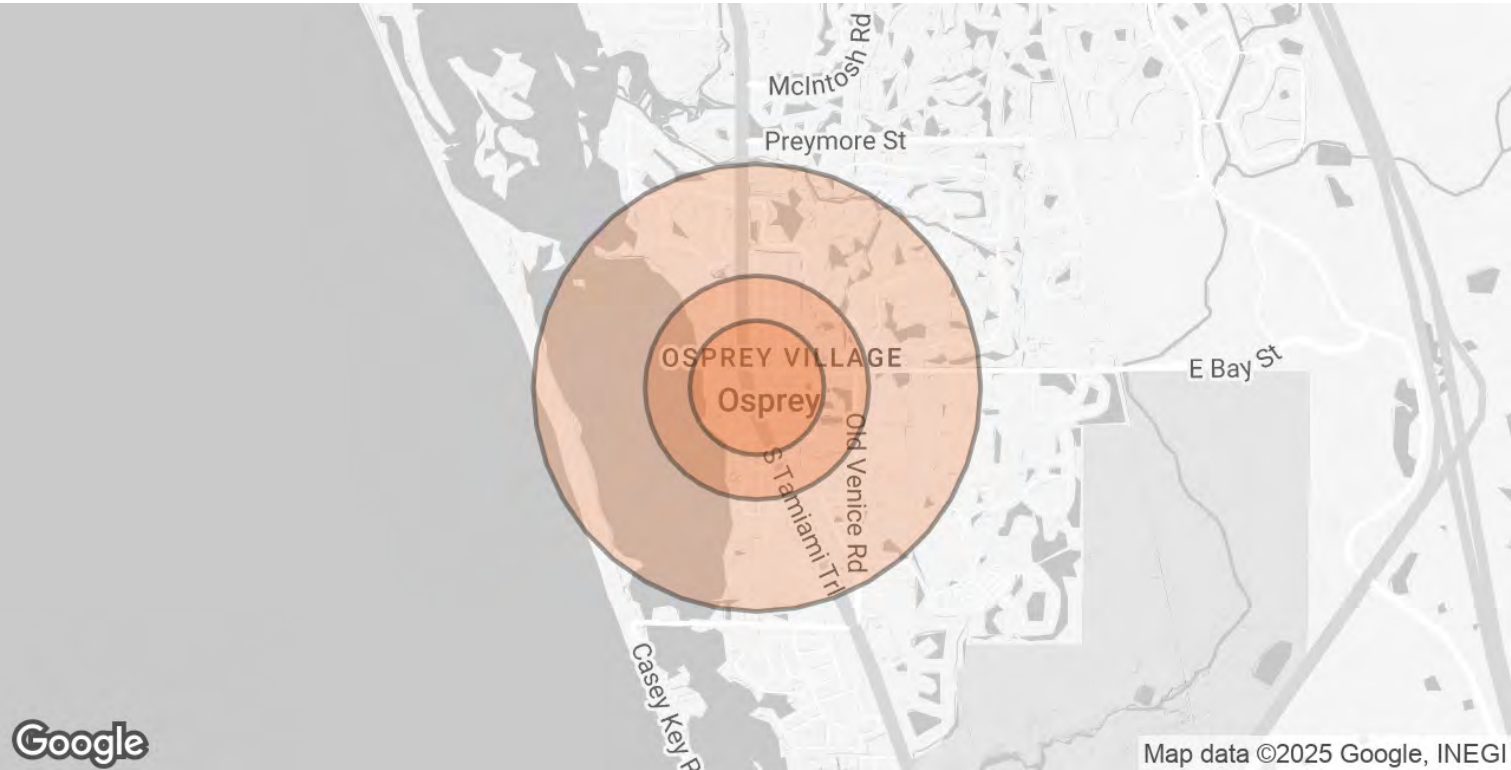
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	561	1,282	3,017
AVERAGE AGE	63	62	61
AVERAGE AGE (MALE)	63	62	62
AVERAGE AGE (FEMALE)	63	62	61

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	304	678	1,575
# OF PERSONS PER HH	1.8	1.9	1.9
AVERAGE HH INCOME	\$122,024	\$130,490	\$134,590
AVERAGE HOUSE VALUE	\$762,196	\$844,976	\$841,799

Demographics data derived from AlphaMap

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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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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.

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