



LEASE

Office Building for Lease

525 8TH ST W

Bradenton, FL 34205

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$24.50 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	4,324 SF
LOT SIZE:	13,182 SF
BUILDING SIZE:	4,324 SF
APN:	3265300109

PROPERTY DESCRIPTION

Discover a prime leasing opportunity in downtown Bradenton at 525 8th St W. A modern, professional office space. The flexible floor plan caters to a variety of business needs and is complemented by ample parking for employees and visitors. High-speed internet and telecommunications infrastructure ensure seamless connectivity, while the property's accessibility to major transportation routes enhances convenience. With dedicated conference and meeting room facilities, this property offers everything a business needs to thrive. Secure this coveted space and elevate your organization's presence in Bradenton.

PROPERTY HIGHLIGHTS

- Prime location in downtown Bradenton
- Modern, professional office space
- Flexible floor plan to suit various business needs
- Ample parking for employees and visitors
- High-speed internet and telecommunications infrastructure

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PROPERTY DETAILS

LEASE RATE	\$24.50 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Office Building for Lease
STREET ADDRESS	525 8th St W
CITY, STATE, ZIP	Bradenton, FL 34205
COUNTY	Manatee
MARKET	Bradenton
SUB-MARKET	Sarasota
CROSS-STREETS	6th Ave W & 8th Ave W
TOWNSHIP	34
RANGE	17
SECTION	26
SIDE OF THE STREET	East
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	.5 Miles to US 41
NEAREST AIRPORT	8.7 Miles to Sarasota Bradenton International Airport

BUILDING INFORMATION

BUILDING SIZE	4,324 SF
BUILDING CLASS	A
OCCUPANCY %	0.0%
NUMBER OF FLOORS	2
YEAR BUILT	1998
GROSS LEASABLE AREA	4,324 SF

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PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	BR_T6
LOT SIZE	13,182 SF
APN #	3265300109
LOT FRONTAGE	109 ft
LOT DEPTH	125 ft
TRAFFIC COUNT	20500
TRAFFIC COUNT STREET	Manatee Ave W
WATERFRONT	No
THOMAS GUIDE PAGE #	158
POWER	Yes

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface

UTILITIES & AMENITIES

ELEVATORS	N/
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes

ADDITIONAL PHOTOS



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AERIAL MAP



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AERIAL MAP

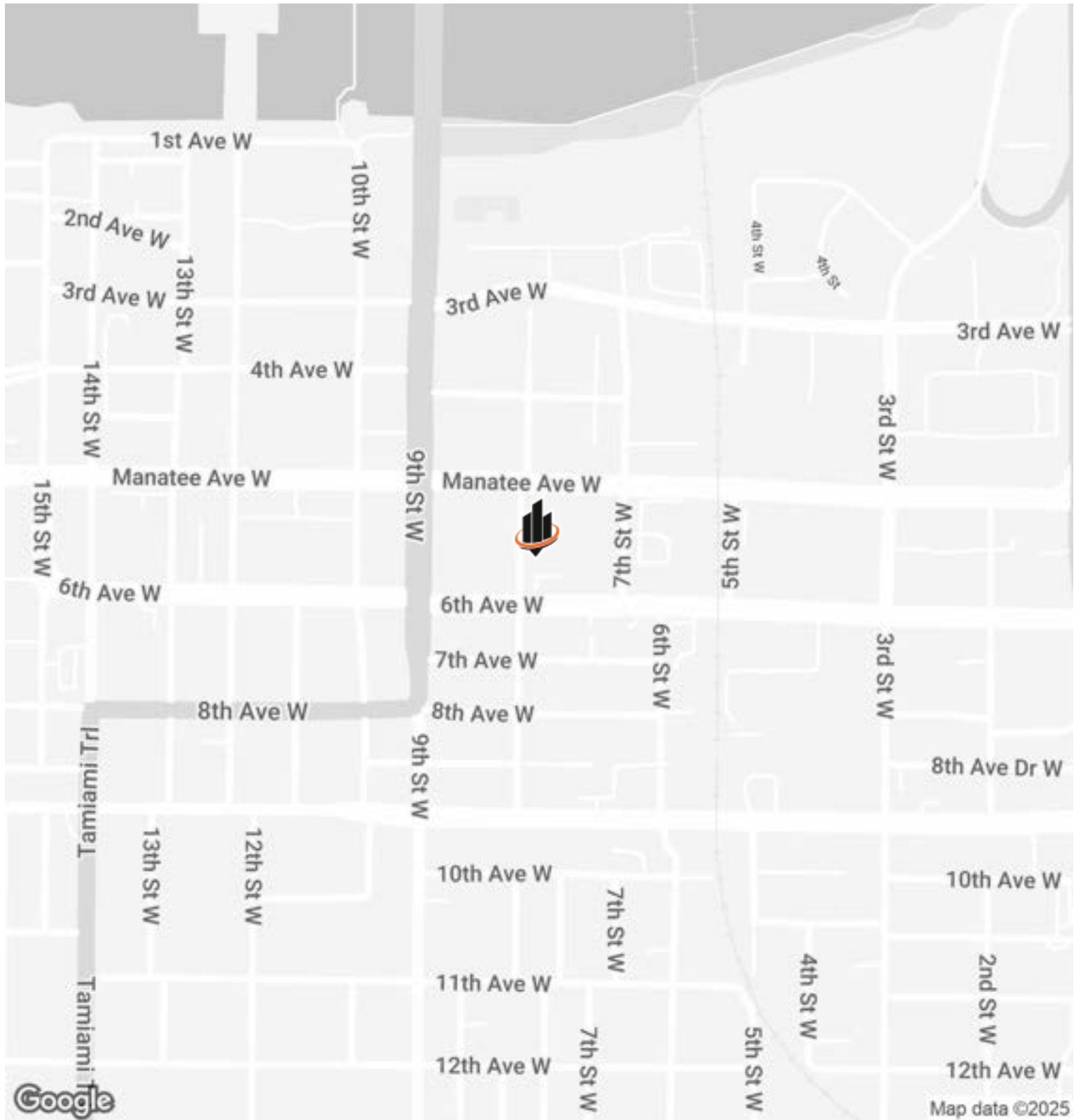


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LOCATION MAP



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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.

SVN | Commercial Advisory Group

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