

FOR LEASE

# 4011 26TH STREET WEST

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OFFICE/MEDICAL OFFICE

Bradenton, FL 34205

**PRESENTED BY:**

**GAIL BOWDEN**

O: 941.223.1525

gail.bowden@svn.com





## OFFERING SUMMARY

LEASE RATE:	\$18.50 SF/yr [NNN]
BUILDING SIZE:	3,199 SF
AVAILABLE SF:	3,199 SF
LOT SIZE:	0.78 Acres
YEAR BUILT:	2006
RENOVATED:	2011
ZONING:	PRS/ PROFESSIONAL SMALL
MARKET:	Bradenton
SUBMARKET:	Sarasota
TRAFFIC COUNT:	17,300
APN:	5060500005
VIDEO:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

Stand-alone Office/Medical Office Building, move-in ready. The building was built in 2006. Some features include closed-loop surveillance, a full backup generator system, fire suppression, 8-ton, and 3.5-ton A/C units. The property has 8 private offices, a large open area, 2 bathrooms, reception area with a filing room, break room with a refrigerator, and storage.

## PROPERTY HIGHLIGHTS

- Excellent & Convenient Location with Easy Access and Parking
- 3,199 SF freestanding building
- Ideal for Medical or Professional Office user
- Ample parking
- 3.8 Miles to Manatee Memorial Hospital

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## BUILDING INFORMATION

BUILDING SIZE	3,199 SF
BUILDING CLASS	B
TENANCY	Single
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	3,199 SF
YEAR BUILT	2006
YEAR LAST RENOVATED	2011
GROSS LEASABLE AREA	3,199 SF
CONSTRUCTION STATUS	Existing
FRAMING	Block/Stucco
CONDITION	Excellent
ROOF	Gable/Hip
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

## PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
PARKING RATIO	6.7
NUMBER OF PARKING SPACES	20

## UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
LEED CERTIFIED	No

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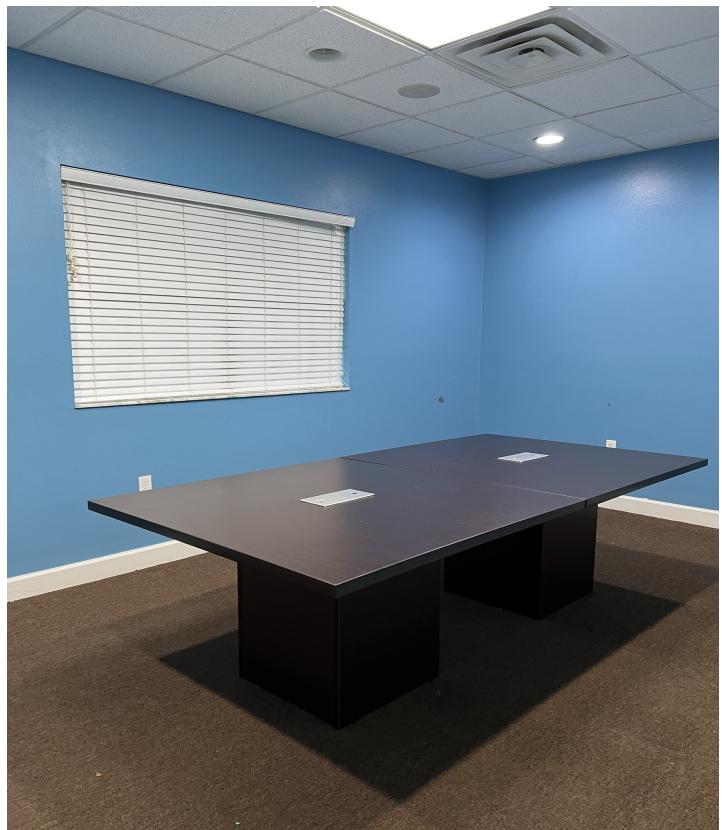
<b>LEASE RATE</b>	<b>\$18.50 SF/YR</b>
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## PROPERTY INFORMATION

<b>BUILDING NAME</b>	Offie/Medical Office
<b>STREET ADDRESS</b>	4011 26th Street West
<b>CITY, STATE, ZIP</b>	Bradenton, FL 34205
<b>COUNTY</b>	Manatee
<b>MARKET</b>	Bradenton
<b>SUB-MARKET</b>	Sarasota
<b>CROSS-STREETS</b>	26th St West & Cortez Rd West
<b>TOWNSHIP</b>	35S
<b>RANGE</b>	17E
<b>SECTION</b>	03
<b>SIDE OF THE STREET</b>	East
<b>SIGNAL INTERSECTION</b>	No
<b>ROAD TYPE</b>	Paved
<b>MARKET TYPE</b>	Medium
<b>NEAREST HIGHWAY</b>	US 41 - 1 mile
<b>NEAREST AIRPORT</b>	Sarasota Bradenton International Airport - 6.5 miles

<b>PROPERTY TYPE</b>	Office
<b>PROPERTY SUBTYPE</b>	Medical
<b>ZONING</b>	PRS/ PROFESSIONAL SMALL
<b>LOT SIZE</b>	0.78 Acres
<b>APN #</b>	5060500005
<b>LOT FRONTAGE</b>	28 ft
<b>LOT DEPTH</b>	232 ft
<b>CORNER PROPERTY</b>	No
<b>TRAFFIC COUNT</b>	17300
<b>TRAFFIC COUNT STREET</b>	26th Street West
<b>WATERFRONT</b>	No
<b>POWER</b>	Yes

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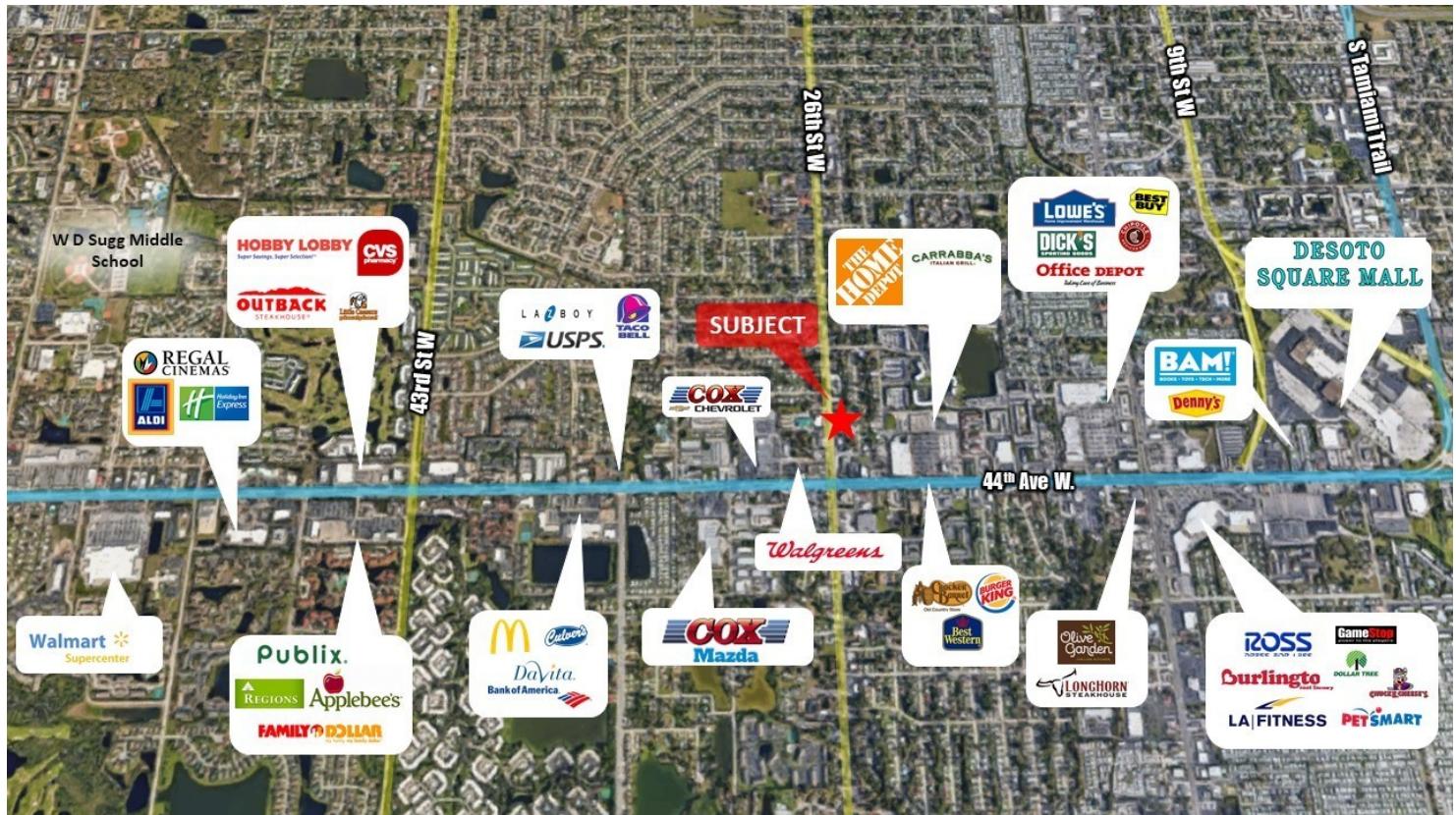
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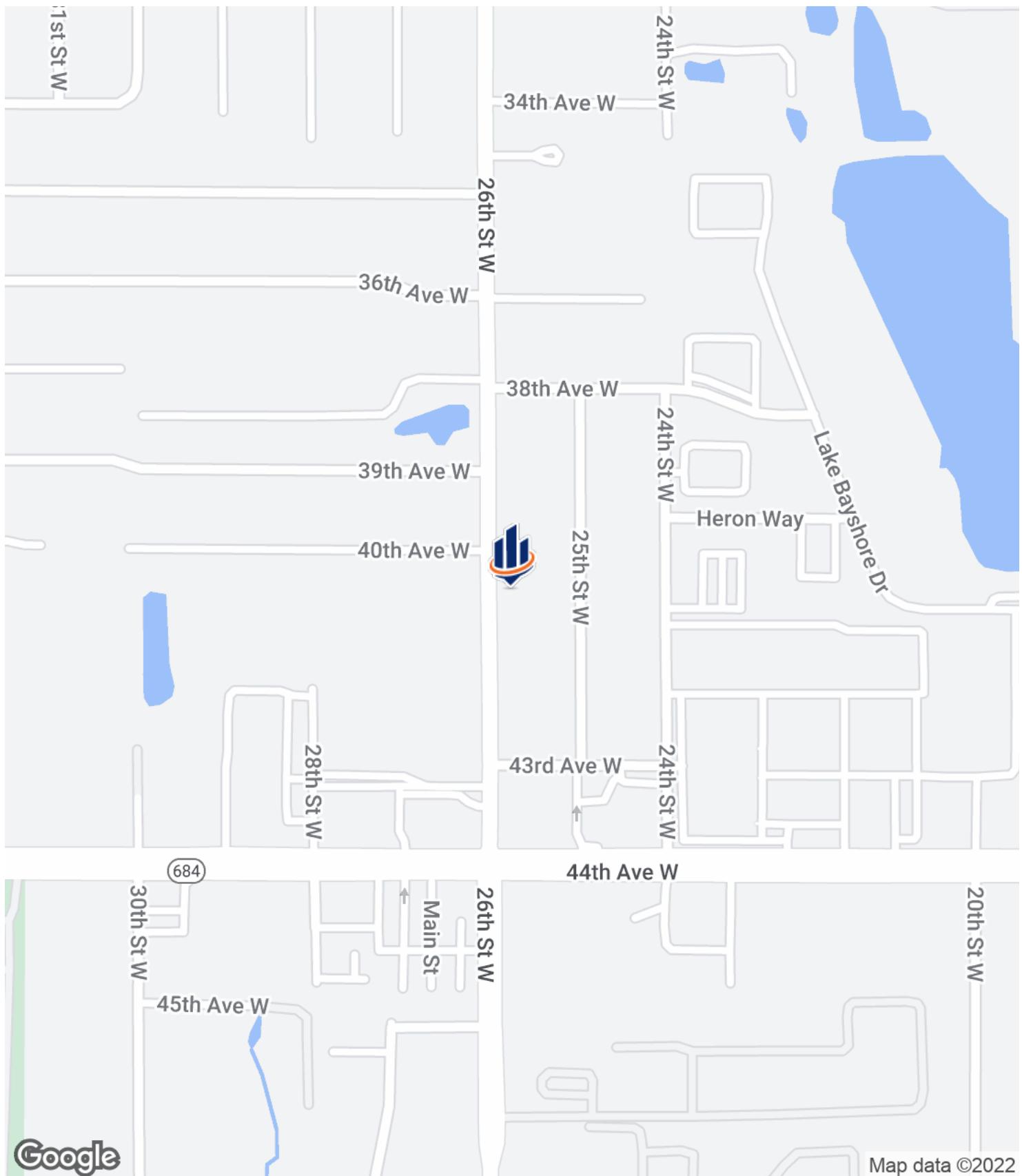
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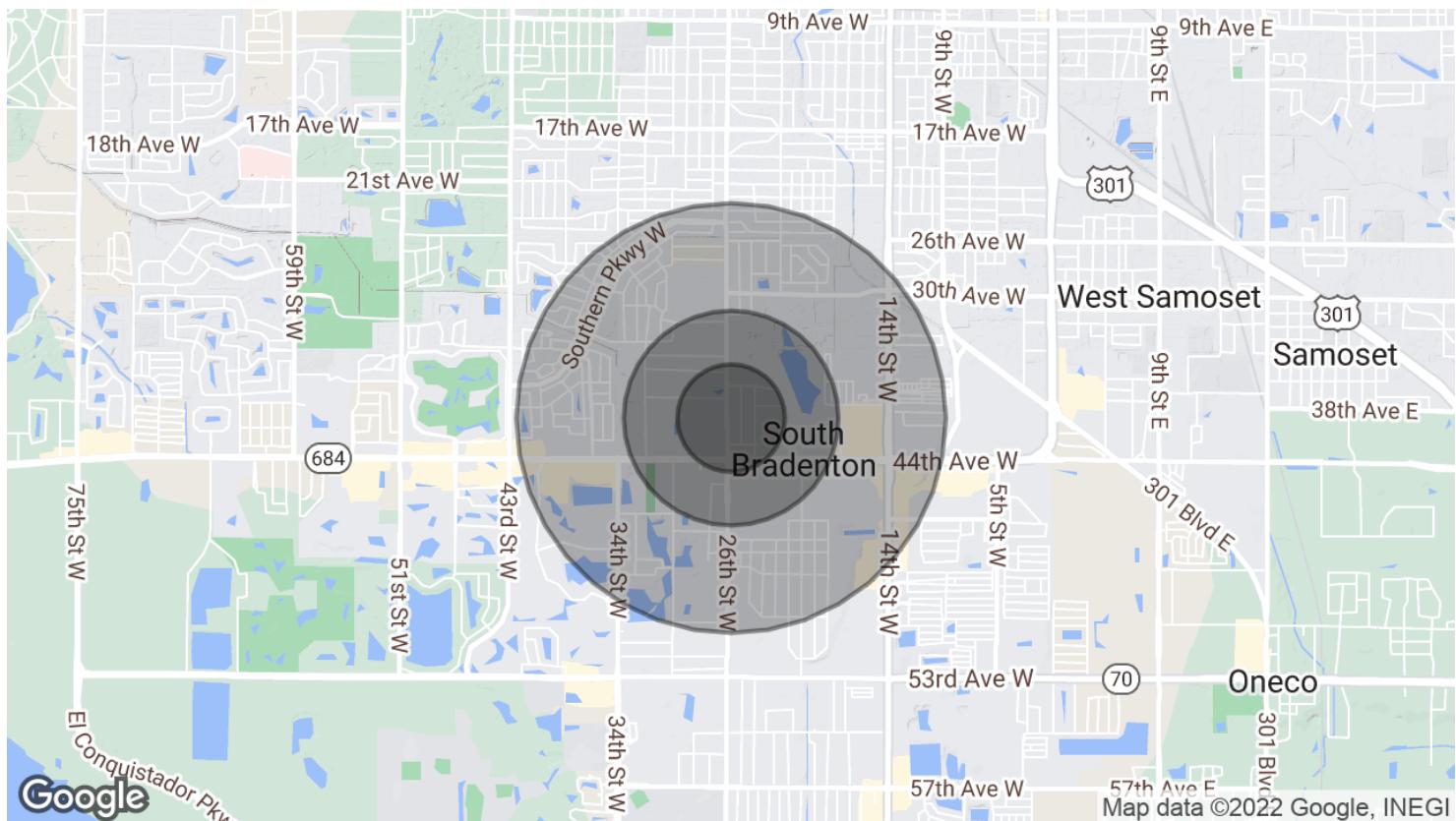
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,139	4,998	17,368
AVERAGE AGE	39.9	44.6	44.0
AVERAGE AGE (MALE)	33.4	41.1	42.1
AVERAGE AGE (FEMALE)	42.7	46.4	45.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	601	2,895	8,913
# OF PERSONS PER HH	1.9	1.7	1.9
AVERAGE HH INCOME	\$37,598	\$36,472	\$42,430
AVERAGE HOUSE VALUE	\$88,567	\$91,068	\$123,223

\* Demographic data derived from 2020 ACS - US Census

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## GAIL BOWDEN

Senior Investment Advisor

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### PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor, and SVN Certified Office Specialist brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on more than 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.

- Real Estate Forum's Women of Influence 2020 & 2016
- SVN's prestigious honor "Partners Circle" 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, multifamily, and industrial properties from \$500,000 to \$60 million+. Gail's propensity for guiding clients to appropriate financing, coupled with her skill for identifying the most suitable investors for each deal, has contributed to her career sales total of over \$500 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. 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 in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.

### RECENT TRANSACTIONS

- LEASED | Orlando, FL [Lake Nona area] | Medical Office Building | 2,229 sq ft | 10 Year Lease
- LEASED | Venice, FL | Medical Office Building | 5,554 sq ft | 5 Year Lease
- LEASED | Orlando, FL | Medical Office Building | 3,014 sq ft | 5 Year Lease

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