



LEASE

2400 N Washington Blvd

2400 N WASHINGTON BLVD

Sarasota, FL 34234

PRESENTED BY:

BEN GRAHAM

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GAIL BOWDEN

O: 941.223.1525

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20 SF/yr (NNN)
AVAILABLE SF:	7,056 SF
LOT SIZE:	0.64 Acres
BUILDING SIZE:	6,000 SF

PROPERTY DESCRIPTION

Discover the perfect opportunity at 2400 N Washington Blvd, Sarasota, FL, 34234. This exceptional property offers a prime location for your business needs. Boasting spacious and adaptable industrial/manufacturing spaces, this property provides the ideal canvas for your operations. With state-of-the-art facilities, ample parking, and convenient access to major transportation routes, it's designed to elevate your business to new heights. The property's modern amenities, flexible layouts, and professional environment create an optimal setting for success. Secure your space in this sought-after location and take advantage of everything this impressive property has to offer.

PROPERTY HIGHLIGHTS

- Ample parking for employees and visitors
- Convenient access to transportation routes
- Flexible layouts to suit various business needs
- Professional and well-maintained environment

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PROPERTY DETAILS

LEASE RATE	\$20 SF/YR
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LOCATION INFORMATION

STREET ADDRESS	2400 N Washington Blvd
CITY, STATE, ZIP	Sarasota, FL 34234
COUNTY	Sarasota

BUILDING INFORMATION

BUILDING SIZE	6,000 SF
TENANCY	Single
NUMBER OF GRADE LEVEL DOORS	2
NUMBER OF DRIVE IN BAYS	2
NUMBER OF FLOORS	1
YEAR BUILT	1973
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing
ZONING	CI
LOT SIZE	0.64 Acres
APN #	0043040029
LOT DEPTH	2,770 ft
CORNER PROPERTY	No
TRAFFIC COUNT	42000
TRAFFIC COUNT STREET	US 301 (Washington Blvd)
WATERFRONT	No
POWER	Yes

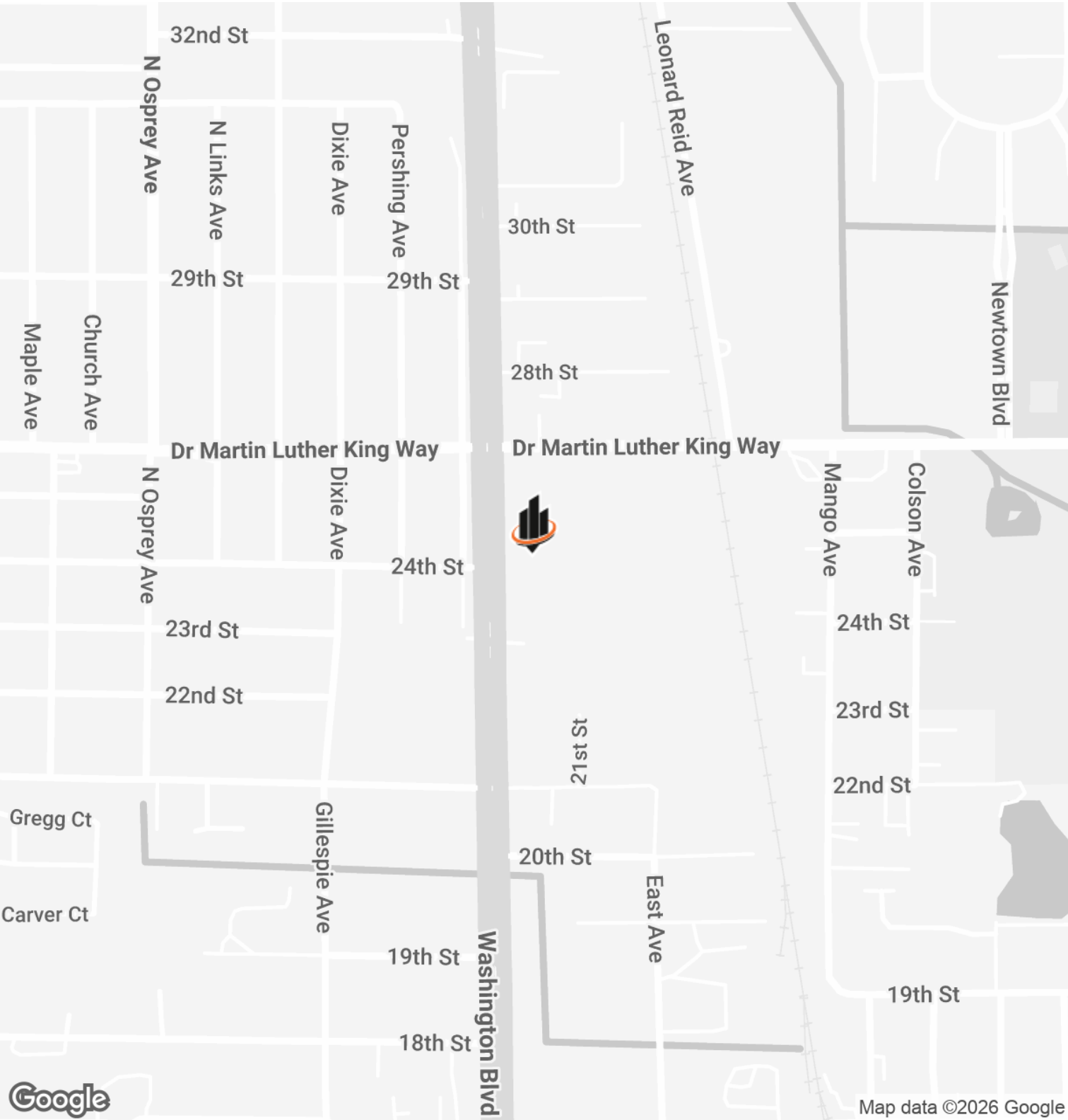
UTILITIES & AMENITIES

RESTROOMS	2.0
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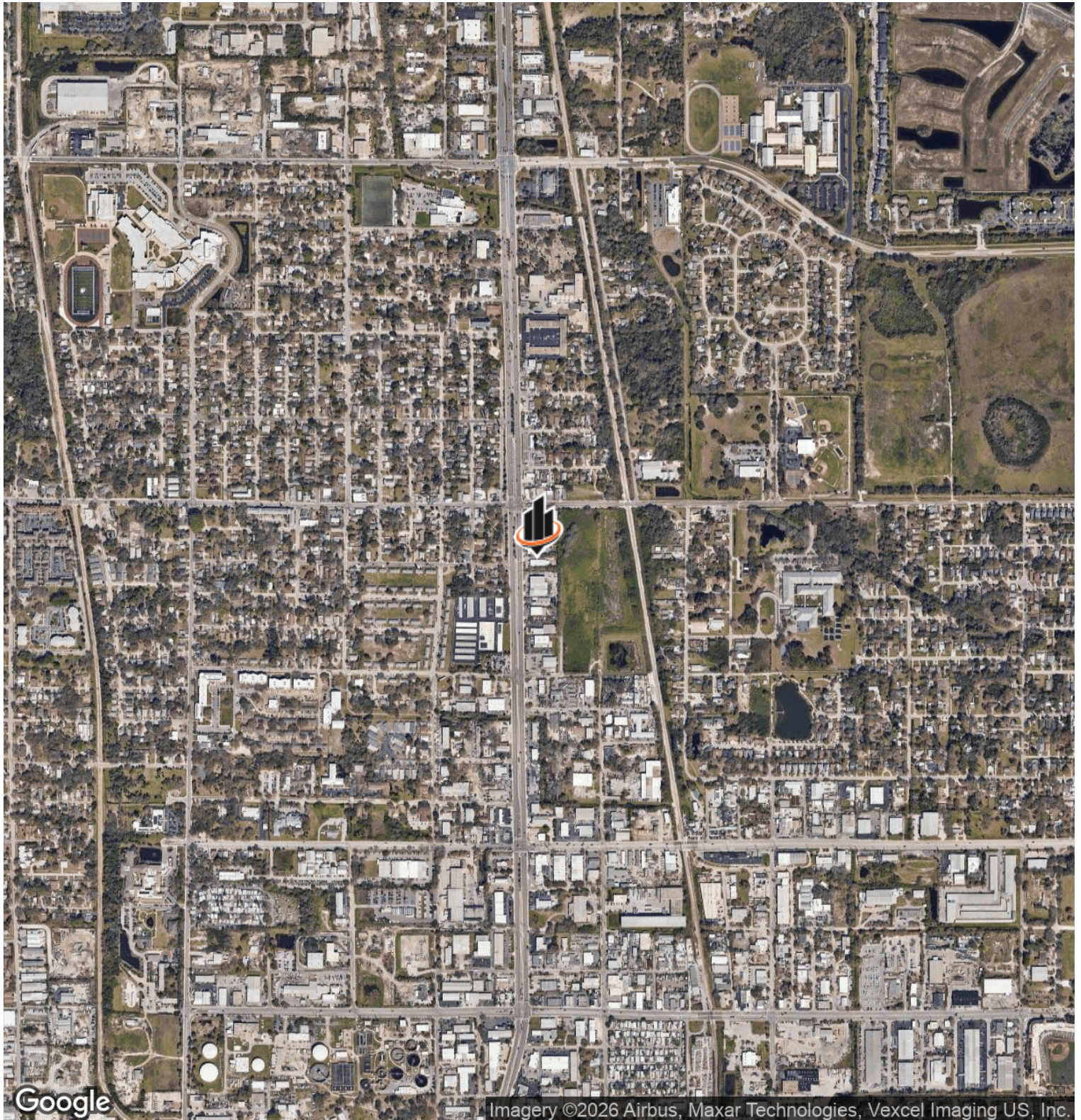
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LOCATION MAP



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AERIAL MAP



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BEN GRAHAM

Senior Advisor

ben.graham@svn.com

Direct: **941.928.1546** | Cell: **941.928.1546**

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

1626 Ringling Boulevard, Suite 500,
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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.

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