

FOR LEASE

# 7519 PENNSYLVANIA AVENUE

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EXCELLENT OFFICE SPACE

Sarasota, FL 34243

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)





## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$15.50 SF/yr [NNN]
<b>BUILDING SIZE:</b>	61,500 SF
<b>AVAILABLE SF:</b>	5,000 SF
<b>LOT SIZE:</b>	5.88 Acres
<b>YEAR BUILT:</b>	2009
<b>RENOVATED:</b>	2018
<b>ZONING:</b>	PDI/WR
<b>MARKET:</b>	Sarasota
<b>SUBMARKET:</b>	Bradenton
<b>TRAFFIC COUNT:</b>	10,500
<b>APN:</b>	6651000369

## PROPERTY OVERVIEW

Excellent space for Manufacturing, Distribution, Flex Space, Office, Showroom, or combination thereof. Great location between Sarasota and Bradenton and close proximity to Sarasota Bradenton International Airport.

## PROPERTY HIGHLIGHTS

- Great Location close to SRQ/Bradenton Airport, just off Tallevast
- Sprinkled
- Air Conditioned
- 20' Ceiling Height
- Contemporary Facade
- Ample parking
- 3 Phase

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**LEASE RATE****\$15.50 SF/YR****LOCATION INFORMATION**

<b>BUILDING NAME</b>	Excellent Office Space
<b>STREET ADDRESS</b>	7519 Pennsylvania Avenue
<b>CITY, STATE, ZIP</b>	Sarasota, FL 34243
<b>COUNTY</b>	Manatee
<b>MARKET</b>	Sarasota
<b>SUB-MARKET</b>	Bradenton
<b>CROSS-STREETS</b>	Pennsylvania Ave [9th St E] & Tallavast Rd.
<b>TOWNSHIP</b>	35s
<b>RANGE</b>	17e
<b>SECTION</b>	25
<b>SIDE OF THE STREET</b>	East
<b>SIGNAL INTERSECTION</b>	No
<b>ROAD TYPE</b>	Paved
<b>MARKET TYPE</b>	Large
<b>NEAREST HIGHWAY</b>	US 41 - 0.9 miles
<b>NEAREST AIRPORT</b>	Sarasota Bradenton International Airport - 2.8 miles

**BUILDING INFORMATION**

<b>BUILDING SIZE</b>	61,500 SF
<b>BUILDING CLASS</b>	A
<b>TENANCY</b>	Multiple
<b>CEILING HEIGHT</b>	20 ft
<b>MINIMUM CEILING HEIGHT</b>	18 ft
<b>OFFICE SPACE</b>	2,768 SF
<b>NUMBER OF FLOORS</b>	1
<b>AVERAGE FLOOR SIZE</b>	61,500 SF
<b>YEAR BUILT</b>	2009
<b>YEAR LAST RENOVATED</b>	2018
<b>GROSS LEASABLE AREA</b>	61,500 SF
<b>CONSTRUCTION STATUS</b>	Existing
<b>WAREHOUSE %</b>	16.0%
<b>FRAMING</b>	Concrete Block
<b>CONDITION</b>	Excellent
<b>ROOF</b>	Steel Truss
<b>FREE STANDING</b>	Yes
<b>NUMBER OF BUILDINGS</b>	3
<b>WALLS</b>	Drywall
<b>CEILINGS</b>	Combination open and drop
<b>FLOOR COVERINGS</b>	Carpet, Tile & Concrete
<b>FOUNDATION</b>	Slab
<b>EXTERIOR WALLS</b>	Concrete Block
<b>MEZZANINE</b>	N/A
<b>OFFICE BUILDOUT</b>	Yes

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**LEASE RATE****\$15.50 SF/YR****PARKING & TRANSPORTATION**

<b>PARKING PRICE PER MONTH</b>	\$0.00 /month
<b>PARKING TYPE</b>	Surface
<b>PARKING RATIO</b>	2.9
<b>NUMBER OF PARKING SPACES</b>	180

**PROPERTY INFORMATION**

<b>PROPERTY TYPE</b>	Office
<b>PROPERTY SUBTYPE</b>	Office Warehouse
<b>ZONING</b>	PDI/WR
<b>LOT SIZE</b>	5.88 Acres
<b>APN #</b>	6651000369
<b>LOT FRONTAGE</b>	335 ft
<b>CORNER PROPERTY</b>	Yes
<b>TRAFFIC COUNT</b>	10500
<b>TRAFFIC COUNT STREET</b>	Tallevast
<b>WATERFRONT</b>	No
<b>POWER</b>	Yes

**UTILITIES & AMENITIES**

<b>ELEVATORS</b>	N/A
<b>NUMBER OF ELEVATORS</b>	0
<b>NUMBER OF ESCALATORS</b>	0
<b>CENTRAL HVAC</b>	Yes
<b>HVAC</b>	Yes
<b>RESTROOMS</b>	3
<b>LANDSCAPING</b>	Beautifully Landscaped

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## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	5,000 SF	<b>LEASE RATE:</b>	\$15.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
103	Available	5,000 SF	NNN	\$15.50 SF/yr	-

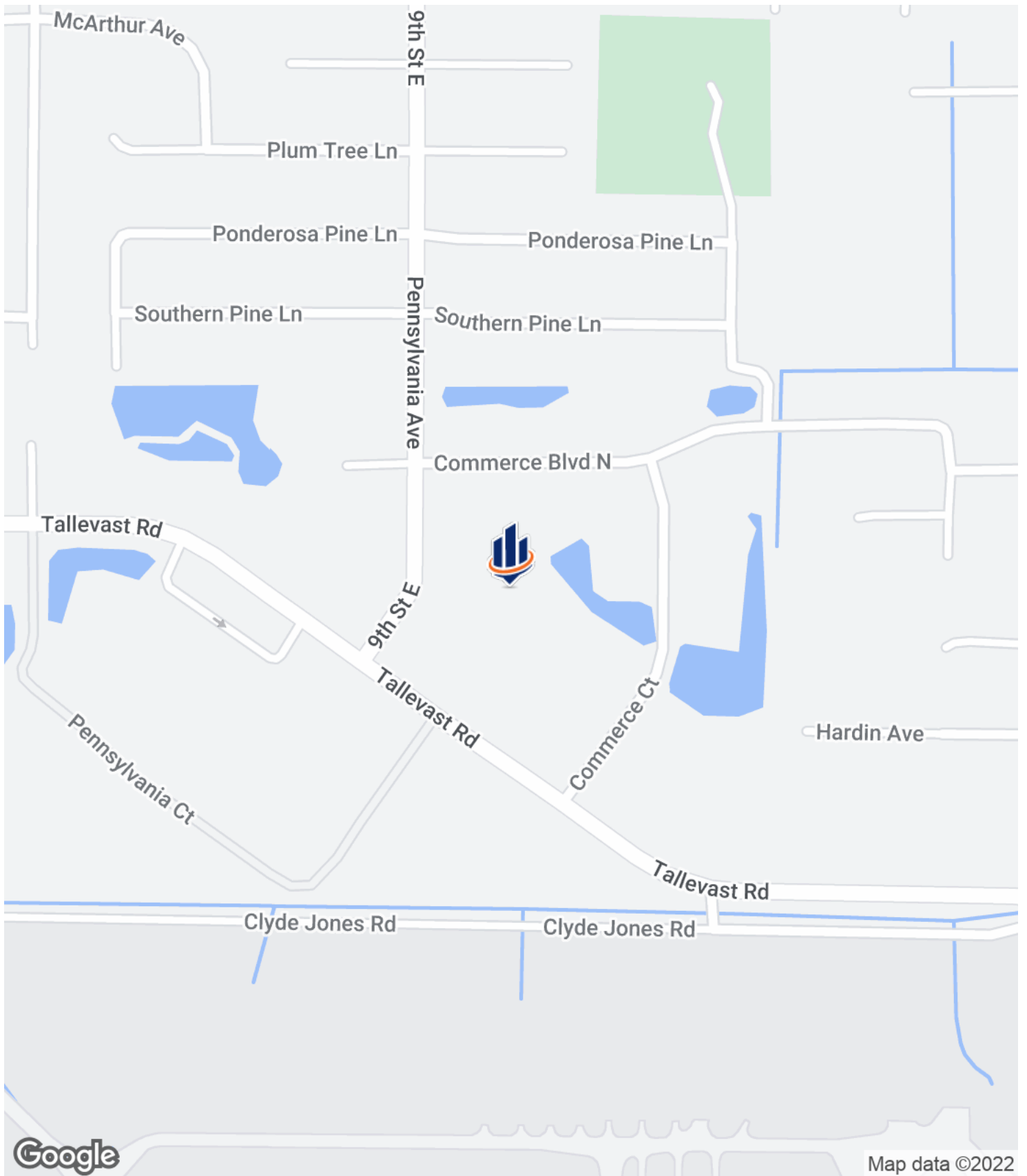
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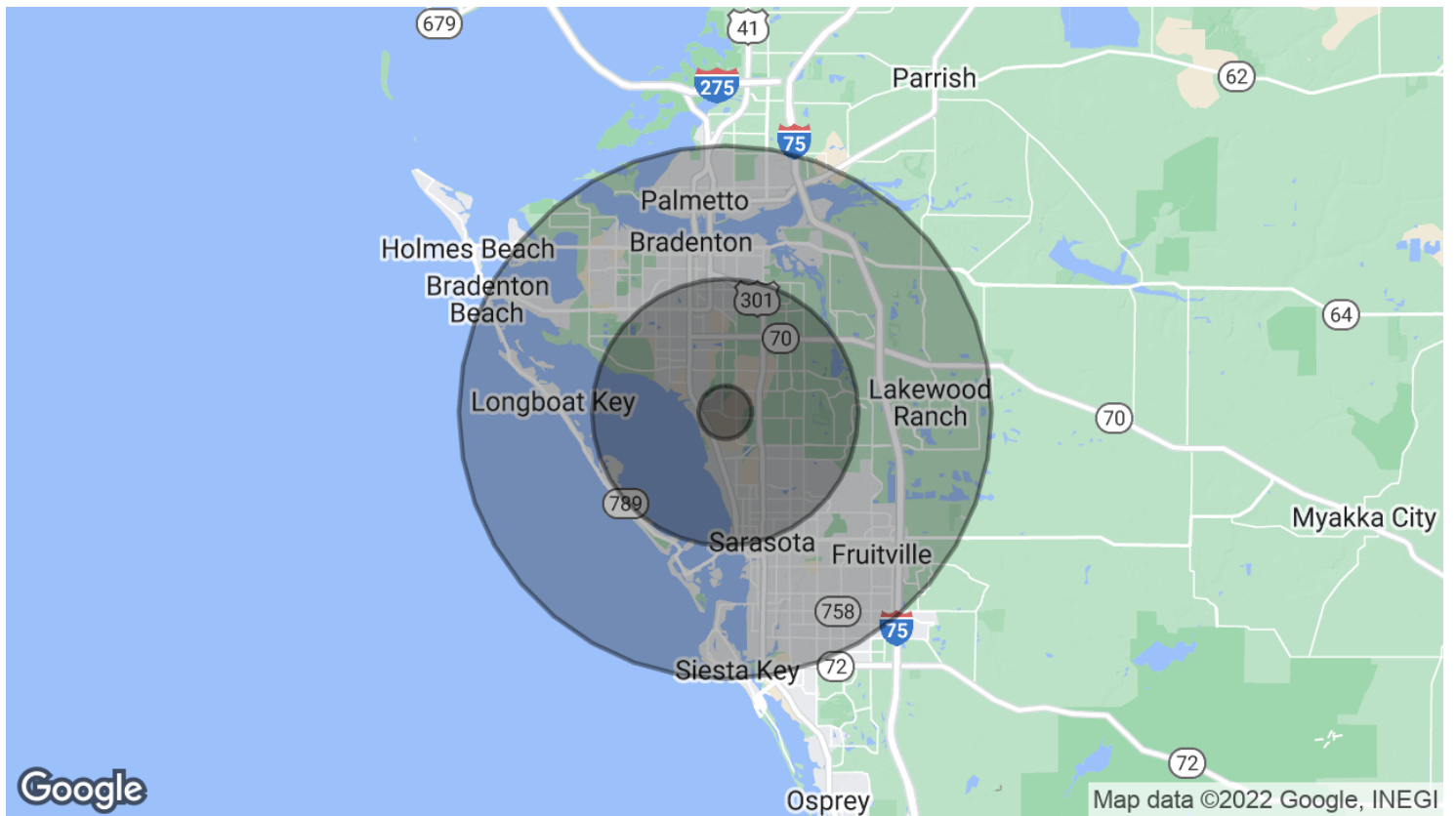
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**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL POPULATION</b>	2,795	151,476	441,889
<b>AVERAGE AGE</b>	41.1	42.3	45.2
<b>AVERAGE AGE (MALE)</b>	43.8	41.4	44.0
<b>AVERAGE AGE (FEMALE)</b>	39.9	43.4	46.4

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	1,143	63,254	187,250
<b># OF PERSONS PER HH</b>	2.4	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$52,070	\$55,327	\$66,174
<b>AVERAGE HOUSE VALUE</b>	\$214,231	\$248,645	\$305,553

*\* 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 | Sarasota, FL | Medical Office Building | 11,788 sq ft | 7 Year Lease
- LEASED | Venice, FL | Medical Office Building | 5,554 sq ft | 5 Year Lease

**SVN | Commercial Advisory Group**  
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