



LEASE

Medical Office Building

1503 BUENOS AIRES BOULEVARD #150

The Villages, FL 32159

PRESENTED BY:

GAIL BOWDEN

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	Negotiable
NUMBER OF UNITS:	1
AVAILABLE SF:	3,264 SF
LOT SIZE:	4,108 SF
BUILDING SIZE:	3,264 SF
ZONING:	19 / PROFESSIONAL OFFICE BUILDING
YEAR BUILT:	2008

PROPERTY HIGHLIGHTS

- High Traffic & Visibility: Positioned in a busy commercial corridor with strong demographics
- Sublease opportunity – standalone medical/office building
- Available February 1, 2026
- \$60,000 available for Tenant Improvements (TI)
- Ample open surface parking for patients and staff
- Prime location on high-traffic Buenos Aires Boulevard
- Less than 5 minutes to UF Health Spanish Plains Hospital and major medical corridors
- Surrounded by established residential communities, retail, and dining
- Ideal for medical, dental, therapy, or professional office users

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PROPERTY DESCRIPTION



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Property Overview

Unique opportunity to sublease a standalone medical/office building in the heart of The Villages®, one of the fastest-growing active adult communities in the United States. This well-maintained property is strategically positioned on Buenos Aires Boulevard, offering excellent visibility, easy access, and close proximity to UF Health Spanish Plains Hospital (formerly The Villages Regional Hospital) and surrounding medical providers.

The property will be available February 1, 2026, and is offered with a generous \$60,000 Tenant Improvement allowance, providing flexibility to customize the space to meet the needs of medical or professional office users. Designed for efficient medical operations, the current build-out includes a functional mix of clinical and administrative spaces.

Interior Layout:

- 6 Exam Rooms
- 1 Private Office
- Nurses Station
- 2 Bathrooms
- Reception & Check-In/Check-Out Area
- Break Room
- 1 Procedure Room
- 1 Recovery Room

LOCATION DESCRIPTION

Strategically positioned within The Villages®, one of the fastest-growing active adult communities in the nation, this standalone medical/office building benefits from exceptional visibility and accessibility. Situated directly on Buenos Aires Boulevard, a well-traveled thoroughfare connecting to major arteries including U.S. Highway 27/441, the property is surrounded by established neighborhoods, retail centers, and healthcare providers.

Located less than 5 minutes from UF Health Spanish Plains Hospital, which is operated by University of Florida Health (UF Health) and numerous medical offices, the site offers an ideal setting for healthcare practitioners seeking to serve the region's rapidly expanding senior population. With convenient access, strong traffic counts, and proximity to shopping, dining, and professional services, this location combines patient convenience with business opportunity.

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PROPERTY DETAILS

LEASE RATE	NEGOTIABLE
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LOCATION INFORMATION

BUILDING NAME	Medical Office Building
STREET ADDRESS	1503 Buenos Aires Boulevard #150
CITY, STATE, ZIP	The Villages, FL 32159
COUNTY	Sumpter
MARKET	The Villages
SUB-MARKET	Lady Lake
CROSS-STREETS	Buenos Aires Blvd & El Camino Real
TOWNSHIP	18
RANGE	23
SECTION	01
SIDE OF THE STREET	North
SIGNAL INTERSECTION	Yes
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	0.4 Miles to US 441
NEAREST AIRPORT	26.2 Miles to Ocala International Airport, 66 Miles to Orlando International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	19 / PROFESSIONAL OFFICE BUILDING
LOT SIZE	4,108 SF
APN #	DO1J2001
LOT FRONTAGE	64 ft
LOT DEPTH	62 ft
CORNER PROPERTY	No
TRAFFIC COUNT	15100
TRAFFIC COUNT STREET	El Camino Real
WATERFRONT	No
THOMAS GUIDE PAGE #	21
POWER	Yes

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PROPERTY DETAILS

LEASE RATE	NEGOTIABLE
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BUILDING INFORMATION

BUILDING SIZE	3,264 SF
BUILDING CLASS	B
TENANCY	Single
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	3,264 SF
YEAR BUILT	2008
GROSS LEASABLE AREA	3,264 SF
CONSTRUCTION STATUS	Existing
FRAMING	Concrete
CONDITION	Good
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
WALLS	Concrete Block
FOUNDATION	slab
EXTERIOR WALLS	Concrete Block
MEZZANINE	N/A
OFFICE BUILDOUT	Medical

PARKING & TRANSPORTATION

STREET PARKING	No
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PARKING TYPE	Surface
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UTILITIES & AMENITIES

HANDICAP ACCESS	Yes
ELEVATORS	0
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	yes

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	72 months
TOTAL SPACE:	3,264 SF	LEASE RATE:	Negotiable

AVAILABLE SPACES

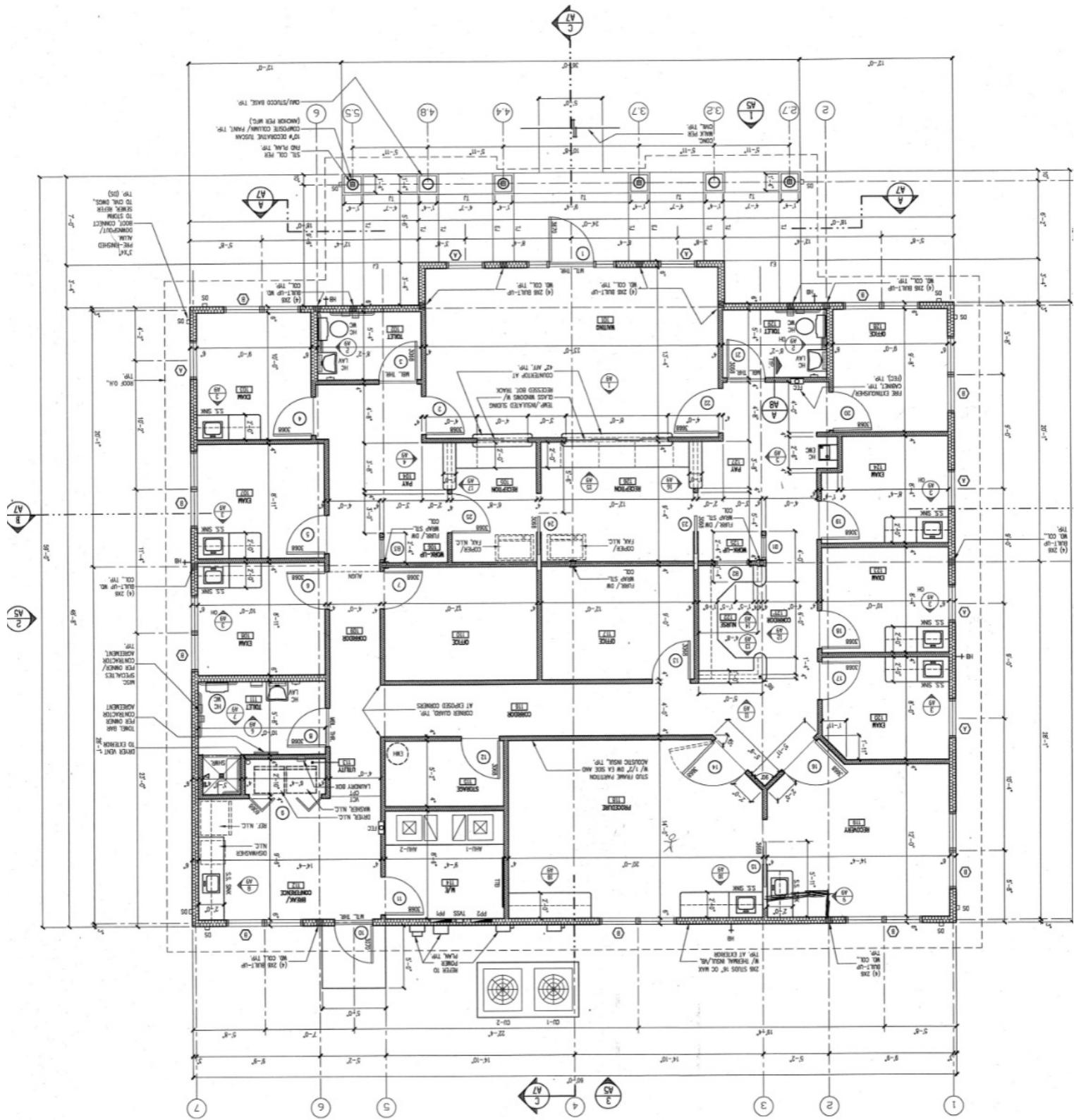
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1503 Buenos Aires Blvd, Building 150	Available	3,264 SF	NNN	Negotiable

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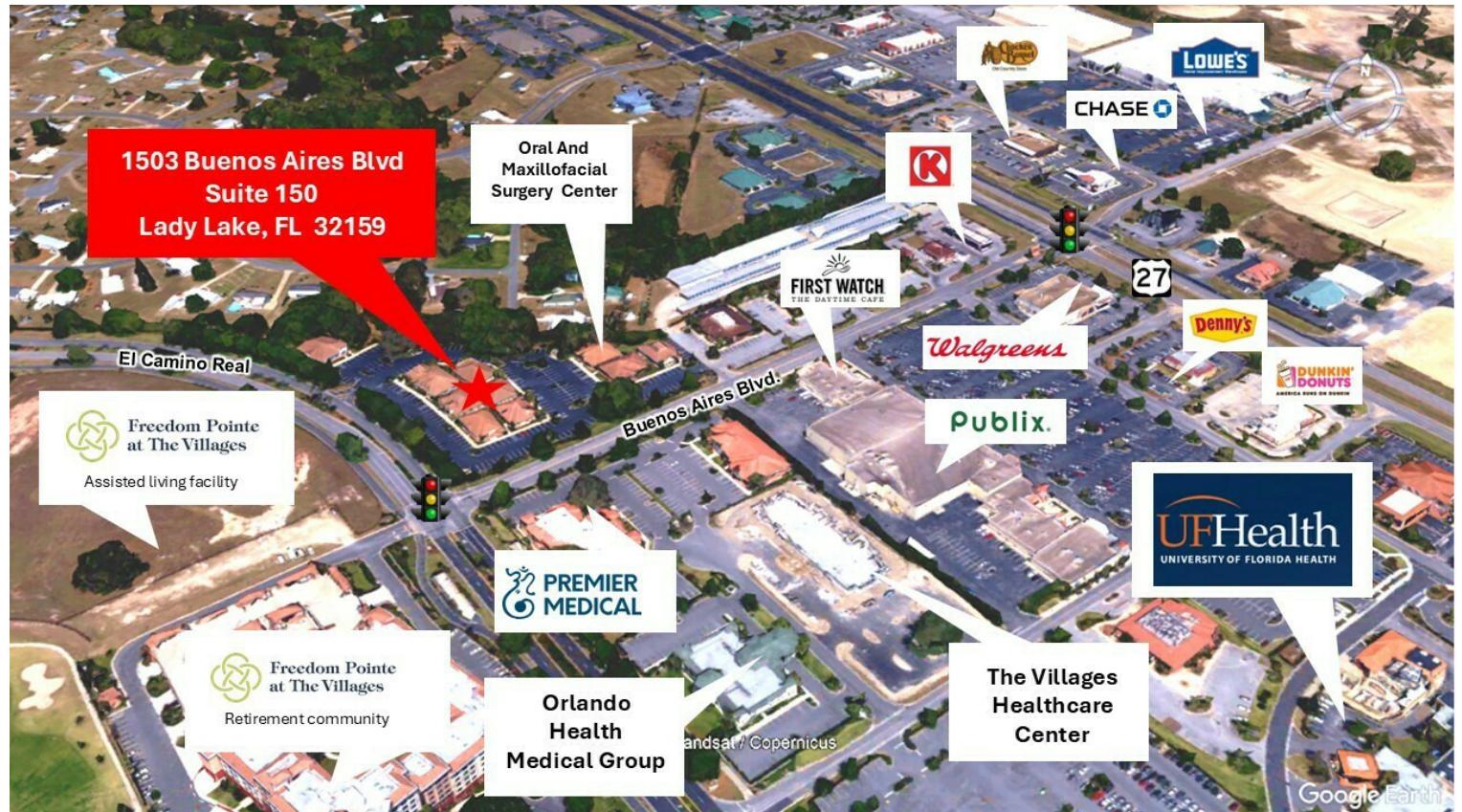
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FLOOR PLAN



AERIAL MAP



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AERIAL MAP



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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.

RECENT TRANSACTIONS

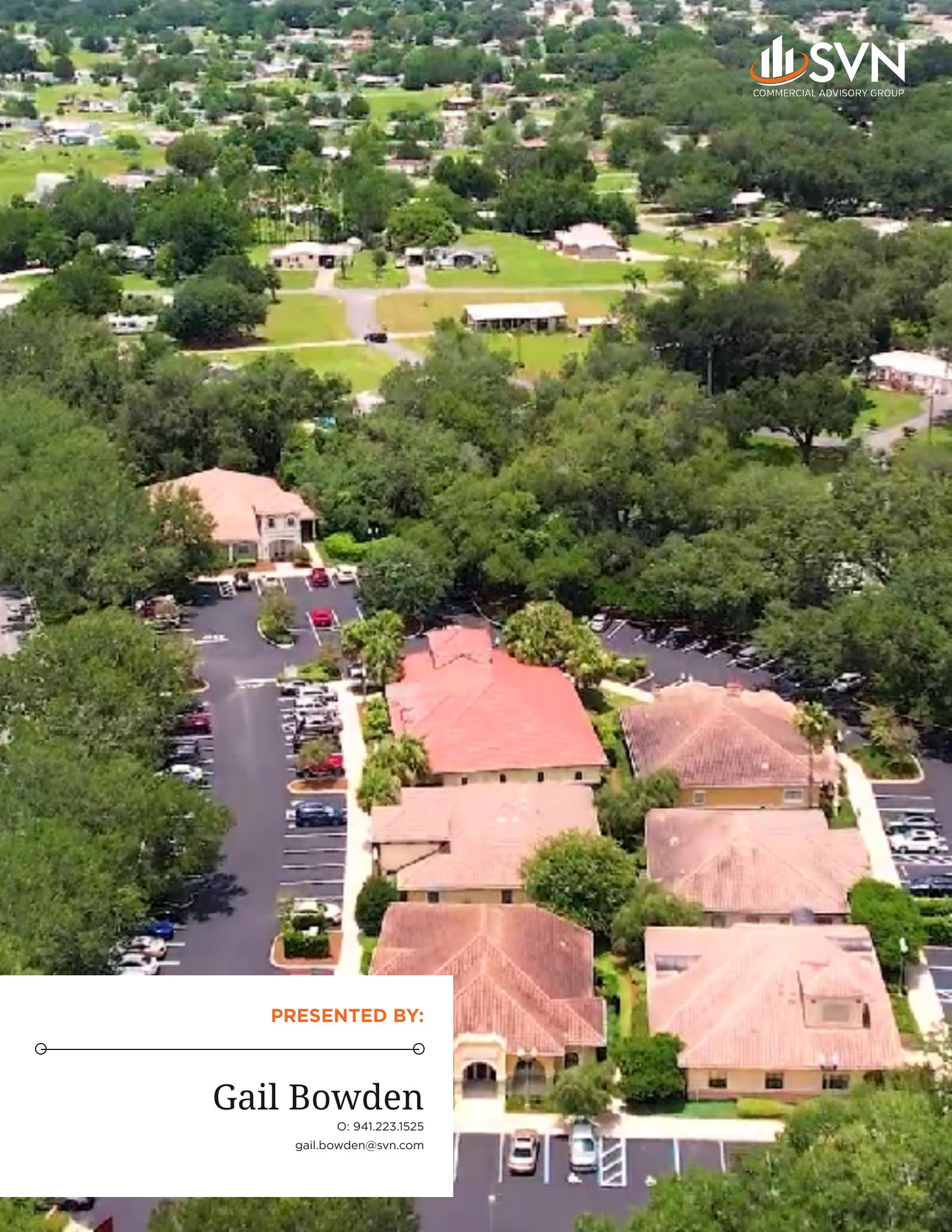
- SOLD | Medical Office Building | Mount Dora, FL | \$16,300,000
- SOLD | Storage | Sarasota, FL | \$12,100,000

SVN | Commercial Advisory Group
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