



**LEASE**

**5101 4th Ave Cir E**

**5101 4TH AVE CIR E**

Bradenton, FL 34208

**PRESENTED BY:**

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**MARK BOWER**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$24.00 SF/yr (NNN)
BUILDING SIZE:	19,194 SF
AVAILABLE SF:	13,000
LOT SIZE:	1.69 Acres
YEAR BUILT:	2004
ZONING:	SCC
MARKET:	Bradenton
SUBMARKET:	Sarasota
TRAFFIC COUNT:	48,000
VIDEO:	<a href="#">View Here</a>

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PROPERTY OVERVIEW

13,000 sq feet of medical office building space is available and can be divided. Partners Imaging Center is also located in the building. The building is surrounded by other medical groups.

Medical buildout includes an x-ray room with lead-lined walls, a procedure room, sizable exam rooms, patient restrooms, physician offices, a staff lounge, a large physical therapy space, a casting room, a large reception, and a waiting area.

An additional gated parking lot with key card access and lighted parking lot is available in a separate lease agreement. The parking lot has an additional 61 spaces and costs \$4500 per month plus \$1000 per month in CAM.

PROPERTY HIGHLIGHTS

- Excellent visibility on SR 64
- Ample parking
- Ideally located by other medical groups
- Surrounded by well-established neighborhoods and apartment communities
- Close proximity to Lakewood Ranch



PROPERTY DETAILS

LEASE RATE	\$24.00 SF/YR
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LOCATION INFORMATION

STREET ADDRESS	5101 4th Ave Cir E
CITY, STATE, ZIP	Bradenton, FL 34208
COUNTY	Manatee
MARKET	Bradenton
SUB-MARKET	Sarasota
CROSS-STREETS	4th Ave Cir E & US 64
TOWNSHIP	34S
RANGE	18E
SECTION	27
SIDE OF THE STREET	North
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST AIRPORT	11 miles to Sarasota Bradenton International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	SCC
LOT SIZE	1.69 Acres
APN #	115611259
LOT FRONTAGE	325 ft
LOT DEPTH	207 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	48000
TRAFFIC COUNT STREET	US 64
WATERFRONT	No
THOMAS GUIDE PAGE #	120
POWER	Yes

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PROPERTY DETAILS

LEASE RATE	\$24.00 SF/YR
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BUILDING INFORMATION

BUILDING SIZE	19,194 SF
BUILDING CLASS	A
TENANCY	Multiple
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	19,194 SF
YEAR BUILT	2004
GROSS LEASABLE AREA	13,000 SF
CONSTRUCTION STATUS	Existing
CONDITION	Good
ROOF	Hip Gable - Sheet Metal
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
PARKING RATIO	3.72
NUMBER OF PARKING SPACES	68

UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
LEED CERTIFIED	No
RESTROOMS	5

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	84 months
TOTAL SPACE:	13,000 SF	LEASE RATE:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Office	Available	13,000 SF	NNN	\$24.00 SF/yr	-

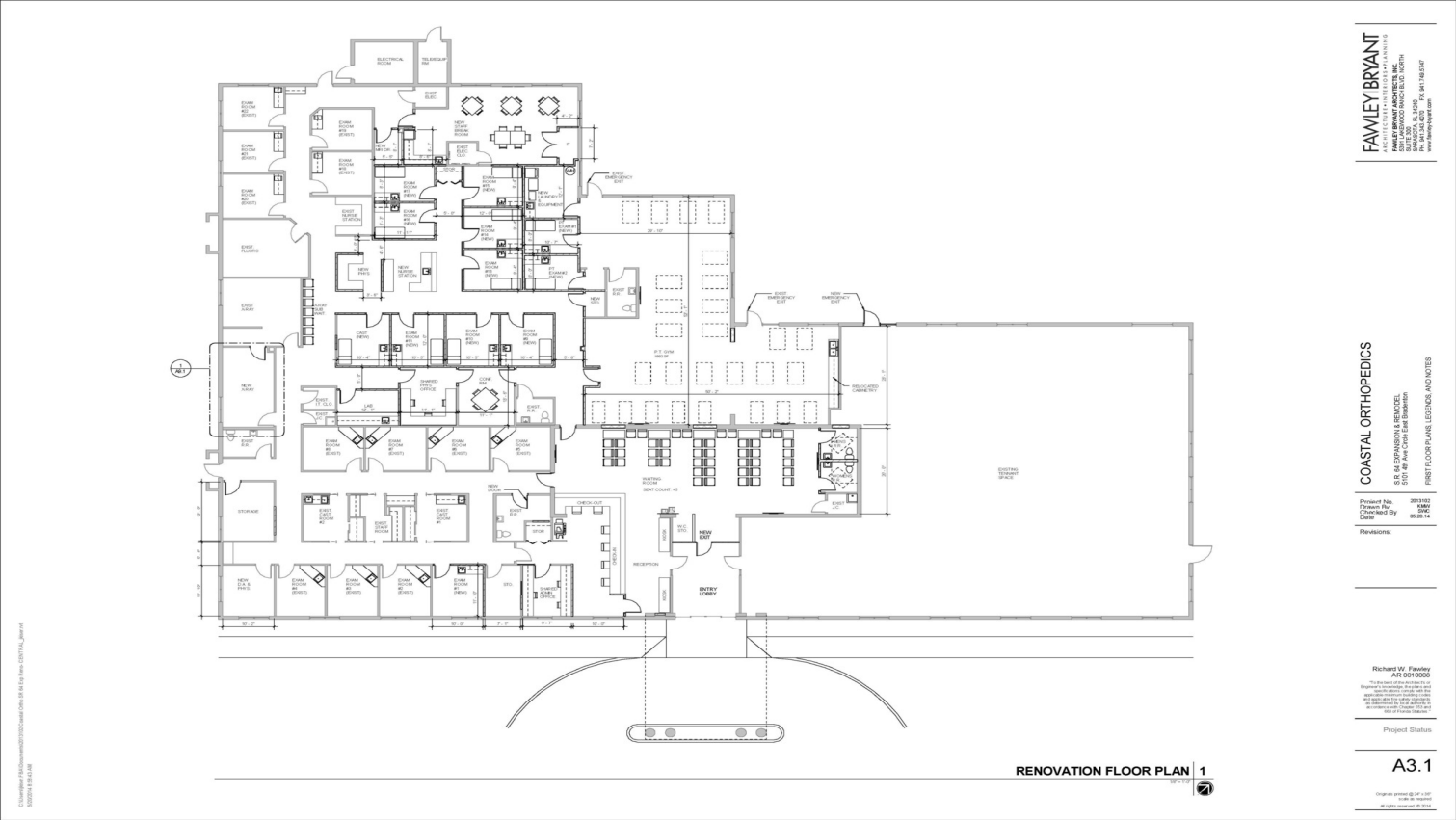
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FLOOR PLAN



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ADDITIONAL PHOTOS



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## AERIAL MAP



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AERIAL MAP



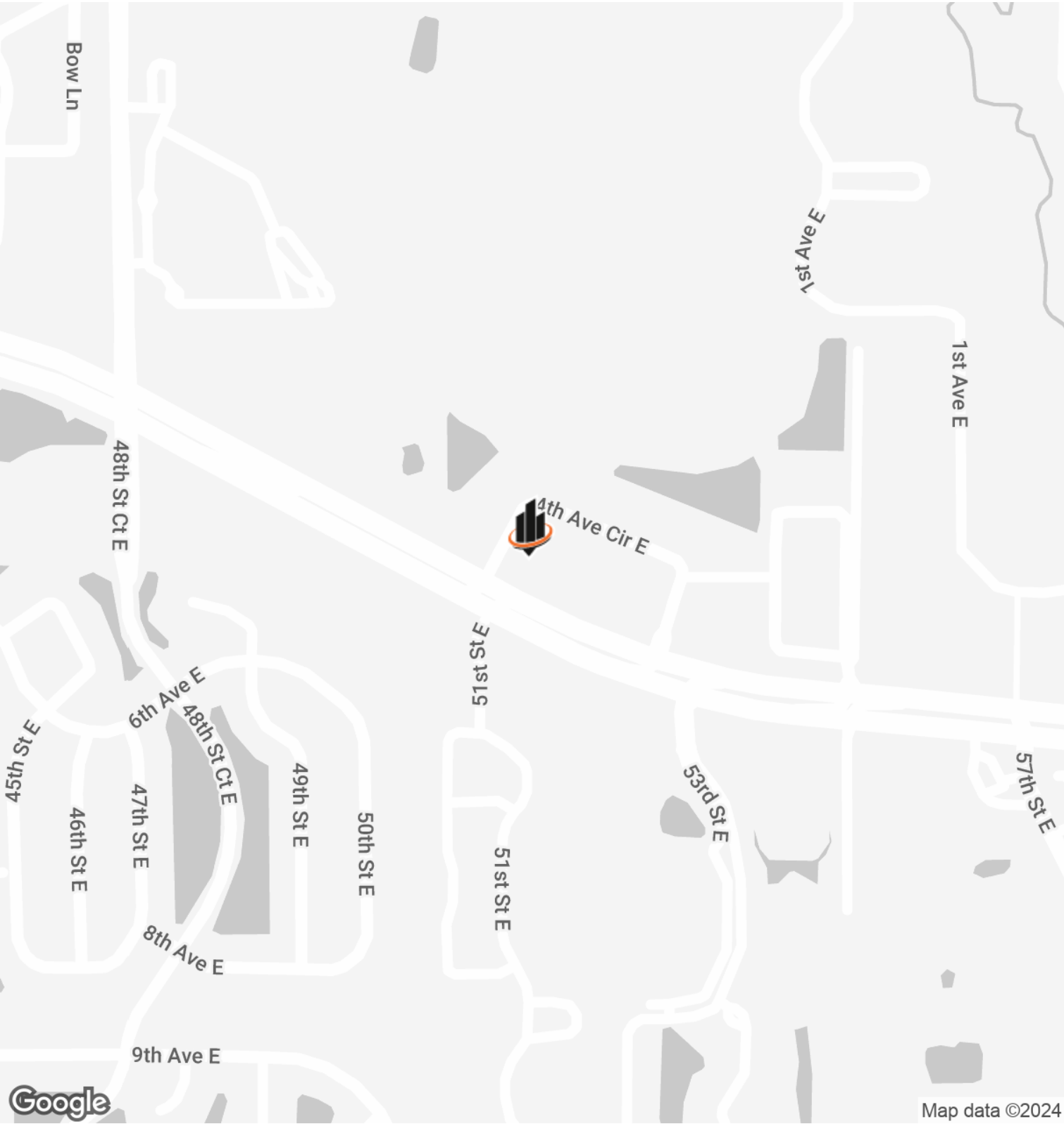
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,418	35,221	103,513
AVERAGE AGE	46.7	41.2	41.9
AVERAGE AGE (MALE)	48.1	40.7	41.1
AVERAGE AGE (FEMALE)	47.4	43.4	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,998	13,821	39,411
# OF PERSONS PER HH	2.2	2.5	2.6
AVERAGE HH INCOME	\$59,830	\$62,375	\$60,385
AVERAGE HOUSE VALUE	\$400,911	\$307,953	\$252,755

\* Demographic data derived from 2020 ACS - US Census

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## ADVISOR BIO



### 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

- 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

### SVN | Commercial Advisory Group

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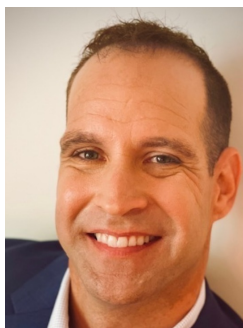
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## ADVISOR BIO 2



### MARK BOWER

Investment Advisor

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### PROFESSIONAL BACKGROUND

Mark Bower is a founding partner with the SVN Global Medical Team in Sarasota, FL and specializes in health care, occupier services and investment sales. In this role, he oversees corporate real estate portfolios and sources investment-grade real estate opportunities while helping investors leverage market dynamics to maximize their specific goals. Mark prides himself on being creative, relentless and diligent on behalf of his clients-- using experience, intuition and data-driven analytics.

Prior to SVN, Mark founded three companies: an award-winning landscape architecture and construction firm which, during his tenure, completed projects throughout Florida with 300+ employees. Simultaneously, he spearheaded a development company with interests from Miami to New York. Additionally, Bower secured venture capital funding to launch an environmental/alternative energy company in Colorado which he scaled into six western states.

Outside of work, you can find Mark with his high school sweetheart, their 2 children and dog, Isla. They will probably be out on the water chasing fish, cooking something messy in the kitchen or planning their next road trip and camping adventure.

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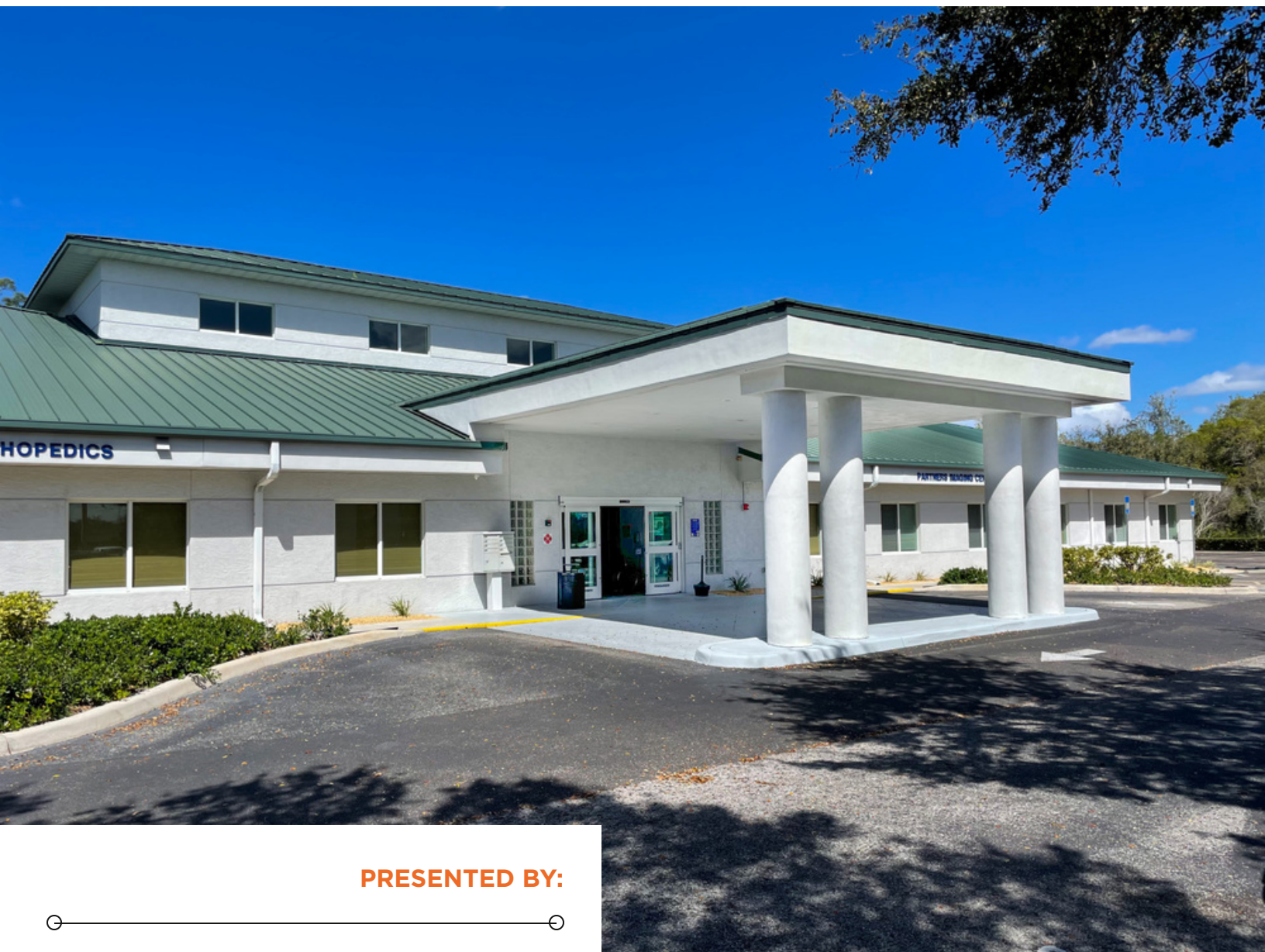
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