



LEASE
Blake Park

1816 59TH ST W
Bradenton, FL 34209

PRESENTED BY:

GAIL BOWDEN
O: 941.223.1525
C: 941.223.1525
gail.bowden@svn.com

MARK BOWER
O: 941.544.0054
C: 941.544.0054
mark.bower@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$21.00 SF/yr (NNN)
BUILDING SIZE:	7,316 SF
AVAILABLE SF:	1,680 - 7,311 SF
LOT SIZE:	5.8 Acres
YEAR BUILT:	1985
ZONING:	BR_P
MARKET:	Bradenton
SUBMARKET:	Sarasota
TRAFFIC COUNT:	14,000
VIDEO:	View Here

PROPERTY OVERVIEW

Blake Park is a multi-tenanted property located next to Blake Hospital on 59th Street West. The property offers a variety of suite sizes ranging from 1,200 sq. ft. to a maximum of 6,700 sq. ft. While the majority of the property is comprised of medical offices, there are also a few private offices and retail tenants. Recently, the owners have completed a significant exterior upgrade, and several of the suite interiors are brand new and ready for immediate occupancy. INQUIRE ABOUT MOVE-IN SPECIALS.

LOCATION OVERVIEW

Blake Park is situated along 59th Street W. Blake Park is conveniently located next to Blake Hospital, a 383 Bed Trauma II Hospital. Its prime location is accessible from all directions, making it a popular choice. Along with the hospital, the area offers a plethora of amenities, including restaurants, shopping centers, parks, and community centers.

PROPERTY HIGHLIGHTS

- Located next to Blake Hospital
- Recently renovated
- Ample parking

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PROPERTY DETAILS

LEASE RATE	\$21.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Blake Park
STREET ADDRESS	1816 59th ST W
CITY, STATE, ZIP	Bradenton, FL 34209
COUNTY	Manatee
MARKET	Bradenton
SUB-MARKET	Sarasota
CROSS-STREETS	59th St W & 17th Ave W
TOWNSHIP	34S
RANGE	17E
SECTION	32
SIDE OF THE STREET	West
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	0.9 Miles to SR 64
NEAREST AIRPORT	10.4 Miles to Sarasota Bradenton International Airport

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	125

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PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	BR_P
LOT SIZE	5.8 Acres
APN #	39384-5005-7
LOT FRONTAGE	375 ft
LOT DEPTH	580 ft
CORNER PROPERTY	No
TRAFFIC COUNT	14000
TRAFFIC COUNT STREET	59th ST W
WATERFRONT	No
POWER	Yes

BUILDING INFORMATION

BUILDING SIZE	7,316 SF
BUILDING CLASS	A
TENANCY	Multiple
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	7,316 SF
YEAR BUILT	1985
ROOF	BAR JOIST RIGID, BUILTUP TAR & GRAVEL
FREE STANDING	No
NUMBER OF BUILDINGS	1
WALLS	DRYWALL

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,680 - 7,311 SF	LEASE RATE:	\$21.00 SF/yr

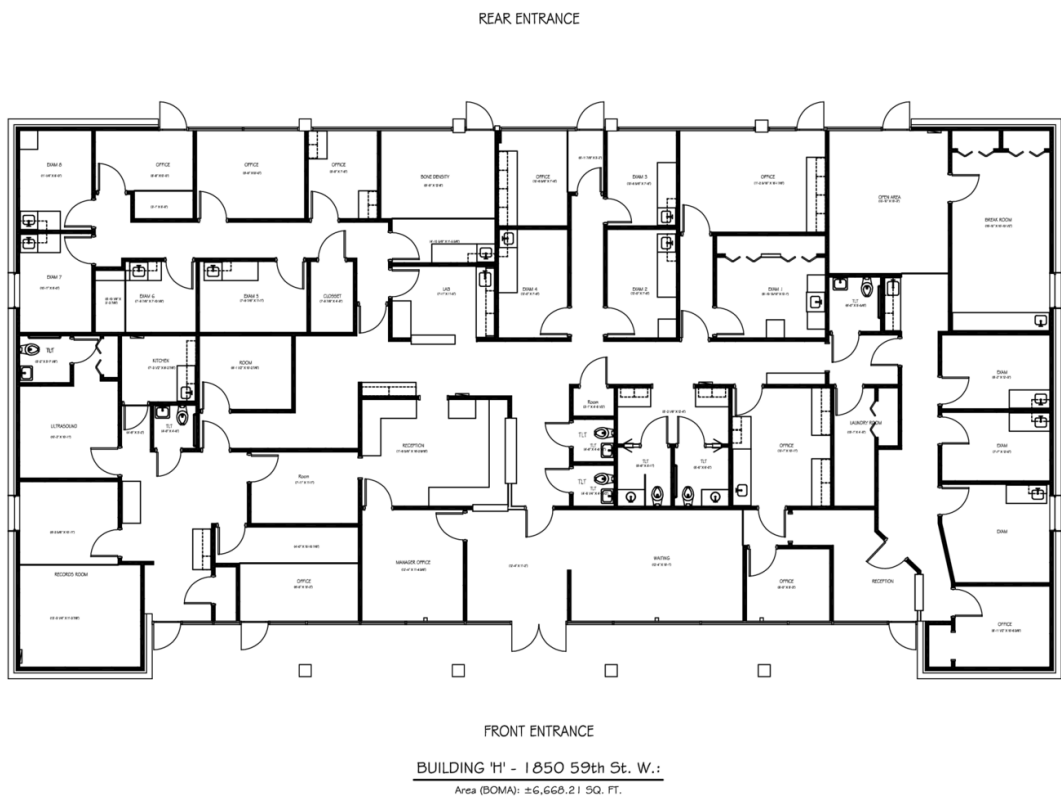
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1850	Available	7,311 SF	NNN	\$21.00 SF/yr
5953	Available	1,680 SF	NNN	\$21.00 SF/yr
5955	Available	1,807 SF	NNN	\$21.00 SF/yr
5959	Available	2,255 SF	NNN	\$21.00 SF/yr
5953, 5955, & 5959	Available	5,742 SF	NNN	\$21.00 SF/yr
1878	Available	1,904 SF	NNN	\$21.00 SF/yr
1884	Available	1,904 SF	NNN	\$21.00 SF/yr

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SUITE 1850



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LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	7,311 SF	LEASE RATE:	\$21.00 SF/yr

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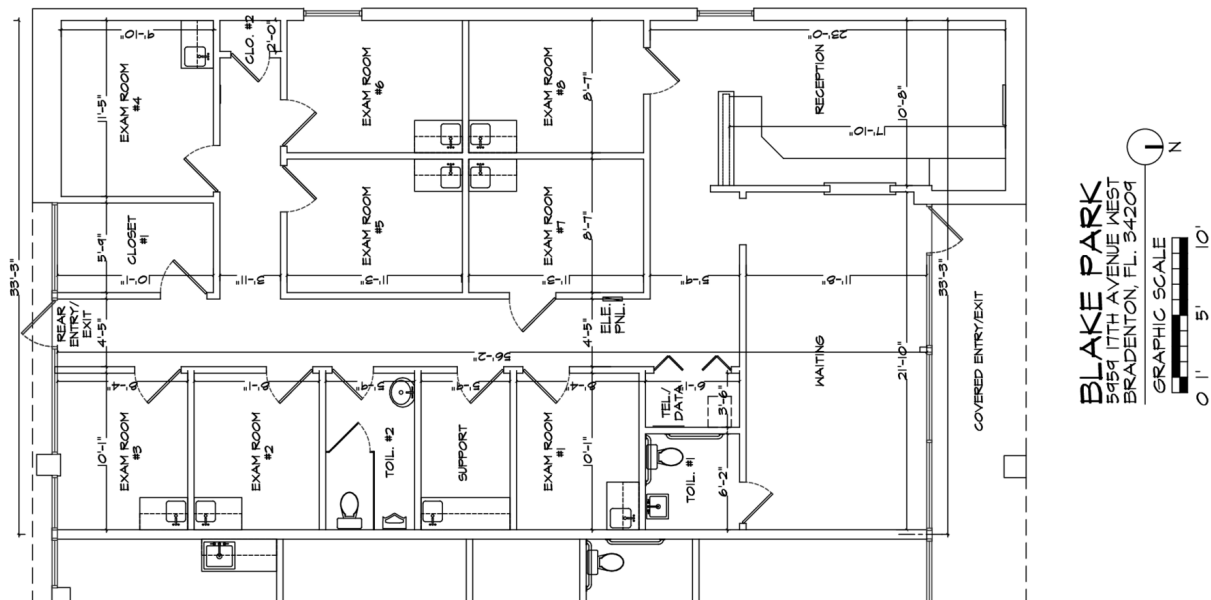
MARK BOWER
O: 941.544.0054 | C: 941.544.0054
mark.bower@svn.com

1816 Main Street
Suite 608
Sarasota, FL 34236
PH: 941-544-0054
FAX: 941-544-0055

AX-01
3,022 sq ft
CMAC F, CMAC AMAD0002

ICM REALTY-
ONE
LAYOUT

SUITE 5959



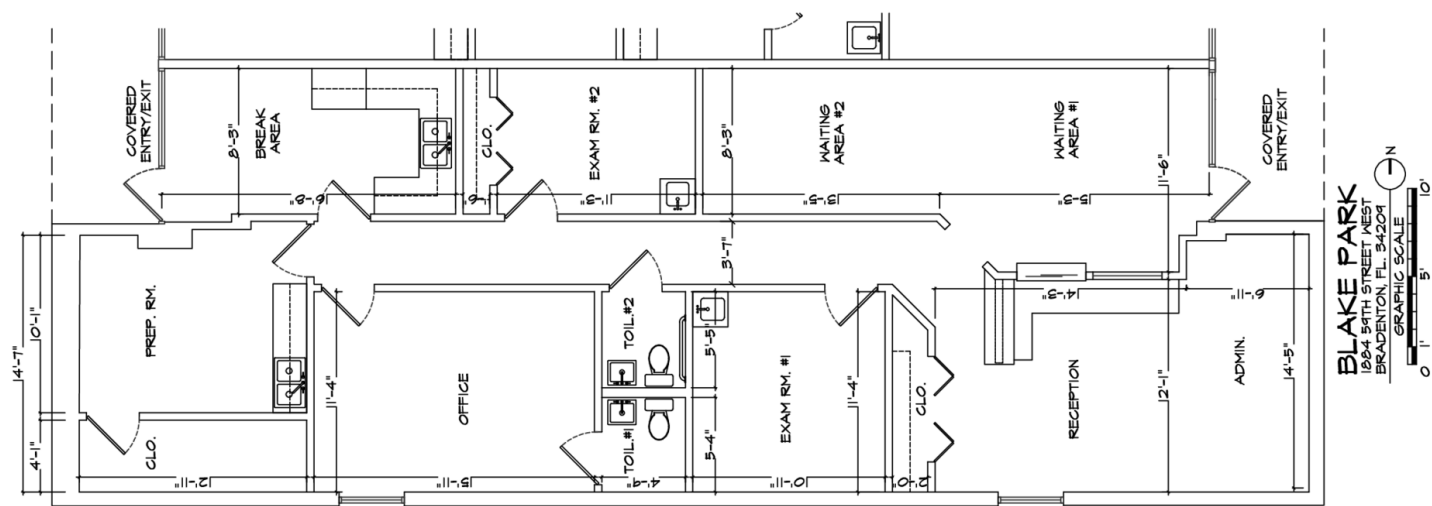
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,255 SF	LEASE RATE:	\$21.00 SF/yr

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MARK BOWER
O: 941.544.0054 | C: 941.544.0054
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SUITE 1884



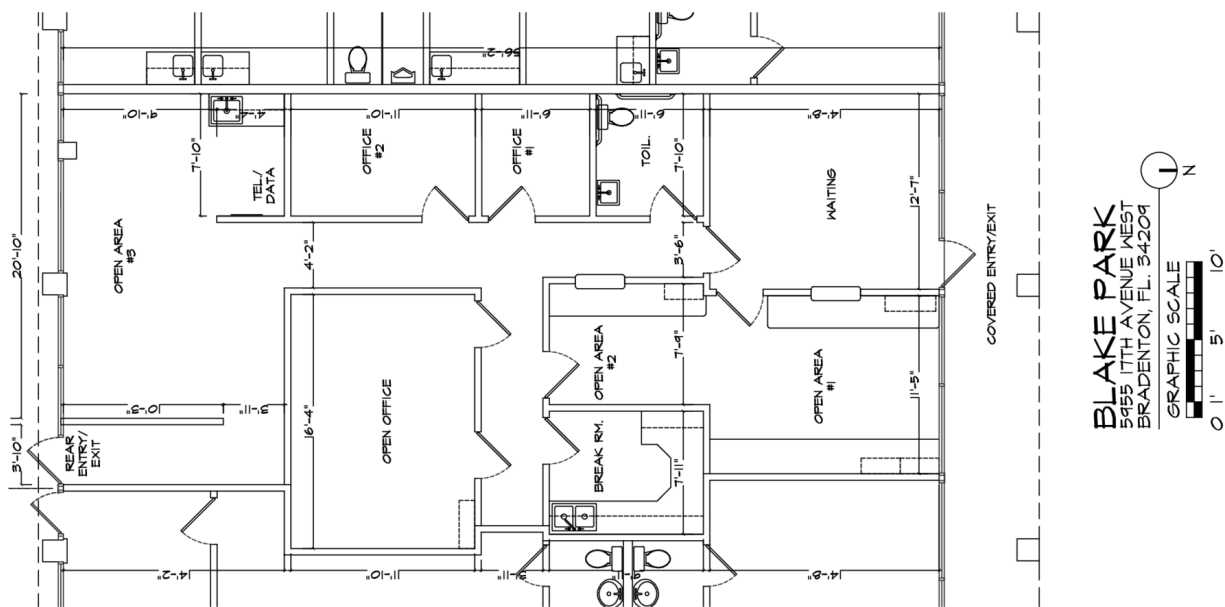
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,904 SF	LEASE RATE:	\$21.00 SF/yr

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SUITE 5955



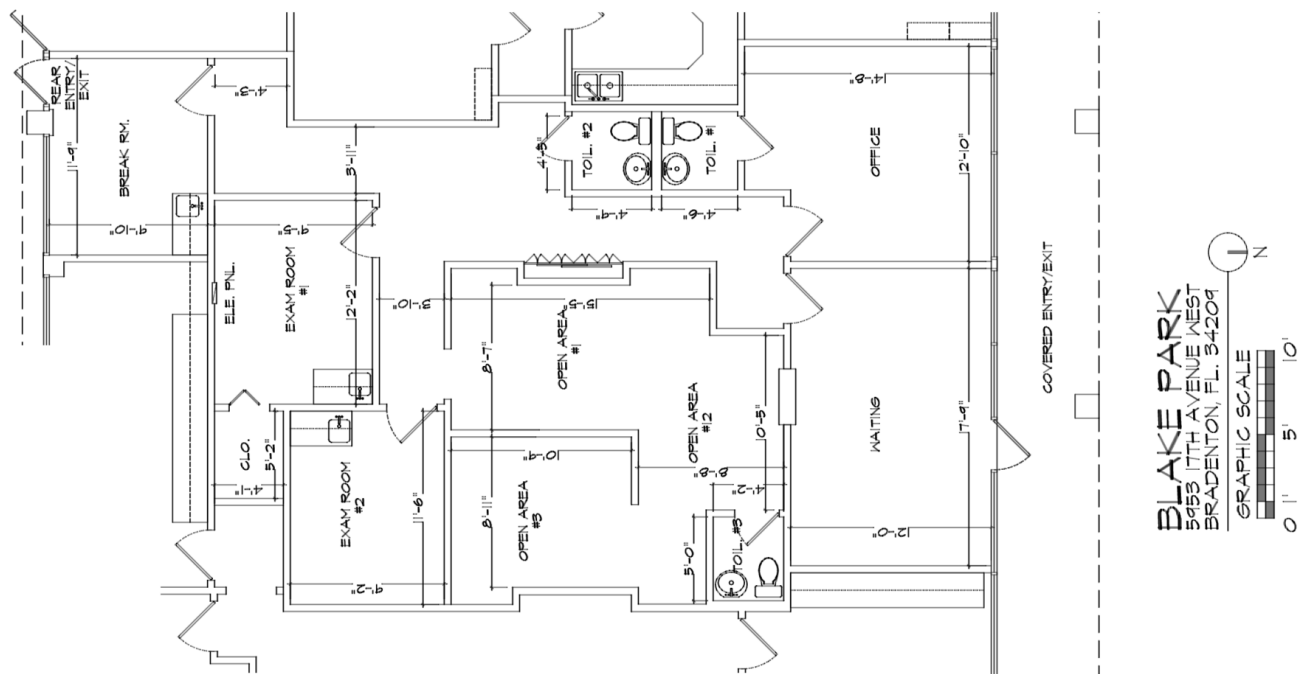
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,807 SF	LEASE RATE:	\$21.00 SF/yr

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SUITE 5953



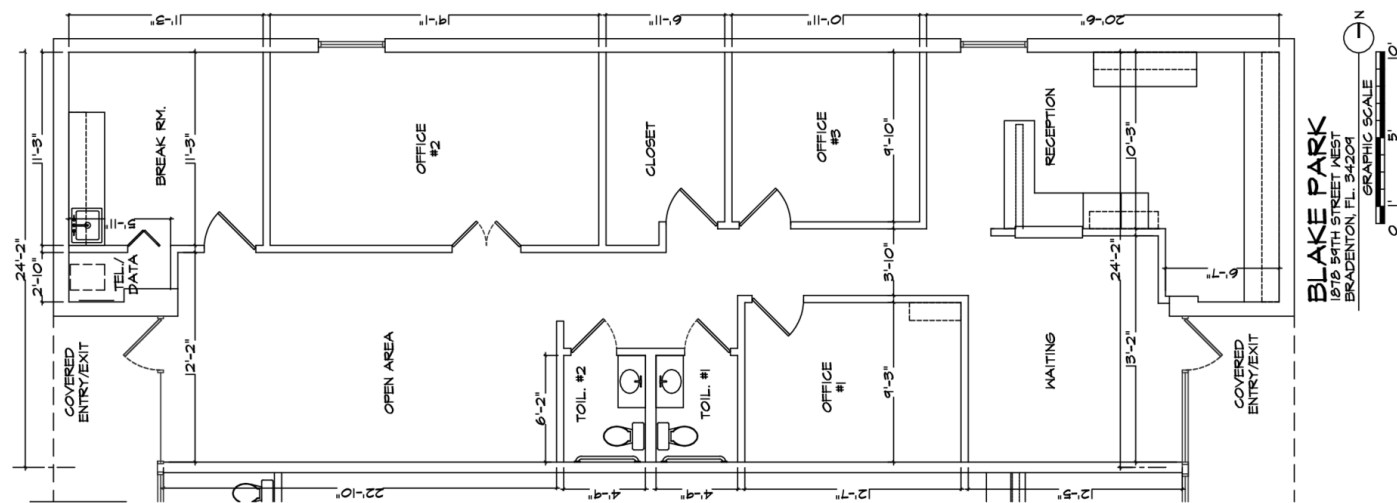
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,680 SF	LEASE RATE:	\$21.00 SF/yr

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SUITE 1878



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,904 SF	LEASE RATE:	\$21.00 SF/yr

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AERIAL MAP



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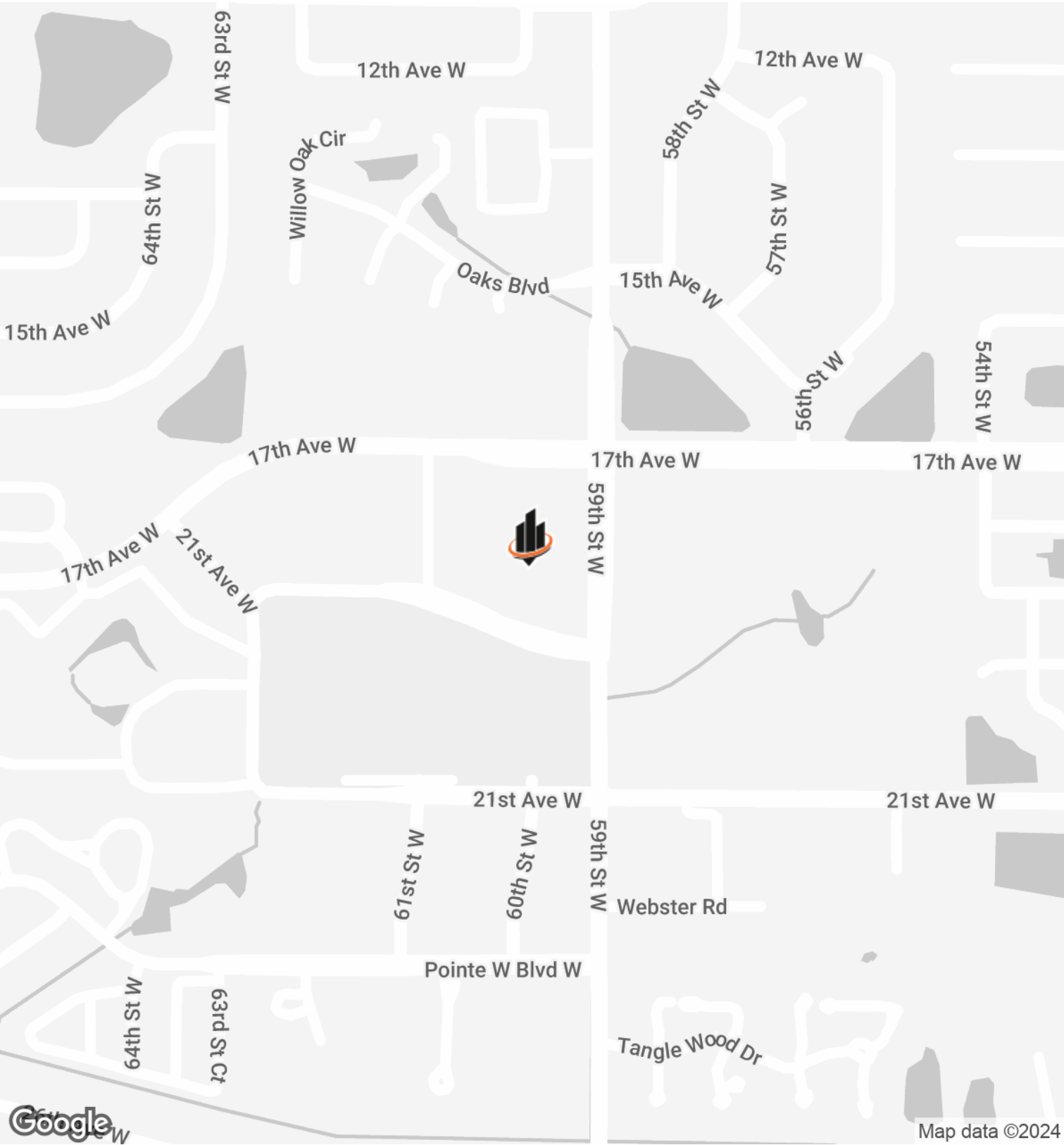
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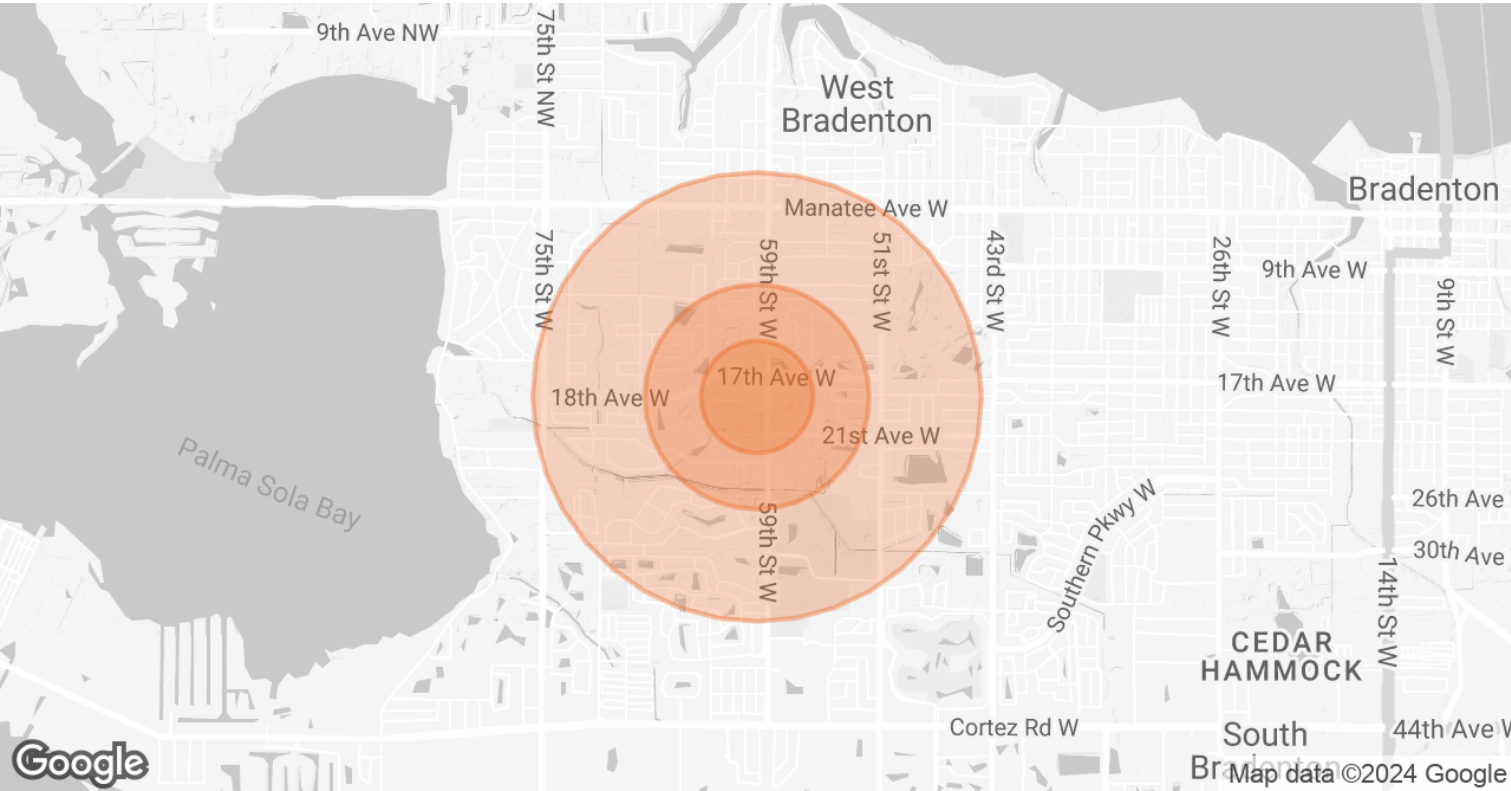
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	859	3,064	11,959
AVERAGE AGE	67.7	62.3	58.5
AVERAGE AGE (MALE)	60.4	55.8	54.7
AVERAGE AGE (FEMALE)	71.3	66.4	61.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	458	1,523	5,996
# OF PERSONS PER HH	1.9	2.0	2.0
AVERAGE HH INCOME	\$51,774	\$54,983	\$56,967
AVERAGE HOUSE VALUE	\$248,973	\$244,313	\$228,933

2020 American Community Survey (ACS)

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GAIL BOWDEN

Senior Investment Advisor

gail.bowden@svn.com

Direct: 941.223.1525 | Cell: 941.223.1525

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 sf | 10 Year Lease
- LEASED | Bradenton, FL | Medical Office Building | 13,122 sf | 5 Year Lease

SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500

Sarasota, FL 34236

941.387.1200

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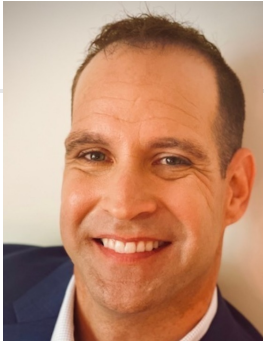
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MARK BOWER

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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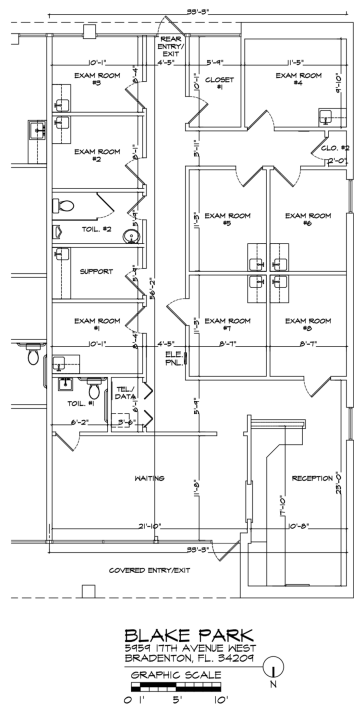
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PLANS



LEGEND

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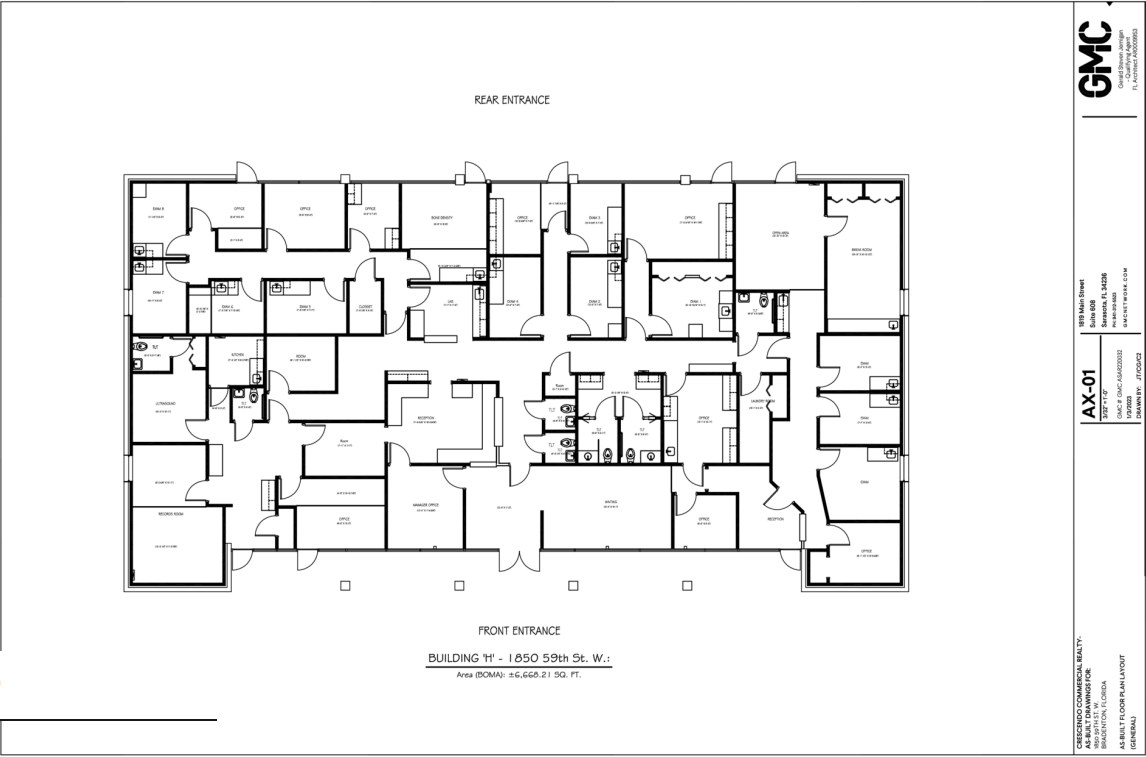
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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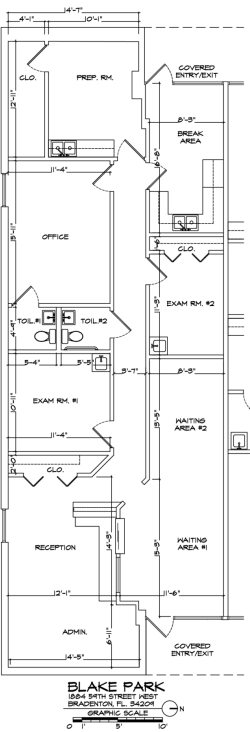
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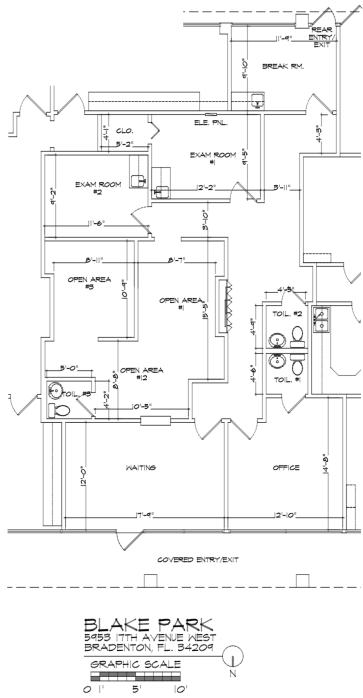
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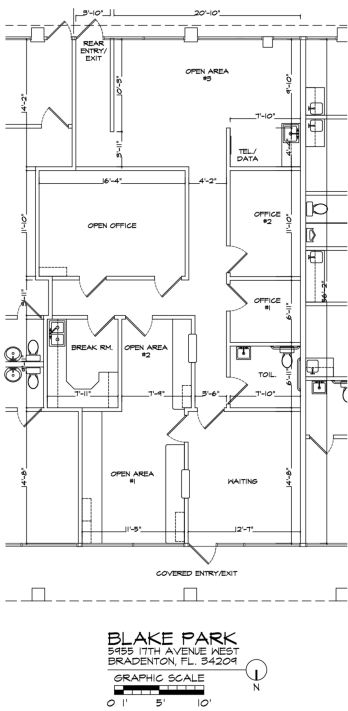
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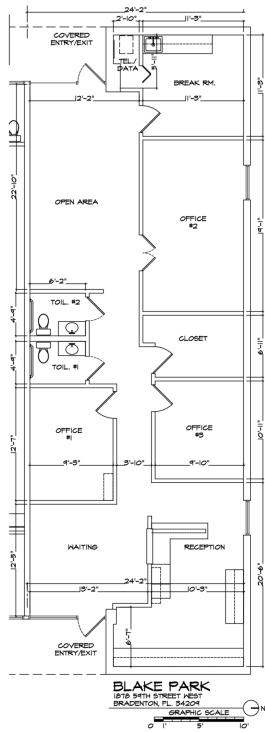
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