



LEASE

Medical/Office Building

2650 BAHIA VISTA STREET #202

Sarasota, FL 34239

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

BEN GRAHAM

O: 941.928.1546

ben.graham@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (Gross)
AVAILABLE SF:	1,176 SF
YEAR BUILT:	1977
ZONING:	OPB/OFFICE PROFFESIONAL AND BUSINESS
MARKET:	Sarasota
SUBMARKET:	Bradenton
TRAFFIC COUNT:	15,100
APN:	2035 01 1010
VIDEO:	View Here

PROPERTY OVERVIEW

1,176 square feet of office space available on the second floor, perfect for a professional or medical office. The space features three private offices with sinks and a reception area. Enjoy ample surface parking with a porte cochere and a beautiful atrium.

LOCATION OVERVIEW

Located in the Bay View Heights neighborhood in the city of Sarasota. The property is conveniently located just one mile from Sarasota Memorial Hospital and less than a mile from US 41. Enjoy easy access to a variety of amenities, including parks, schools, restaurants, and shopping centers. Sarasota is renowned for its stunning beaches, vibrant arts scene, and cultural attractions.

PROPERTY HIGHLIGHTS

- 1 Mile to Sarasota Memorial Hospital
- Ample parking
- 3 private offices

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PROPERTY DETAILS

LEASE RATE	\$25.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Medical/Office Building
STREET ADDRESS	2650 Bahia Vista Street #202
CITY, STATE, ZIP	Sarasota, FL 34239
COUNTY	Sarasota
MARKET	Sarasota
SUB-MARKET	Bradenton
CROSS-STREETS	Bahia Vista St & Briggs Ave
TOWNSHIP	36
RANGE	18
SECTION	29
SIDE OF THE STREET	South
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	.08 Miles to US 41
NEAREST AIRPORT	6.2 Miles to Sarasota Bradenton International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	OPB/OFFICE PROFFESIONAL AND BUSINESS
LOT SIZE	0 Acres
APN #	2035 01 1010
LOT FRONTAGE	605 ft
LOT DEPTH	235 ft
TRAFFIC COUNT	15100
TRAFFIC COUNT STREET	Bahia Vista St
WATERFRONT	No
POWER	Yes

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BUILDING INFORMATION

BUILDING CLASS	B
TENANCY	Single
NUMBER OF FLOORS	3
YEAR BUILT	1977
GROSS LEASABLE AREA	1,176 SF
CONSTRUCTION STATUS	Existing
ROOF	Built-up, Flat
NUMBER OF BUILDINGS	1
WALLS	Drywall
FOUNDATION	Slab
EXTERIOR WALLS	Stucco

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	200

UTILITIES & AMENITIES

LEED CERTIFIED	No
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AERIAL MAP



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AERIAL MAP



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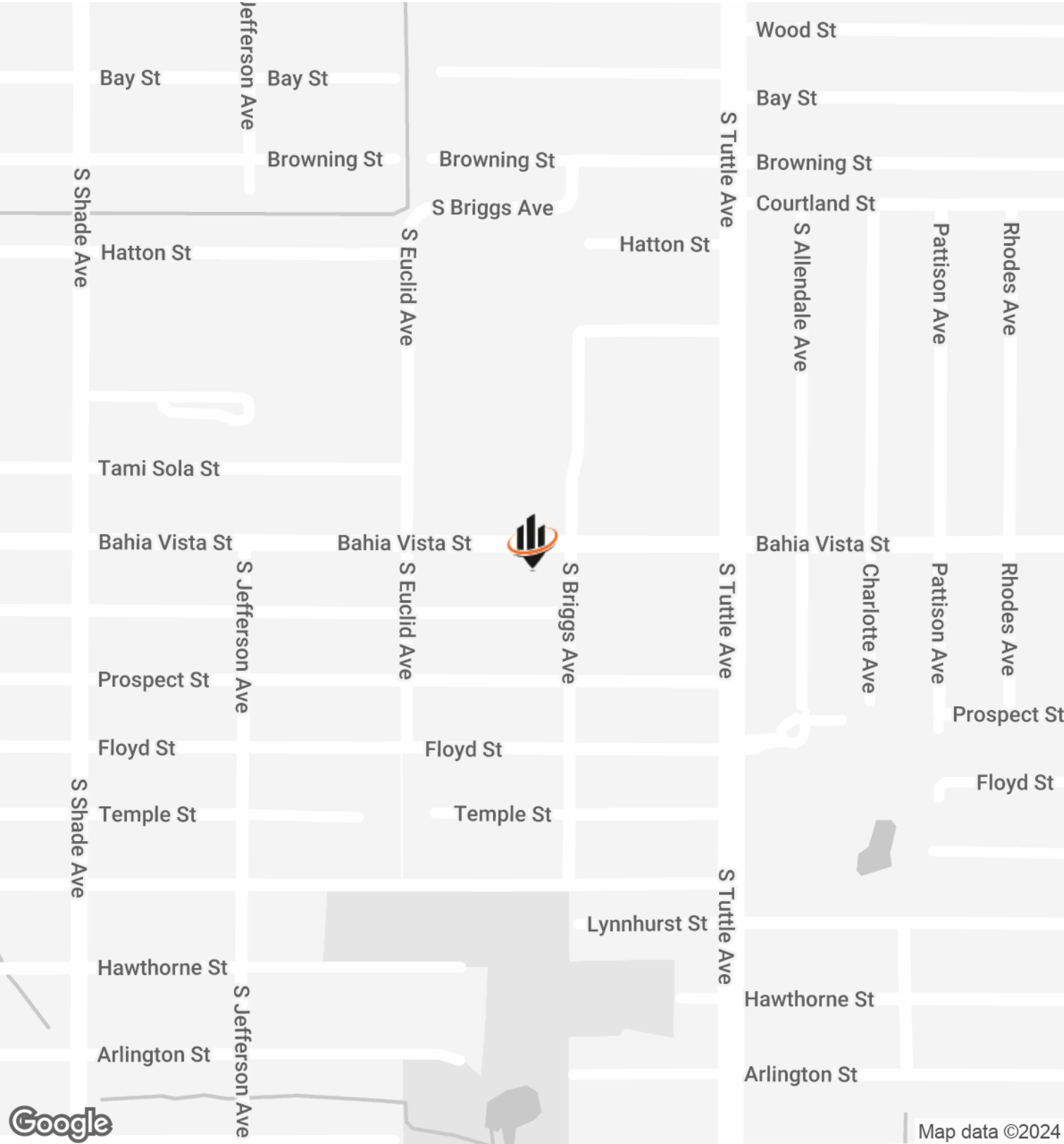
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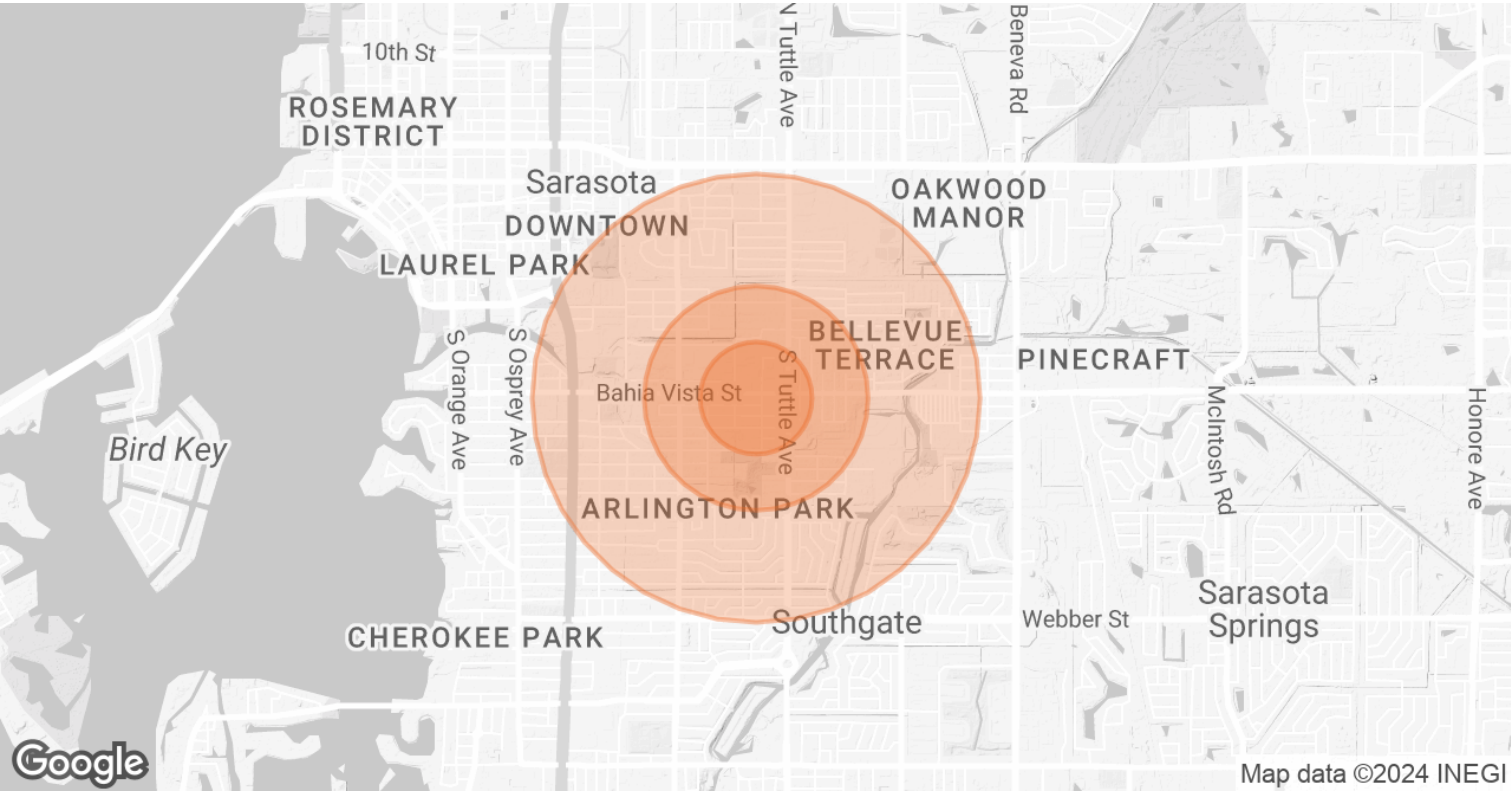
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	584	2,604	11,334
AVERAGE AGE	50.1	52.2	52.4
AVERAGE AGE (MALE)	43.5	45.8	47.3
AVERAGE AGE (FEMALE)	55.3	56.8	56.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	294	1,358	6,288
# OF PERSONS PER HH	2.0	1.9	1.8
AVERAGE HH INCOME	\$66,281	\$57,757	\$63,774
AVERAGE HOUSE VALUE	\$239,974	\$210,800	\$264,762

* Demographic data derived from 2020 ACS - US Census

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GAIL BOWDEN

Senior Investment Advisor

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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

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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.

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