



LEASE

Medical Office Building

315 NOKOMIS AVE S

Venice, FL 34285

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

MARK BOWER

O: 941.544.0054

mark.bower@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$26.00 SF/yr (NNN)
BUILDING SIZE:	4,223 SF
AVAILABLE SF:	1,020 - 2,600 SF
YEAR BUILT:	1981
RENOVATED:	2022
ZONING:	ST2
MARKET:	Venice
TRAFFIC COUNT:	31,000
APN:	0408140001
VIDEO:	View Here

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PROPERTY OVERVIEW

Ready for immediate occupancy, this stunning medical office building on Venice island provides a medical professional an ideal location for a practice- close to high population base, turn-key and highly visible. The entire building was recently gutted and underwent a top-to-bottom professional renovation with upgrades to all electrical, HVAC, IT, plumbing and more. The Landlord will lease the entire 3,620 sf or break the space into two separate suites with a shared waiting room.

LOCATION OVERVIEW

Situated on Venice Island, just a few minutes from downtown Venice, this location is surrounded by a great blend of medical facilities, retail shops, and residential areas.

PROPERTY HIGHLIGHTS

- Excellent location with great visibility
- Building recently underwent beautiful professional renovation and upgrades to all major infrastructure components
- Flexible size configurations- Landlord will demise or tenant can occupy entire building
- Plentiful parking

PROPERTY DETAILS

LEASE RATE	\$26.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Medical Office Building
STREET ADDRESS	315 Nokomis Ave S
CITY, STATE, ZIP	Venice, FL 34285
COUNTY	Sarasota
MARKET	Venice
SUB-MARKET	Sarasota
CROSS-STREETS	Nokomis Ave S & Milan Ave E
TOWNSHIP	39
RANGE	19
SECTION	7
SIDE OF THE STREET	West
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	.1 Mile to US 41 (Tamiami Trail)
NEAREST AIRPORT	1.4 Miles to Venice Municipal Airport & 22.6 Miles to Sarasota Bradenton International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	ST2
LOT SIZE	0.3 Acres
APN #	0408140001
LOT FRONTAGE	100 ft
LOT DEPTH	130 ft
CORNER PROPERTY	No
TRAFFIC COUNT	31000
TRAFFIC COUNT STREET	US 41 (Tamiami Trail)
WATERFRONT	No
POWER	Yes

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PROPERTY DETAILS

LEASE RATE	\$26.00 SF/YR
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BUILDING INFORMATION

BUILDING SIZE	4,223 SF
BUILDING CLASS	A
TENANCY	Single
CEILING HEIGHT	9.5 ft
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	4,223 SF
YEAR BUILT	1981
YEAR LAST RENOVATED	2022
CONSTRUCTION STATUS	Existing
CONDITION	Excellent
ROOF	Asphalt Shingle, Wood Frame, Gable/Hip
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
WALLS	Drywall
EXTERIOR WALLS	Brick

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface

UTILITIES & AMENITIES

CENTRAL HVAC	Yes
RESTROOMS	5

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,020 - 2,600 SF	LEASE RATE:	\$26.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 1	Available	2,600 SF	NNN	\$26.00 SF/yr	-
Suite 2	Available	1,020 SF	NNN	\$26.00 SF/yr	-

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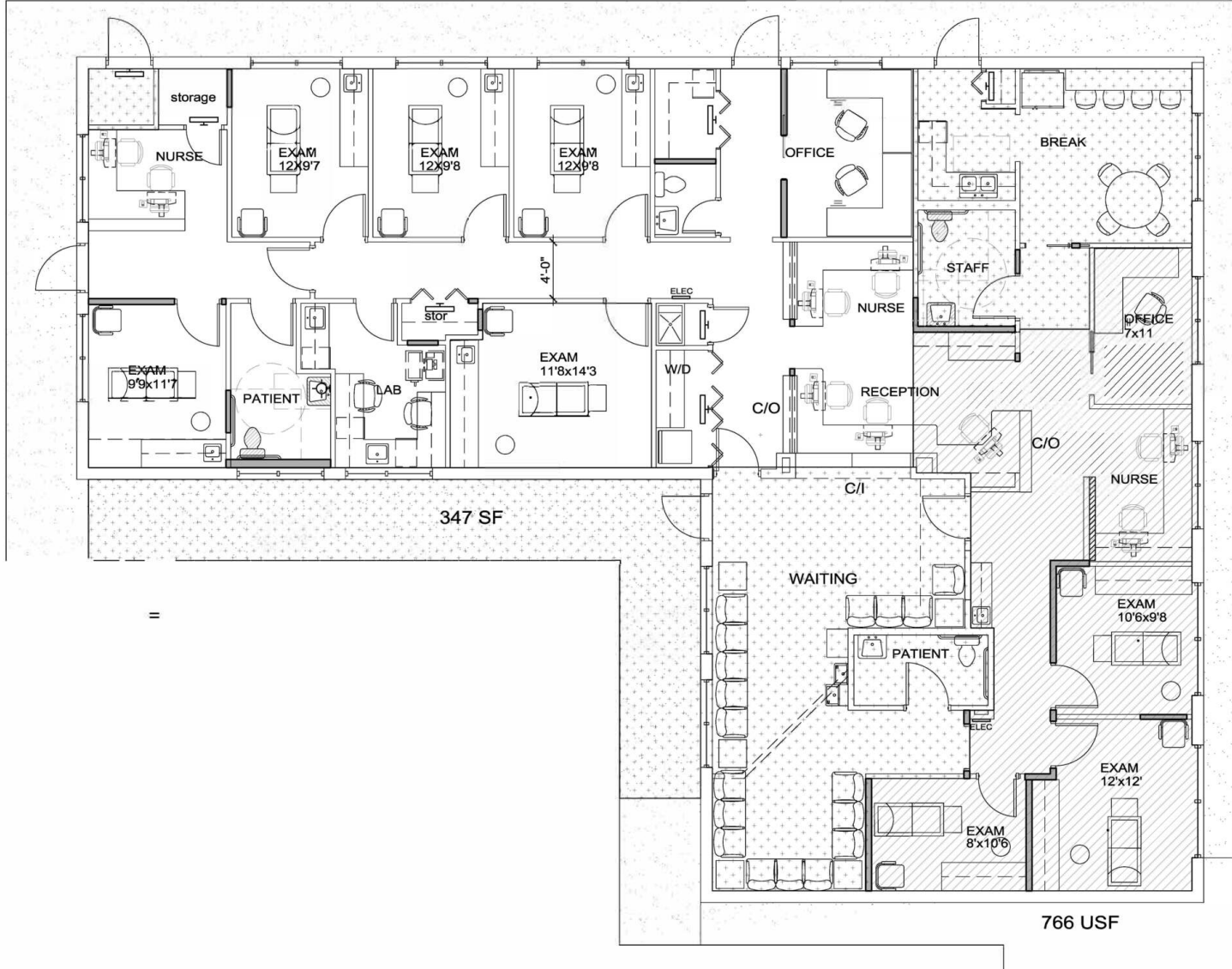
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FLOOR PLANS

1650 USF

TI



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ADDITIONAL PHOTOS



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AERIAL MAP



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AERIAL MAP



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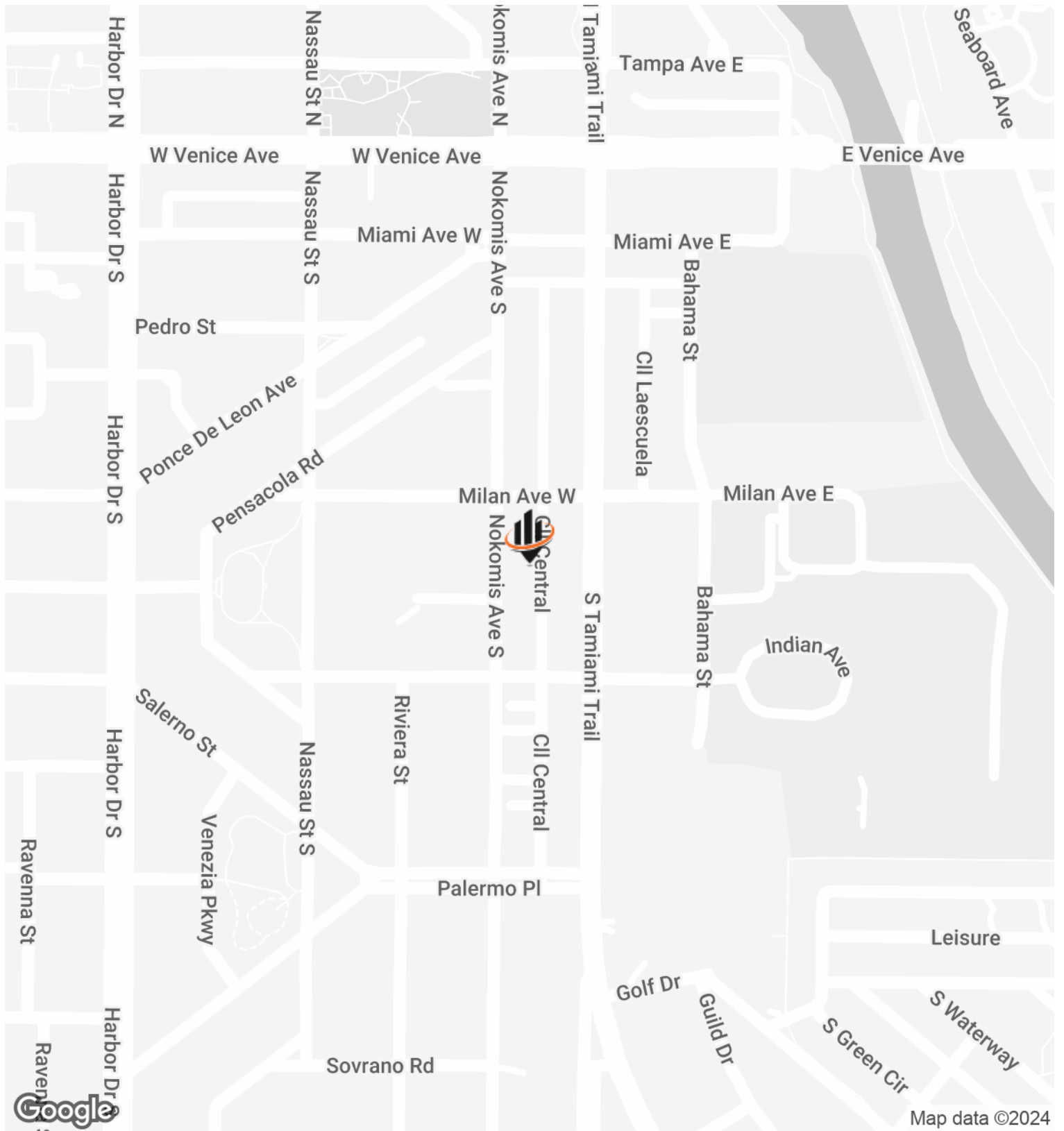
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LOCATION MAP



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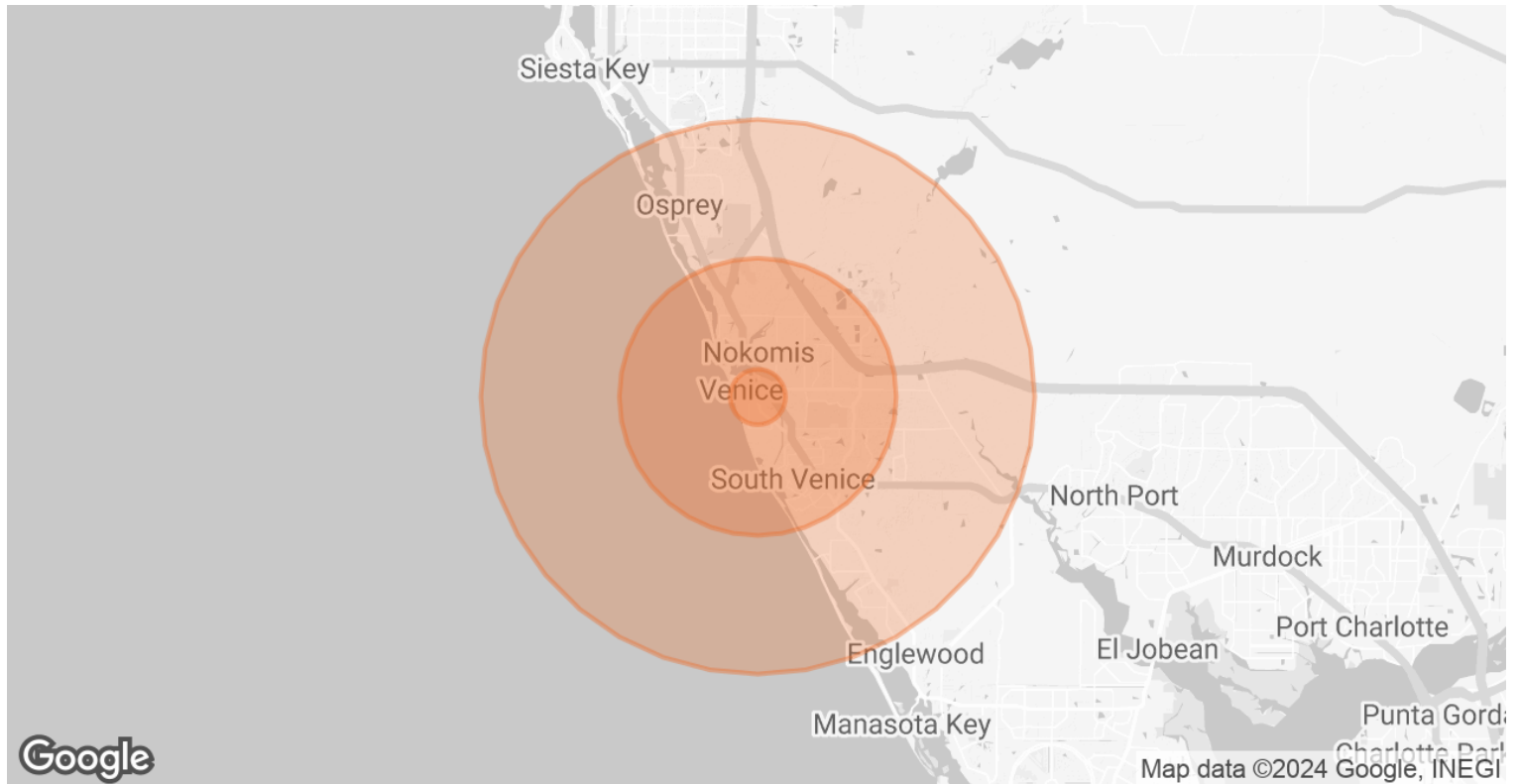
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	6,531	72,609	127,616
AVERAGE AGE	67.0	61.5	62.1
AVERAGE AGE (MALE)	67.3	59.9	61.3
AVERAGE AGE (FEMALE)	67.5	62.6	62.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,899	46,471	82,326
# OF PERSONS PER HH	1.1	1.6	1.6
AVERAGE HH INCOME	\$56,942	\$75,421	\$77,317
AVERAGE HOUSE VALUE	\$340,475	\$322,509	\$349,965

* 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 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

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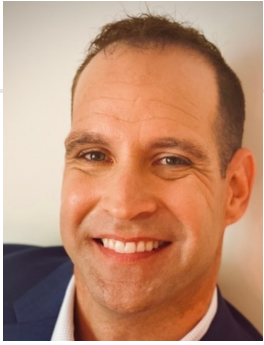
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PROFESSIONAL BACKGROUND

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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