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LEASE

Excellent Flex Space

7525 PENNSYLVANIA AVENUE

Sarasota, FL 34243

PRESENTED BY:

GAIL BOWDEN

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BEN GRAHAM

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PROPERTY SUMMARY



VIDEO

360° VIRTUAL TOUR

OFFERING SUMMARY

LEASE RATE:	\$17 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	3,281 SF
LOT SIZE:	5.88 Acres
BUILDING SIZE:	61,500 SF
ZONING:	PDI/WR

PROPERTY HIGHLIGHTS

- ±3,281 SF Office / Warehouse Flex Space
- Versatile office / warehouse / flex space
- Combination of finished office and large open work areas
- Multiple private offices
- Large open areas suitable for warehouse, showroom, training, production, staging, storage, or workspace
- Multiple exterior access points
- Flexible layout accommodating both administrative and operational functions
- Ideal for light industrial, distribution, contractors, service businesses, training facilities, office/showroom, and flex users
- Customizable to accommodate tenant requirements
- Located within an established Sarasota-Bradenton industrial park
- Centrally located between Sarasota and Bradenton

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PROPERTY DESCRIPTION

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3,281 SF of versatile office/warehouse/flex space, ideally suited for a wide variety of business uses, including light industrial, distribution, service-based businesses, contractors, training facilities, office/showroom operations, or other flex users.

The suite offers an efficient combination of professional office buildout and large open work areas, providing the flexibility to accommodate both administrative and operational functions within one location. The floor plan features several private offices, expansive open areas that can accommodate warehouse, showroom, training, production, staging, storage, or collaborative workspace, and two restrooms.

Multiple exterior access points provide additional functionality and allow businesses to efficiently separate customer, employee, and operational areas. The existing configuration can accommodate a variety of users while offering the flexibility to customize the space for specific business requirements.

Strategically located within an established Sarasota-Bradenton industrial corridor, the property provides convenient access to major transportation routes and is close to Sarasota Bradenton International Airport (SRQ). Its central location provides excellent connectivity throughout Sarasota and Manatee Counties and the greater Southwest Florida market.

This is an excellent opportunity for a business seeking a flexible, functional, and well-located office/industrial facility in one of the area's established commercial and industrial locations.

LOCATION DESCRIPTION

Strategically located at 7509 Pennsylvania Avenue in Sarasota, Florida, this industrial/flex property offers an exceptional location within the established Sarasota-Bradenton industrial corridor. Positioned just off Tallevast Road and 9th Street East, the property is approximately 0.9 miles from U.S. Highway 301 and immediately east of Sarasota-Bradenton International Airport (SRQ).

The central location between Sarasota and Bradenton provides convenient access to both markets while offering excellent regional connectivity to U.S. 301, U.S. 41, University Parkway, and Interstate 75. The surrounding area is home to a strong concentration of industrial, manufacturing, distribution, service, and flex users, making it an ideal location for businesses serving Sarasota, Manatee County, and the greater Southwest Florida region.

The property's proximity to SRQ International Airport, major transportation corridors, and the growing Sarasota-Bradenton employment base makes it particularly well-suited for distribution, light manufacturing, warehouse, service, showroom, and office/flex operations.

PARKING DESCRIPTION

Surface

LOADING DESCRIPTION

Ground Level

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PROPERTY DETAILS

LEASE RATE	\$17 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Excellent Flex Space
STREET ADDRESS	7525 Pennsylvania Avenue
CITY, STATE, ZIP	Sarasota, FL 34243
COUNTY	Manatee
MARKET	Sarasota
SUB-MARKET	Bradenton
CROSS-STREETS	Pennsylvania Ave (9th St E) & Tallavast Rd.
TOWNSHIP	35s
RANGE	17e
SECTION	25
SIDE OF THE STREET	East
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	US 41 - 0.9 miles
NEAREST AIRPORT	Sarasota Bradenton International Airport - 2.8 miles

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Flex Space
ZONING	PDI/WR
LOT SIZE	5.88 Acres
APN #	6651000369
LOT FRONTAGE	335 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	10500
TRAFFIC COUNT STREET	Tallevast
WATERFRONT	No
POWER	Yes
RAIL ACCESS	No

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PROPERTY DETAILS

LEASE RATE	\$17 SF/YR
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BUILDING INFORMATION

BUILDING SIZE	61,500 SF
BUILDING CLASS	A
TENANCY	Multiple
NUMBER OF GRADE LEVEL DOORS	1
NUMBER OF DRIVE IN BAYS	1
CEILING HEIGHT	18 ft
MINIMUM CEILING HEIGHT	16 ft
OFFICE SPACE	2,768 SF
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	61,500 SF
YEAR BUILT	2009
YEAR LAST RENOVATED	2018
GROSS LEASABLE AREA	61,500 SF
CONSTRUCTION STATUS	Existing
FRAMING	Concrete Block
CONDITION	Excellent
ROOF	Steel Truss
FREE STANDING	Yes
NUMBER OF BUILDINGS	3
WALLS	Drywall
CEILINGS	Combination open and drop
FLOOR COVERINGS	Carpet, Tile & Concrete
FOUNDATION	Slab

PARKING & TRANSPORTATION

PARKING PRICE PER MONTH	\$0.00 /month
PARKING TYPE	Surface
PARKING RATIO	2.9
NUMBER OF PARKING SPACES	180
UTILITIES & AMENITIES	
SECURITY GUARD	No
HANDICAP ACCESS	Yes
ELEVATORS	N/A
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	Yes
CENTRIX EQUIPPED	No
RESTROOMS	1
LANDSCAPING	Beautifully Landscaped

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	3,281 SF	LEASE RATE:	\$17 SF/yr

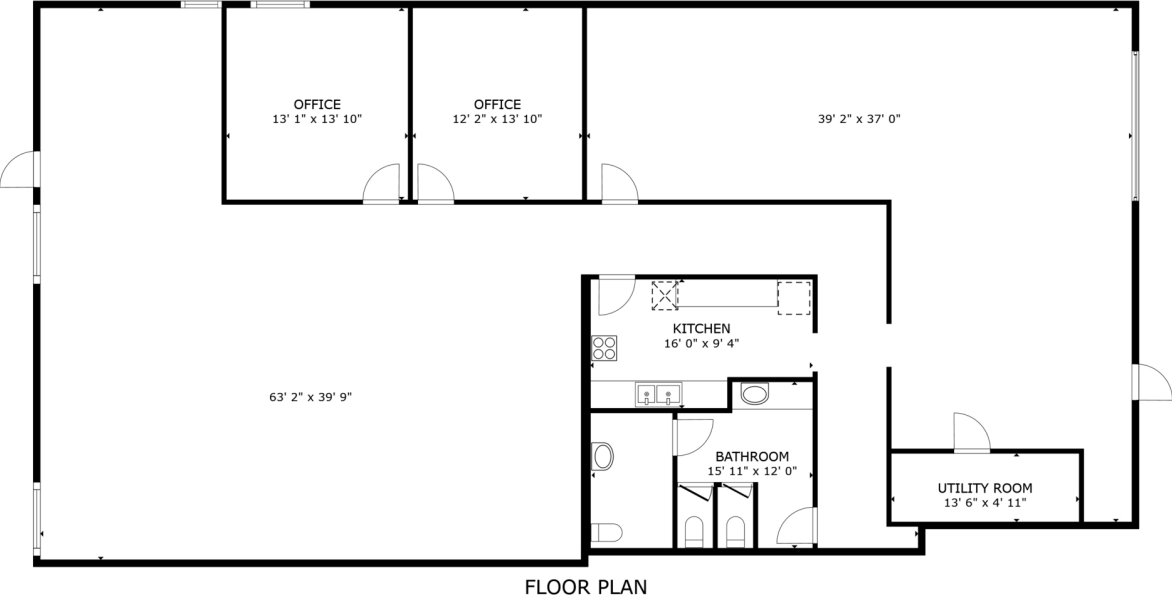
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
7525 Pennsylvania	Available	3,281 SF	NNN	\$17.00 SF/yr

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SUITE 101



LEASE INFORMATION

MATTERPORT:	https://my.matterport.com/show/?m=ztwRjgcURSB&mls=1
LEASE TYPE:	NNN
TOTAL SPACE:	3,281
LEASE TERM:	5 years (60 months)
LEASE RATE:	\$17

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ADDITIONAL PHOTOS



GAIL BOWDEN **BEN GRAHAM**
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AERIAL MAP



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AERIAL MAP



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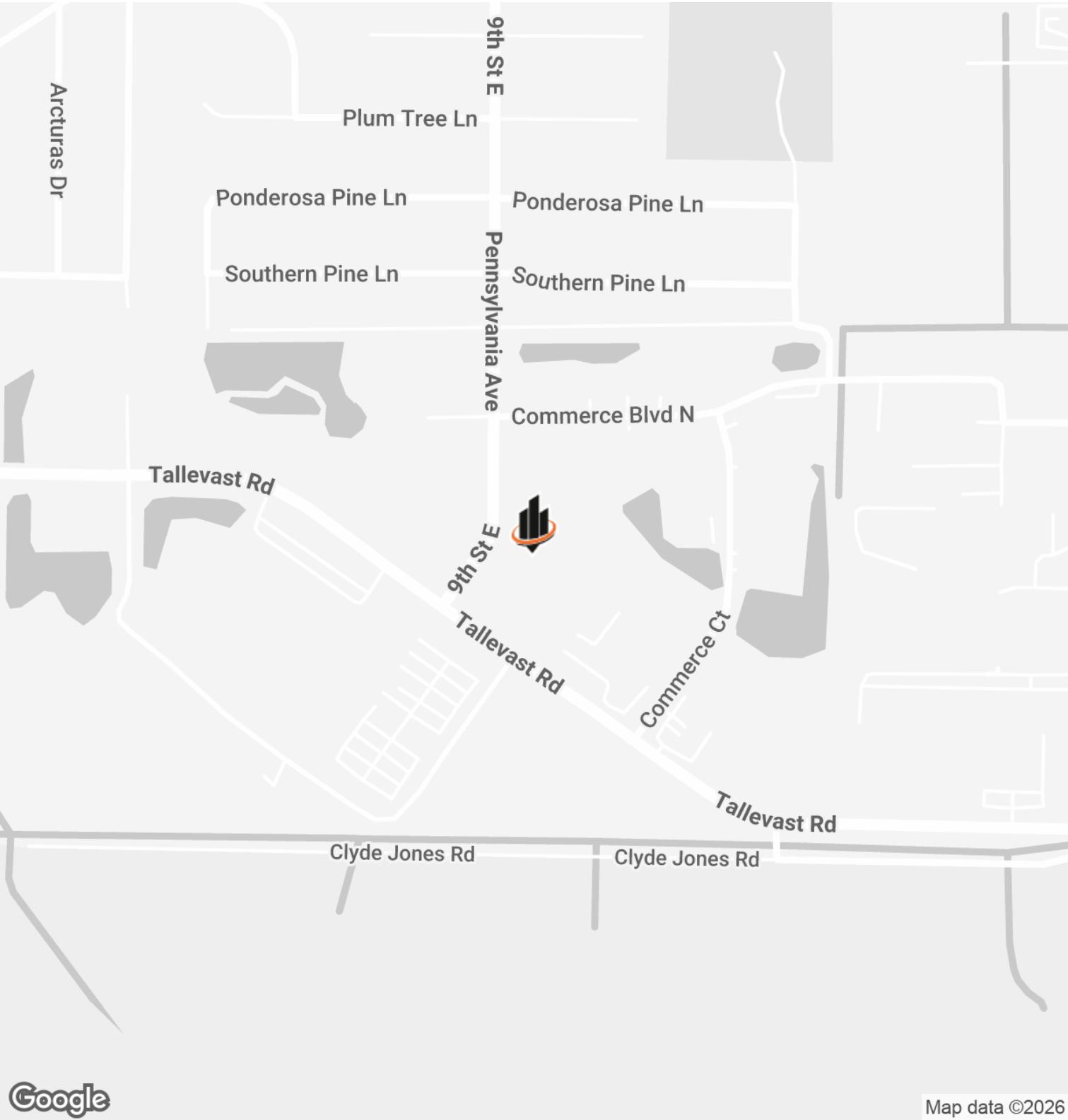
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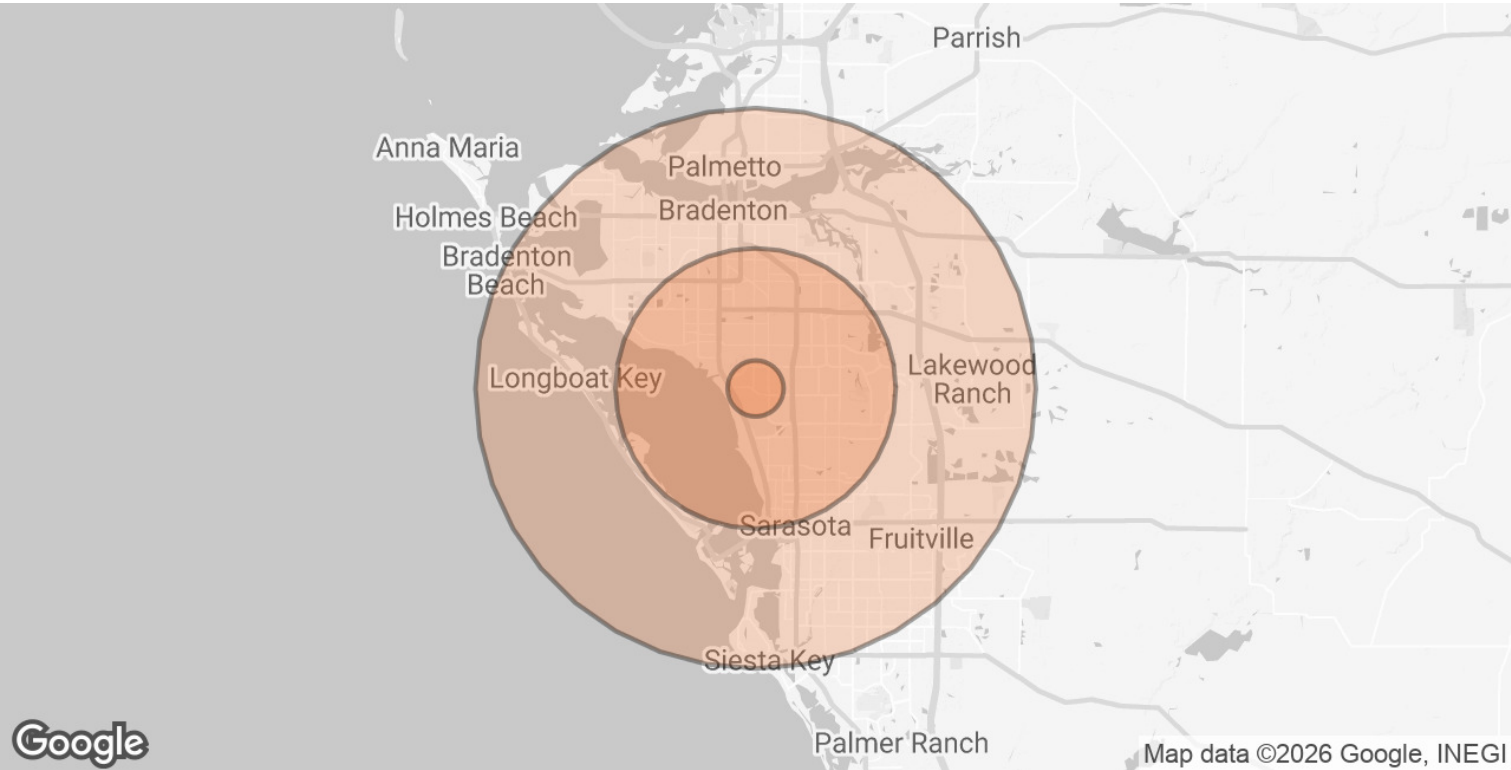
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,779	151,512	441,784
AVERAGE AGE	41.1	42.2	45.1
AVERAGE AGE (MALE)	43.8	41.3	43.9
AVERAGE AGE (FEMALE)	39.9	43.3	46.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,138	63,153	187,085
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$52,158	\$55,322	\$66,341
AVERAGE HOUSE VALUE	\$214,237	\$249,379	\$305,581

2020 American Community Survey (ACS)

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GAIL BOWDEN

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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.

SVN | Commercial Advisory Group

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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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