MS&C Commercial

1605 MAIN STREET
Sarasota, FL, 34236
941.957.3730 | MSCcommercial.com

Michael Saunders & Company
LICENSED REAL ESTATE BROKER



ADDRESS

435 Commercial Court
Venice, FL 34292

PROPERTY FEATURES

- Medical use established building
- Technically advanced building
- Covered drop off area
- Solid concrete structure
- Close to retail & restaurants
- I-75 Access off Jacaranda Blvd.

	1 Mile	3 Miles	5 Miles
Total Households:	1,369	13,226	31,728
Total Population:	2,605	25,608	64,660
Average HH Income:	$67,122	$63,281	$61,639

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

GAIL BOWDEN
941.957.3730
gailbowden@michaelsaunders.com

VENICE MEDICAL OFFICE OFF I-75 AND JACARANDA OFFICE BUILDING

435 COMMERCIAL COURT, VENICE, FL



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	N/A
Lot Size:	55,160 SF
Year Built:	2007
Building Size:	18,078 SF
Renovated:	2014
Zoning:	CHI - Commercial Highway Interchange
Market:	Venice
Submarket:	SW Florida

PROPERTY OVERVIEW

Class "A" quality building located off I-75 and Jacaranda Blvd. Perfect for medical use with the property situated between the recently approved new locations for Sarasota Memorial and Venice Regional Hospitals. Top floor is 5,391 sf unit has 12 expansive offices complete with spacious conference room, ADA compliant restrooms, and full-sized kitchen/break room leading to a large outside terrace. Remaining space is occupied by Sarasota Orthopedics Associates and Neurology which guarantees consistent daily traffic to the property.

Tenant improvement allowance provided, subject to negotiation.

LOCATION OVERVIEW

I-75 exposure on the Jacaranda Interchange. Immediate area consists of 3 quality brand hotels, McDonald's, Cracker Barrel, various other restaurants and offices next door.

Michael Saunders & Company
Licensed Real Estate Broker
TCN WORLDWIDE REAL ESTATE SERVICES

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Gail Bowden
941.957.3730
gailbowden@michaelsaunders.com

MS&C Commercial

VENICE MEDICAL OFFICE OFF I-75 AND JACARANDA OFFICE BUILDING

435 COMMERCIAL COURT, VENICE, FL









Michael Saunders & Company
Licensed Real Estate Broker
TCN WORLDWIDE REAL ESTATE SERVICES

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Gail Bowden
941.957.3730
gailbowden@michaelsaunders.com

VENICE MEDICAL OFFICE OFF I-75 AND JACARANDA OFFICE BUILDING

435 COMMERCIAL COURT, VENICE, FL

Lease Rate:	N/A	**Total Space**	FULLY LEASED
Lease Type:		**Lease Term:**	Negotiable

SPACE	FLOOR	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS

Michael Saunders & Company
Licensed Real Estate Broker
TCN WORLDWIDE REAL ESTATE SERVICES

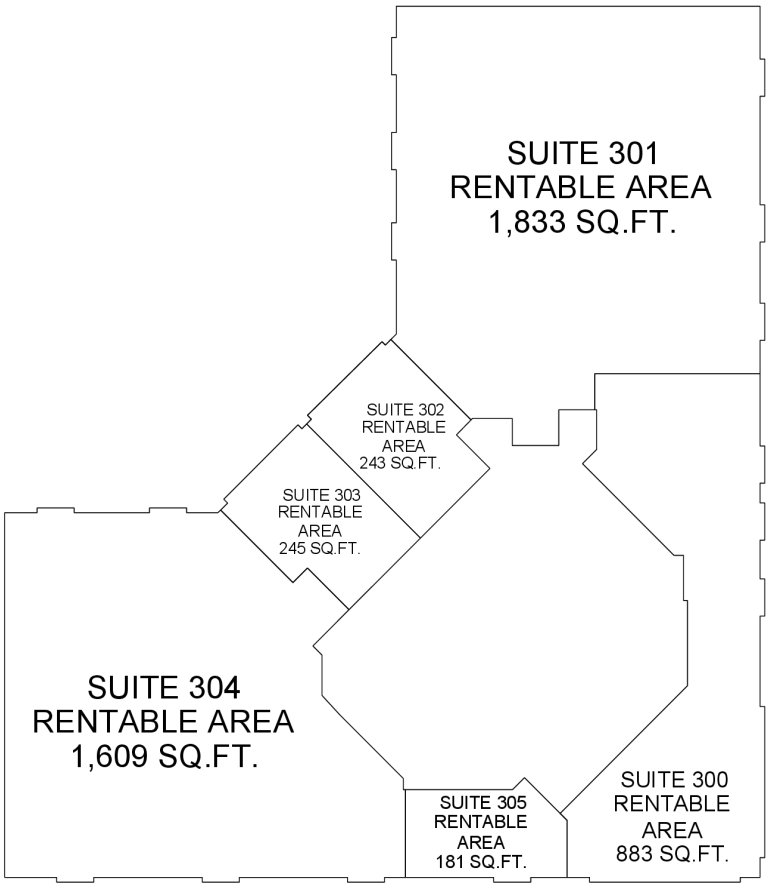
1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Gail Bowden
941.957.3730
gailbowden@michaelsaunders.com

VENICE MEDICAL OFFICE OFF I-75 AND JACARANDA OFFICE BUILDING

435 COMMERCIAL COURT, VENICE, FL



3RD FLOOR
435 COMMERCIAL COURT
VENICE, FL

METHOD B
BOMA 2010 - OFFICE

0' 2' 10'
SCALE

MAY 21, 2015

BDoc
BUILDING DOCUMENTATION SPECIALISTS
1025 S Dixie Hwy Suite 201
Delray Beach, FL 33483
561.901.5733
b-doc.net

Michael Saunders & Company
Licensed Real Estate Broker
TCN WORLDWIDE REAL ESTATE SERVICES

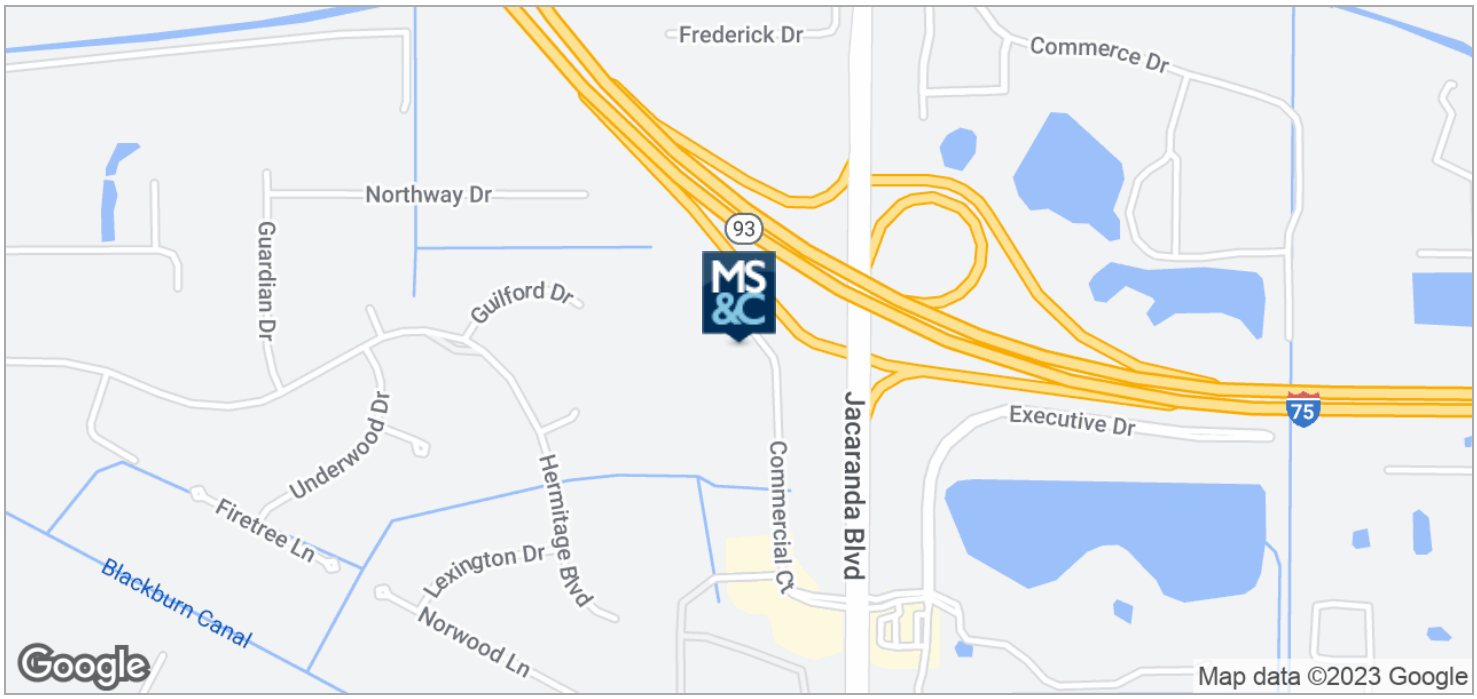
1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Gail Bowden
941.957.3730
gailbowden@michaelsaunders.com

VENICE MEDICAL OFFICE OFF I-75 AND JACARANDA OFFICE BUILDING

435 COMMERCIAL COURT, VENICE, FL





Michael Saunders & Company
Licensed Real Estate Broker
TCN WORLDWIDE REAL ESTATE SERVICES

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Gail Bowden
941.957.3730
gailbowden@michaelsaunders.com

VENICE MEDICAL OFFICE OFF I-75 AND JACARANDA OFFICE BUILDING

435 COMMERCIAL COURT, VENICE, FL



Michael Saunders & Company Licensed Real Estate Broker
TCN WORLDWIDE REAL ESTATE SERVICES

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Gail Bowden
941.957.3730
gailbowden@michaelsaunders.com

VENICE MEDICAL OFFICE OFF I-75 AND JACARANDA OFFICE BUILDING

435 COMMERCIAL COURT, VENICE, FL



Michael Saunders & Company
Licensed Real Estate Broker
TCN WORLDWIDE REAL ESTATE SERVICES

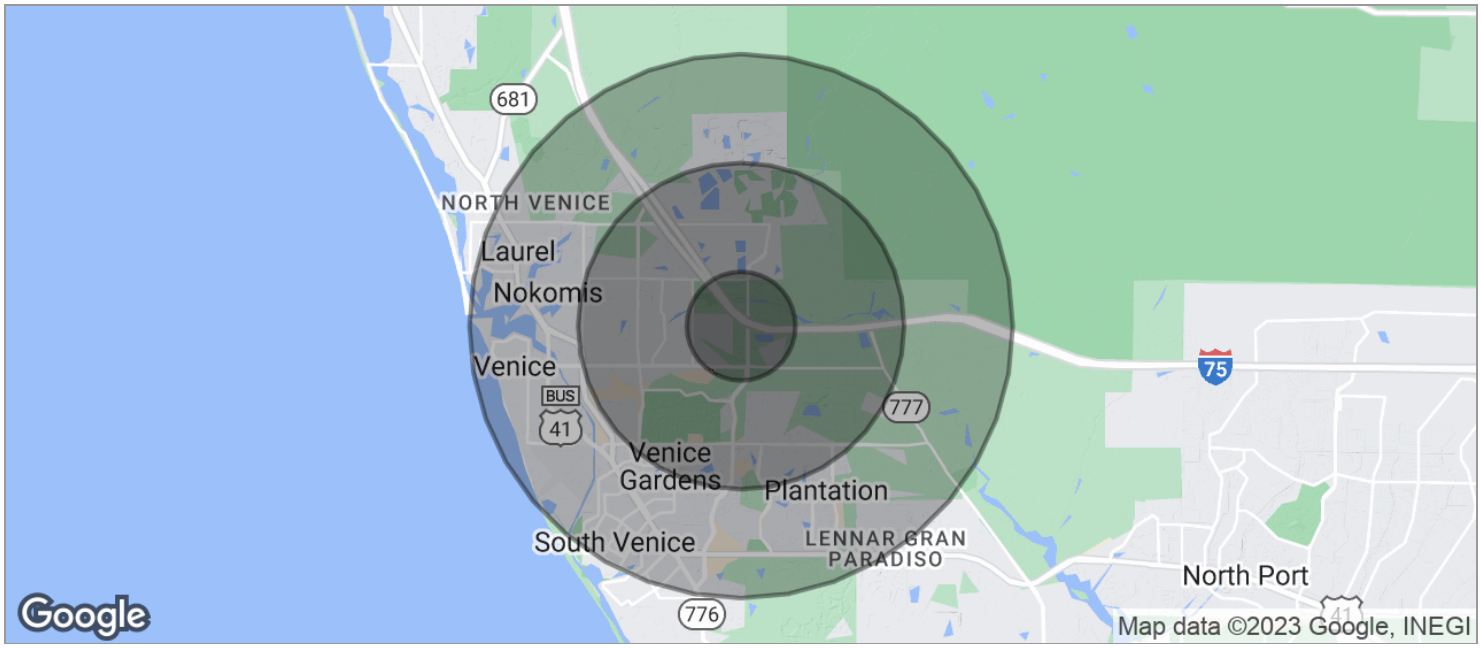
1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Gail Bowden
941.957.3730
gailbowden@michaelsaunders.com

VENICE MEDICAL OFFICE OFF I-75 AND JACARANDA OFFICE BUILDING

435 COMMERCIAL COURT, VENICE, FL



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,605	25,608	64,660
MEDIAN AGE	65.6	64.6	60.0
MEDIAN AGE (MALE)	66.3	64.1	59.5
MEDIAN AGE (FEMALE)	64.9	65.0	60.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,369	13,226	31,728
# OF PERSONS PER HH	1.9	1.9	2.0
AVERAGE HH INCOME	$67,122	$63,281	$61,639
AVERAGE HOUSE VALUE	$342,286	$344,176	$291,526

** Demographic data derived from 2020 ACS - US Census*

Michael Saunders & Company
Licensed Real Estate Broker
TCN WORLDWIDE REAL ESTATE SERVICES

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Gail Bowden
941.957.3730
gailbowden@michaelsaunders.com

GAIL BOWDEN

1605 Main Street
Sarasota, FL 34236

T 941.957.3730
gailbowden@michaelsaunders.com

Professional Background

Gail Bowden brings a unique blend of strategic creativity and expertise to the Michael Saunders & Company team. Drawing on more than 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.

Bowden was named one of Real Estate Forum's 2016 Women of Influence and was included in Michael Saunders & Company's 2018 & 2017 Presidents Circle, MSC Commercial Top Team and Outstanding Performance-sales units for 2018. Prior to joining the MS&C Commercial Division, she was SVN's Top Producer in 2016, following a worldwide ranking as #3 (#1 statewide) in 2015. Bowden also achieved one of SVN's most prestigious honors "Partners Circle" in 2015 and 2014, several of SVN's most esteemed honors, including her fourth "Top Commercial Real Estate Advisor of the Year", "Top Producer" and "Top Sale Transaction" awards.

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from $500,000 to $60 million +. Gail's propensity for guiding clients to appropriate financing coupled with her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over $200 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. 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 in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.



PRESENTED BY:

Gail Bowden
941.957.3730
gailbowden@michaelsaunders.com