



AADT 102,000±



Conceptual Rendering

FIRST BUILDING DELIVERY Q1 OF 2027

E. VENICE AVENUE

INNERESS ROAD

LSI
COMPANIES

OFFERING MEMORANDUM

NOLAN PROFESSIONAL PARK

NEW CLASS A MEDICAL/PROFESSIONAL OFFICE PARK WITH BUILD-TO-SUIT, LEASE AND PURCHASE OPTIONS

PROPERTY SUMMARY

Property Address: 3076 E. Venice Avenue
Venice, FL 34292

County: Sarasota

Property Type: Medical/Professional Office Park

Property Size: 3.4± Acres

Building Size: 4 Planned Single-Story Buildings
(ranging from 5,300–6,600± Sq. Ft.)

Available Space: 1,200–12,000± Sq. Ft.

Delivery Condition: Cold Grey Shell - ready for design and buildout

Parking: 96 shared surface parking spaces

Zoning: Office Professional and Institutional/
Planned District (OPI/PD)

No CDD Fees

**AVAILABLE FOR SALE, LEASE
OR BUILD-TO-SUIT**

LEASE RATES STARTING FROM:
\$35 PSF NNN + CAM*

**Please inquire for details. Rate will vary based on
tenant improvement allowance and term*

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

LSI Companies is pleased to present Nolen Office Park in Venice, FL. This new construction office park features multiple Class A single-story buildings with spaces from 1,200–12,000± Sq. Ft.

With frontage on E. Venice Ave., tenants and owners will benefit from high visibility from E. Venice ave. and opportunity for prominent building signage.

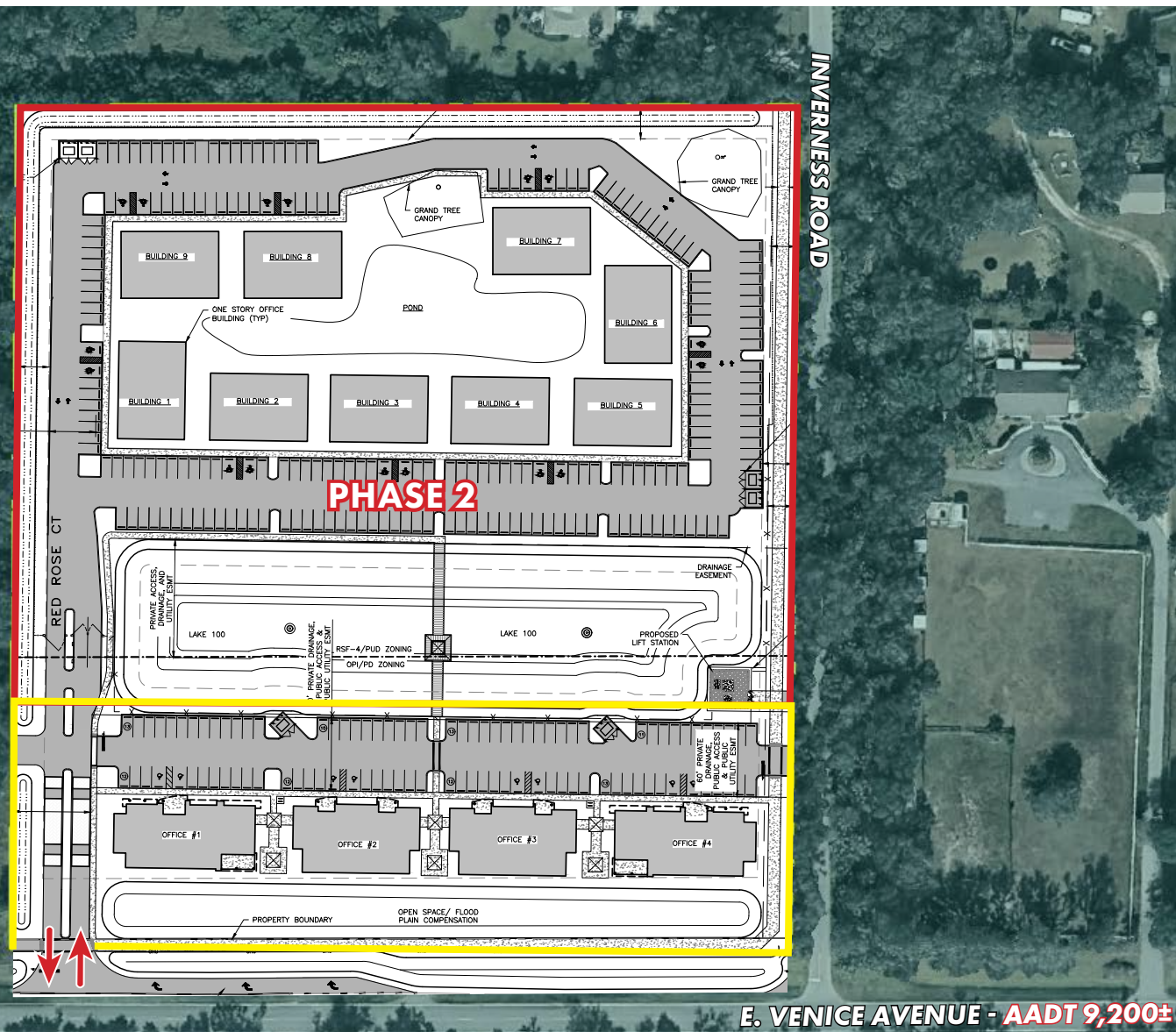
Each building is offered for long-term leases, build-to-suit opportunities and/or ownership potential. The delivery of the buildings will be Cold Grey shell allowing a tenant to fully customize and build out to their specifications.

Sarasota County zoning allows for the following uses:

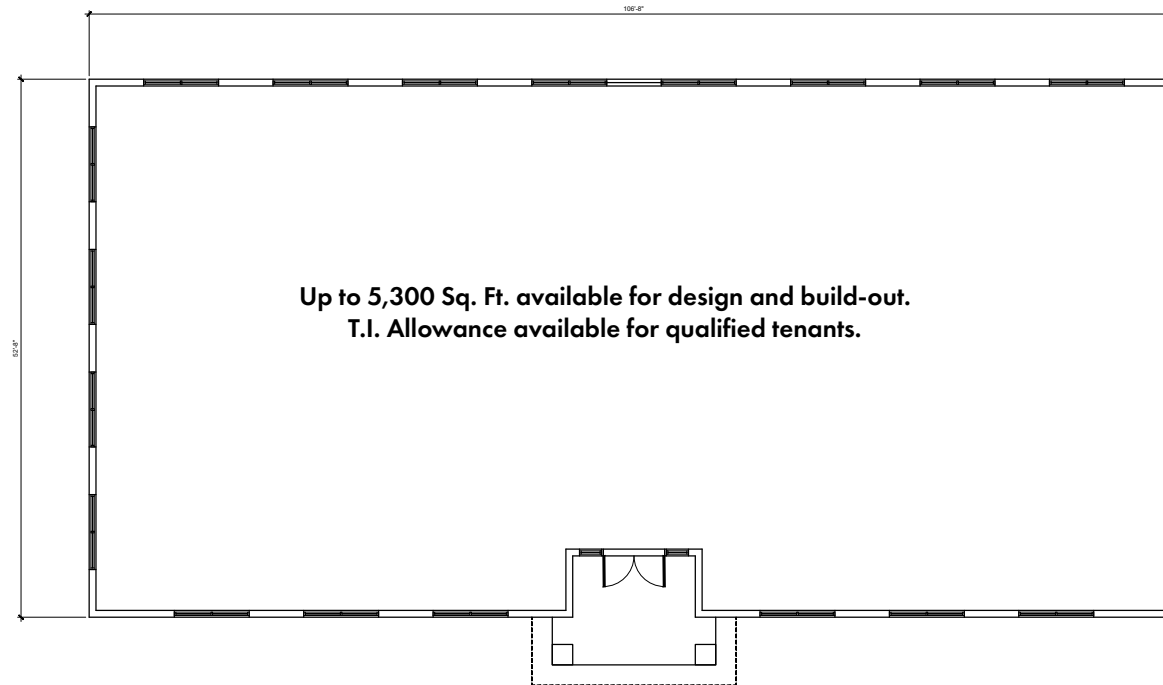
- Medical, Dental, and Chiropractic Offices
- Urgent Care Facility
- Surgery Center
- Medical Clinic
- Professional Office
- Institutional Office
- Daycare
- Education
- Banks
- Community and Cultural Centers
- Churches
- Animal Hospital/Veterinary Clinic
- Medical Marijuana Dispensary



SITE LAYOUT



BUILDING RENDERINGS



Conceptual renderings, subject to change

PROPERTY AERIAL



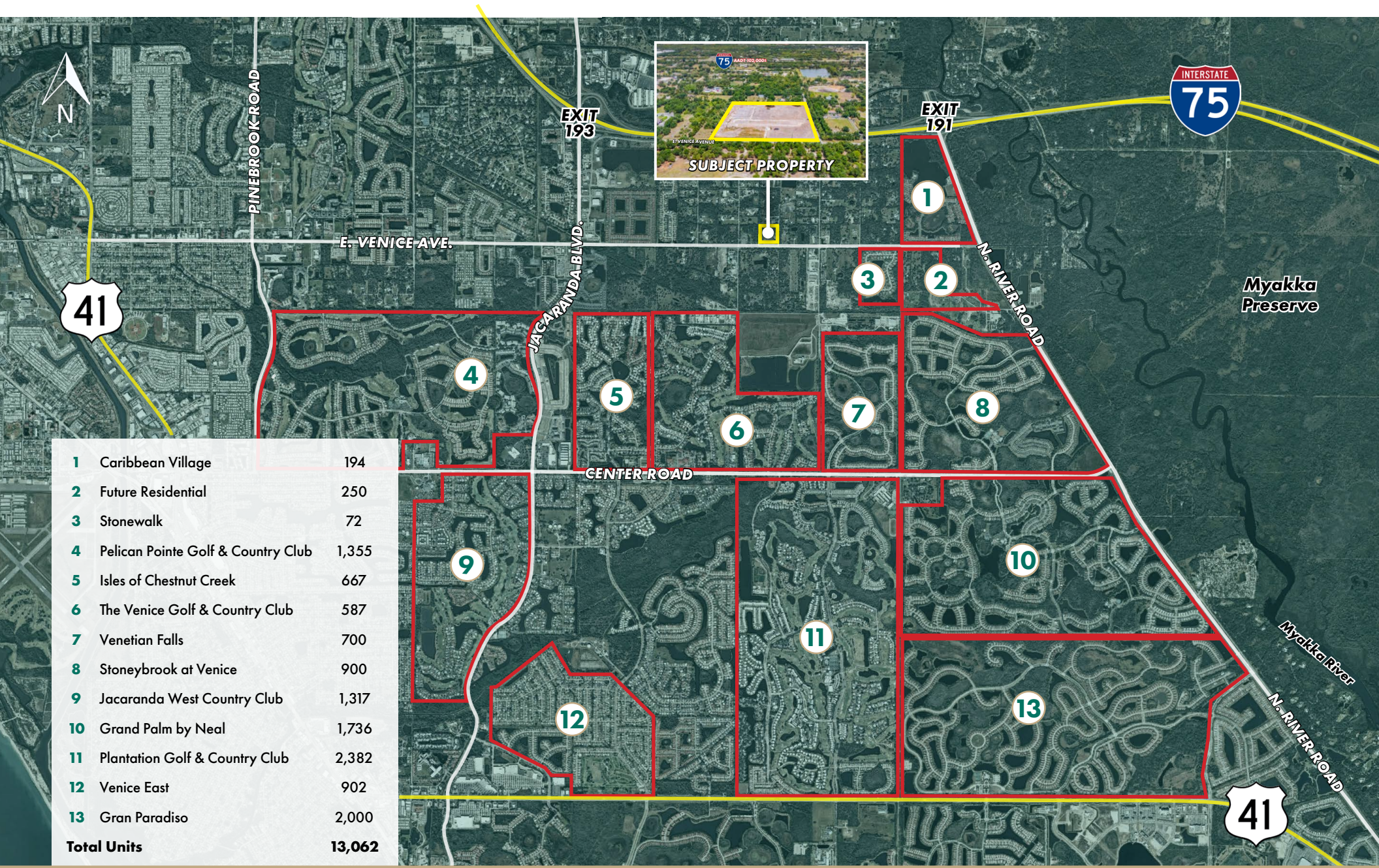
PROPERTY AERIAL



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EXISTING RESIDENTIAL DEVELOPMENTS



NEW RESIDENTIAL DEVELOPMENTS



1	Bella Terra	Multi-Family	310
2	Brighton	Mixed-Use	315
3	Villas at Venice	Single-Family	63
4	Chalets at Venice	BTR	43
5	Arbor Vita	Mixed-Use	180
6	Cassata Oaks	Single-Family	60
7	Vistara Of Venice	Single-Family	391
8	Venice Shores	Luxury Apartments	293
9	Holly Brook	Assisted Living	30
10	North River Marketplace	Multi-Family	280
Total Units			1,965

NEARBY MEDICAL FACILITIES



RETAIL MAP



1. JACARANDA SHOPPING CENTER



2. VENICE COMMONS



3. BIRD BAY PLAZA



4. NORTH RIVER MARKETPLACE

North River Marketplace is an exciting new ground-up development located along the growing North River Road corridor in Venice, Florida. Strategically positioned in one of the fastest-growing mid-size metro areas in the United States, this Publix anchored retail center is set to become a cornerstone of the community. Spanning 51.52 acres, the property will feature a dynamic mix of retail stores, restaurants and essential services to serve the needs of the expanding local Population

Publix.

LOCATION MAP



AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



HOUSEHOLDS



MEDIAN INCOME



3 MILE RADIUS

POPULATION



HOUSEHOLDS



MEDIAN INCOME



5 MILE RADIUS

POPULATION



HOUSEHOLDS



MEDIAN INCOME



LOCATION HIGHLIGHTS

- 1.5± miles to I-75 (Exit 191-N River Road)
- 2± miles to I-75 (Exit 193-Jacaranda Blvd)
- 5 ± miles to Downtown Wellen Park
- 6± miles to Sarasota Memorial Hospital



LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Buyer, neither their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer and with significant experience in entitlement and development process of Charlotte County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.