FOR SALE

Lakeside Medical Center Medical Office Condo

842 SUNSET LAKE BOULEVARD, SUITE 401

Venice, FL 34292

PRESENTED BY:

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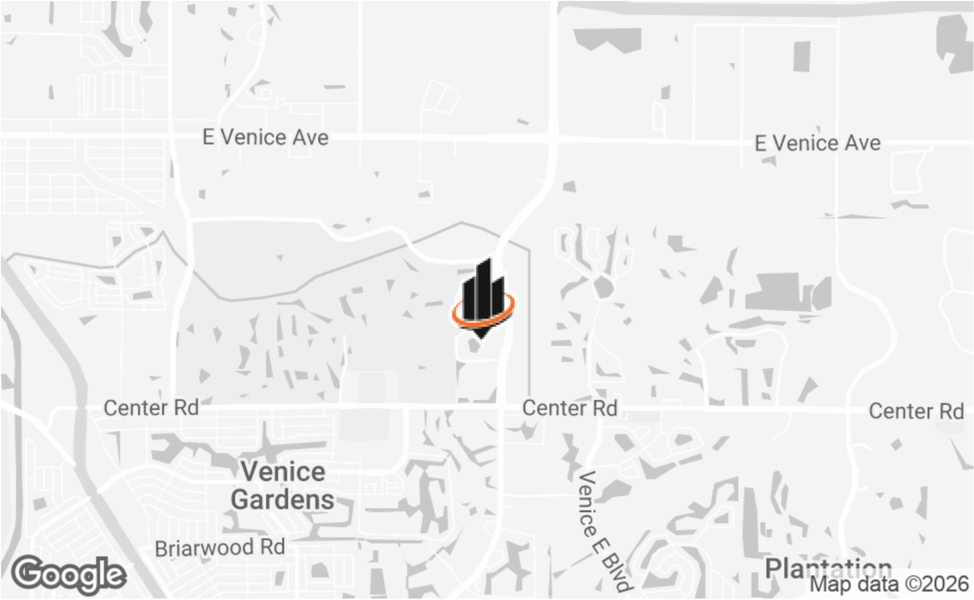
SVN
COMMERCIAL ADVISORY GROUP

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	**$1,299,000**
UNIT SIZE:	5,243 SF
PRICE PER SF:	$248
MARKET:	North Port-Sarasota-Bradenton MSA
SUBMARKET:	Central Venice
AADT:	21,500

PROPERTY HIGHLIGHTS

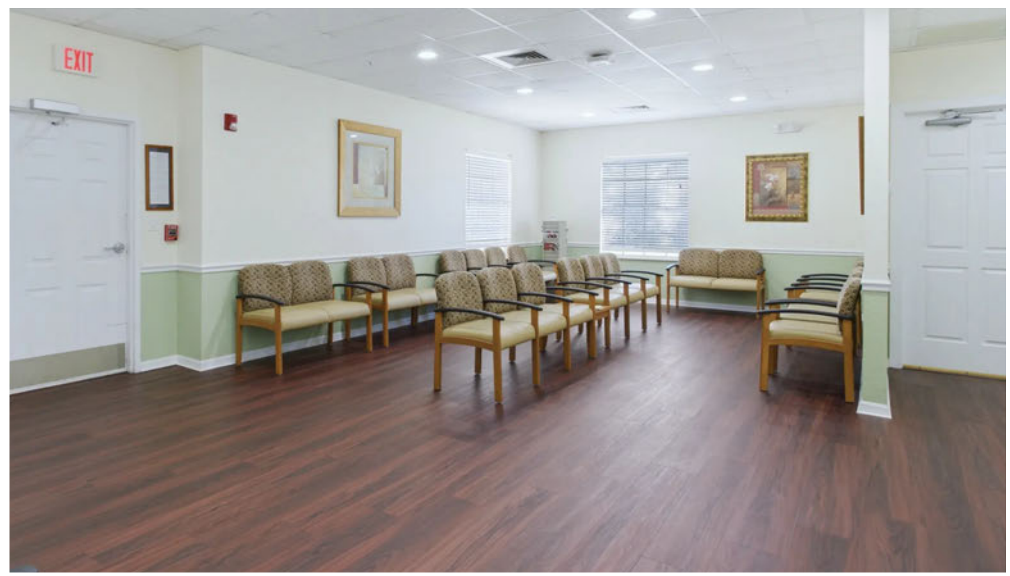
- Well Maintained Medical Office Condo located in Lakeside Medical Center
- Convenient and easily accessible location on Jacaranda Boulevard between I-75 and U.S. 41
- Beautiful lakeside setting with ample parking
- 2nd Floor space consisting of 14 Exam Rooms
- Other amenities include a conference room, kitchen, lab, storage room, 3 bathrooms (2 Staff and 1 In Lobby), and a covered drop-off area
- Recently renovated space with new flooring and paint
- Recently renovated building lobbies and elevator

PROPERTY DESCRIPTION

This beautiful well maintained Medical Office Condo is for sale in Venice Florida within the Lakeside Medical Center. Thee current tenant will vacate upon sale.

This condo, consisting of 5,243 +/- SF is located on the second floor adjacent to the elevator. Upon entry into the unit, patients will find a reception desk, spacious waiting room, and counter for patient refreshments. The hallway leads to the 14 spacious exam rooms, a conference room, kitchen, lab, storage room, and multiple bathrooms. Each exam room is spacious, most have windows for natural light. A large nurses center is located in the middle of the unit for convenience. The unit has recently been renewed with new flooring and paint throughout.

The Medical Center is located on a tranquil lakefront setting with surrounding mature trees, and features a covered drop-off area and ample parking for staff and patients.



LOCATION DESCRIPTION

This beautifully maintained office condo is ideally located just off Jacaranda Boulevard between I-75 (Exit 193) and U.S.41 in Venice, Florida.

Venice is situated along Florida's Southwest Coast and is widely recognized as a desirable retirement destination, with more than 60% of its population aged 65 and older. The city offers a strong concentration of healthcare services, senior-focused amenities, recreational opportunities, and a charming, walkable downtown, making it particularly attractive to the area's growing senior population.

The property's entrance is located just off Jacaranda Boulevard, providing excellent accessibility while remaining nestled among mature trees for a peaceful and inviting atmosphere. Jacaranda Boulevard serves as a primary north-south connector through Venice, linking Interstate 75 to South Tamiami Trail (US-41). The surrounding area features a mix of commercial and residential uses, with numerous healthcare and senior-oriented facilities, including dementia care, nursing homes, and senior living communities.

The property is also located less than one-half mile from Center Road, a major east-west corridor extending from River Road through the US-41 area, providing convenient connectivity throughout Venice and the surrounding communities.

The surrounding area is supported by several significant residential developments, including Wellen Park, an approximately 11,000-acre master-planned community with more than 22,000 planned homes; Pelican Pointe Golf & Country Club, consisting of approximately 1,355 homes and villas; and Sarasota National, a master-planned community with approximately 1,584 homes. Together, these communities contribute to a substantial and growing residential population in the surrounding trade area.

VENICE, FLORIDA

Photo Credit: Wikimedia Commons, Sarasota Memorial,

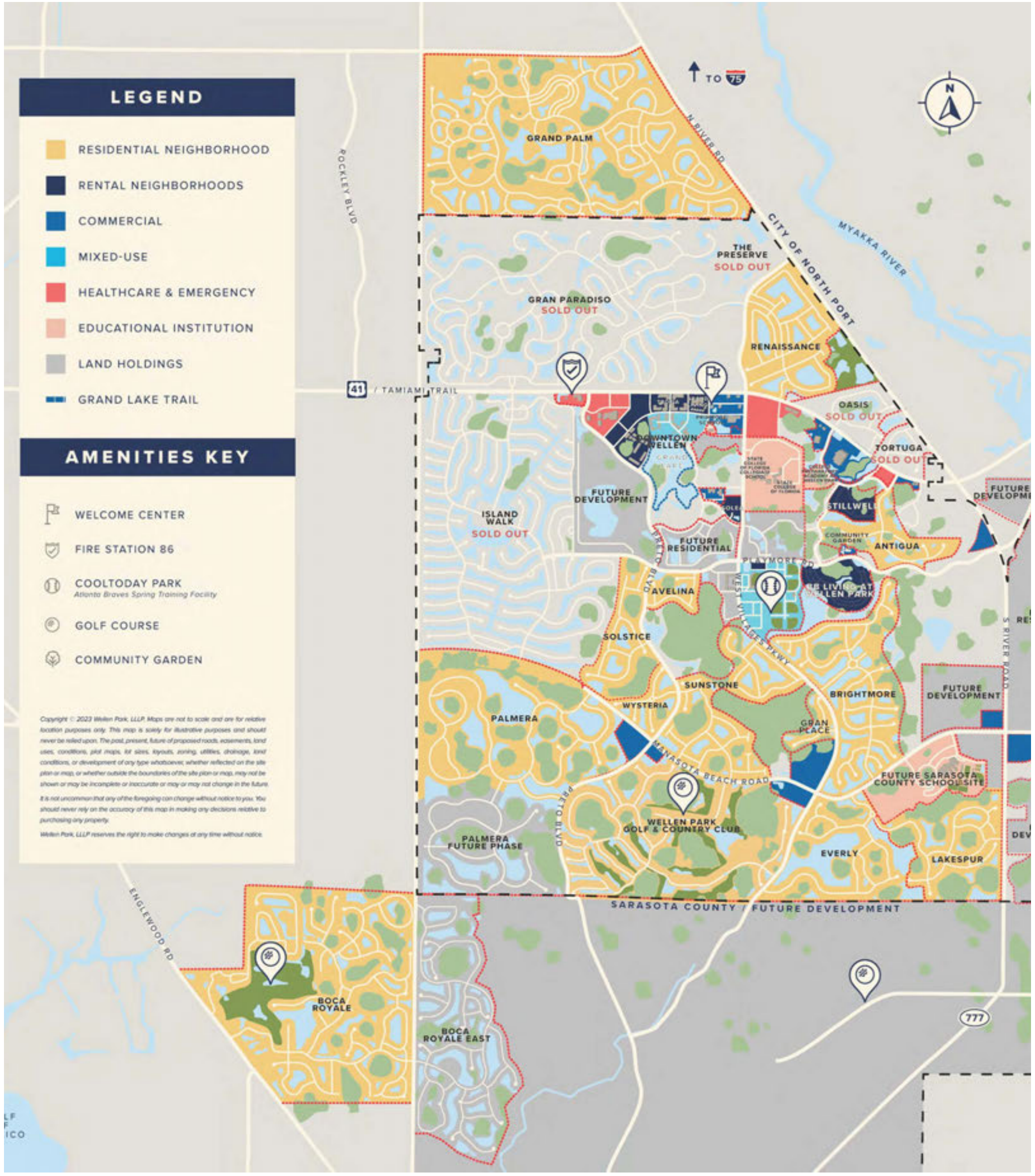
This property is located just 5 miles from Historic Downtown Venice, a unique, walkable downtown district featuring a variety of local restaurants, shops, and attractions, including Kilwins, Daiquiri Deck, and the Venice Theatre, one of the nation's largest community theaters, hosting year-round performances that attract approximately 116,000 visitors annually.

Just south of Downtown Venice is Venice Municipal Airport, which records approximately 110,000 annual takeoffs and landings. Directly across from the airport is Venice Beach, home to the iconic Venice Fishing Pier and Sharky's on the Pier restaurant. A short distance farther south is Caspersen Beach, well known for fossil hunting and shark-tooth collecting along its shoreline.

Recently, to service the rapidly expanding population in the area, Sarasota Memorial Hospital opened SMH-Venice, a 65-acre campus featuring 212 private patient suites, a 61-bed emergency care center, 8 surgical suites, an impatient rehabilitation / recovery gym, a 2-story medical office building for physician and specialty care practices, and ample parking.

Venice has experienced substantial growth and development over the past five years, further establishing the city as one of Florida's most desirable places to live, visit, and invest.

WELLEN PARK



Wellen Park is a 11,000 Acre master planned community in Venice, Florida that offers a variety of community amenities including shopping, parks, walking trials, dining, The Atlanta Braves Spring Training ballpark, and it's own HCA Emergency Center.

INTERIOR PHOTOS

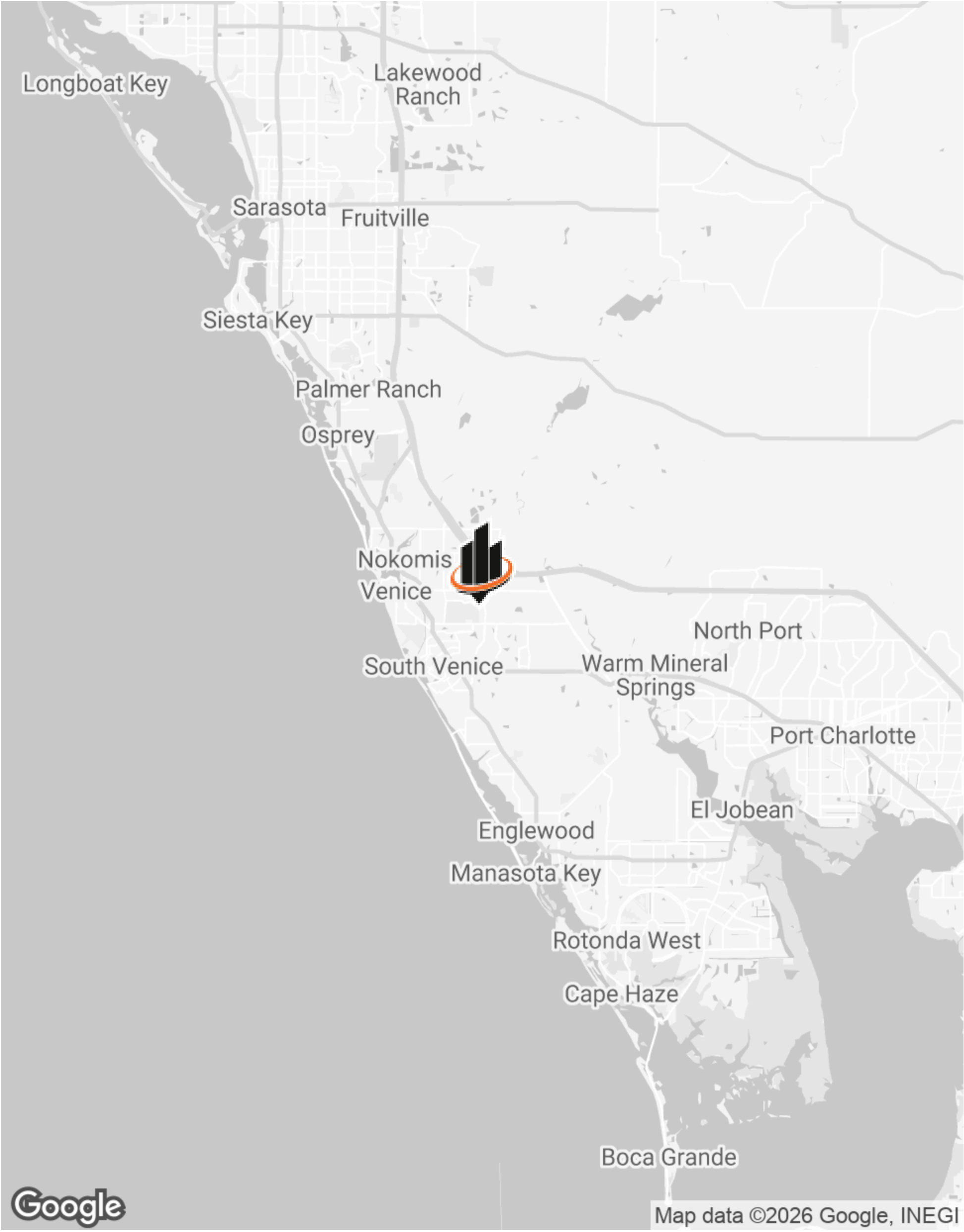
EXTERIOR PHOTOS

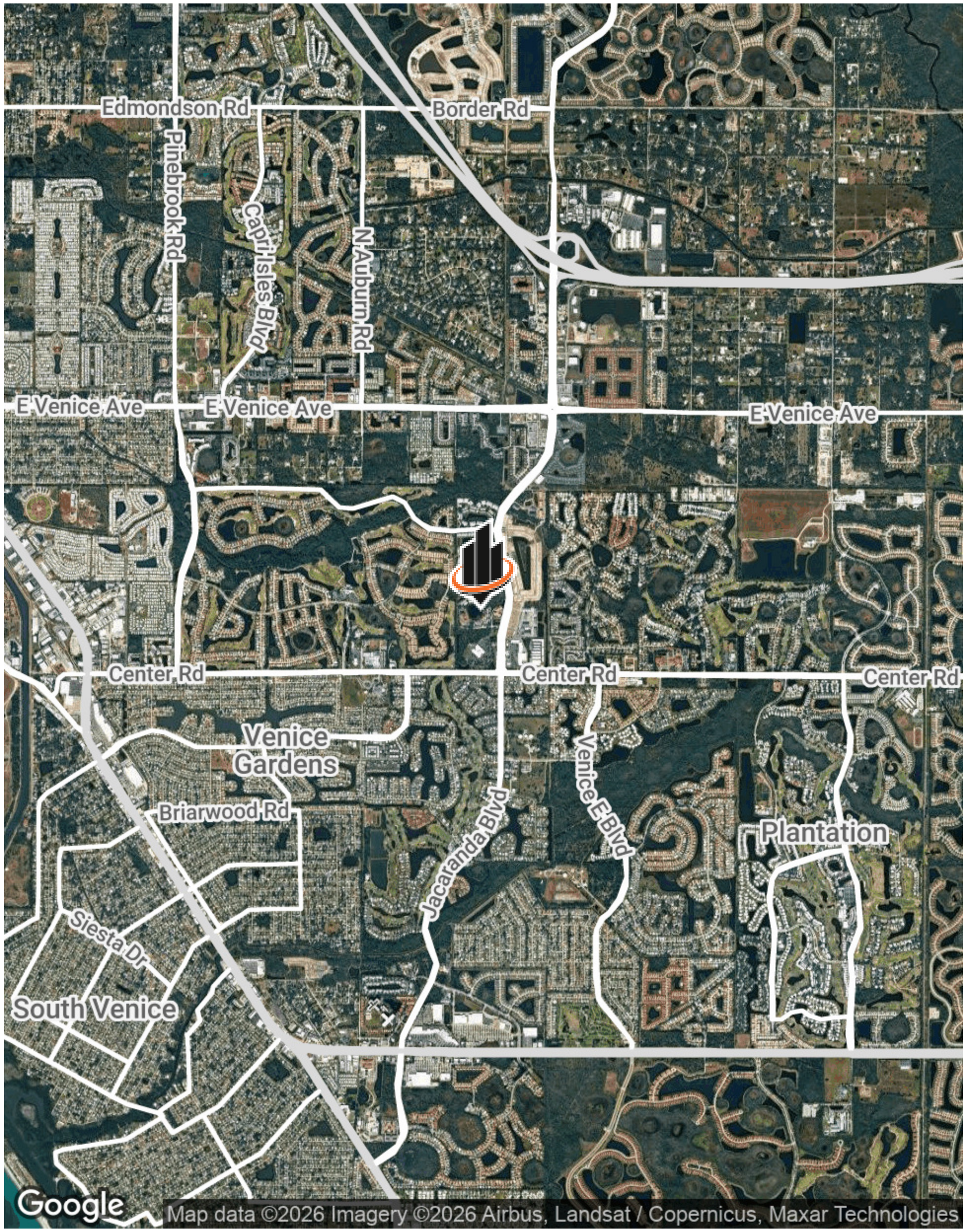
SUITE LOCATION WITHIN OVERALL CAMPUS

AERIAL LOOKING NORTHWEST TOWARD PELICAN POINTE COUNTRY CLUB

AERIAL LOOKING SOUTHEAST TOWARD JACARANDA BOULEVARD AND WELLEN PARK

LOCATION MAP

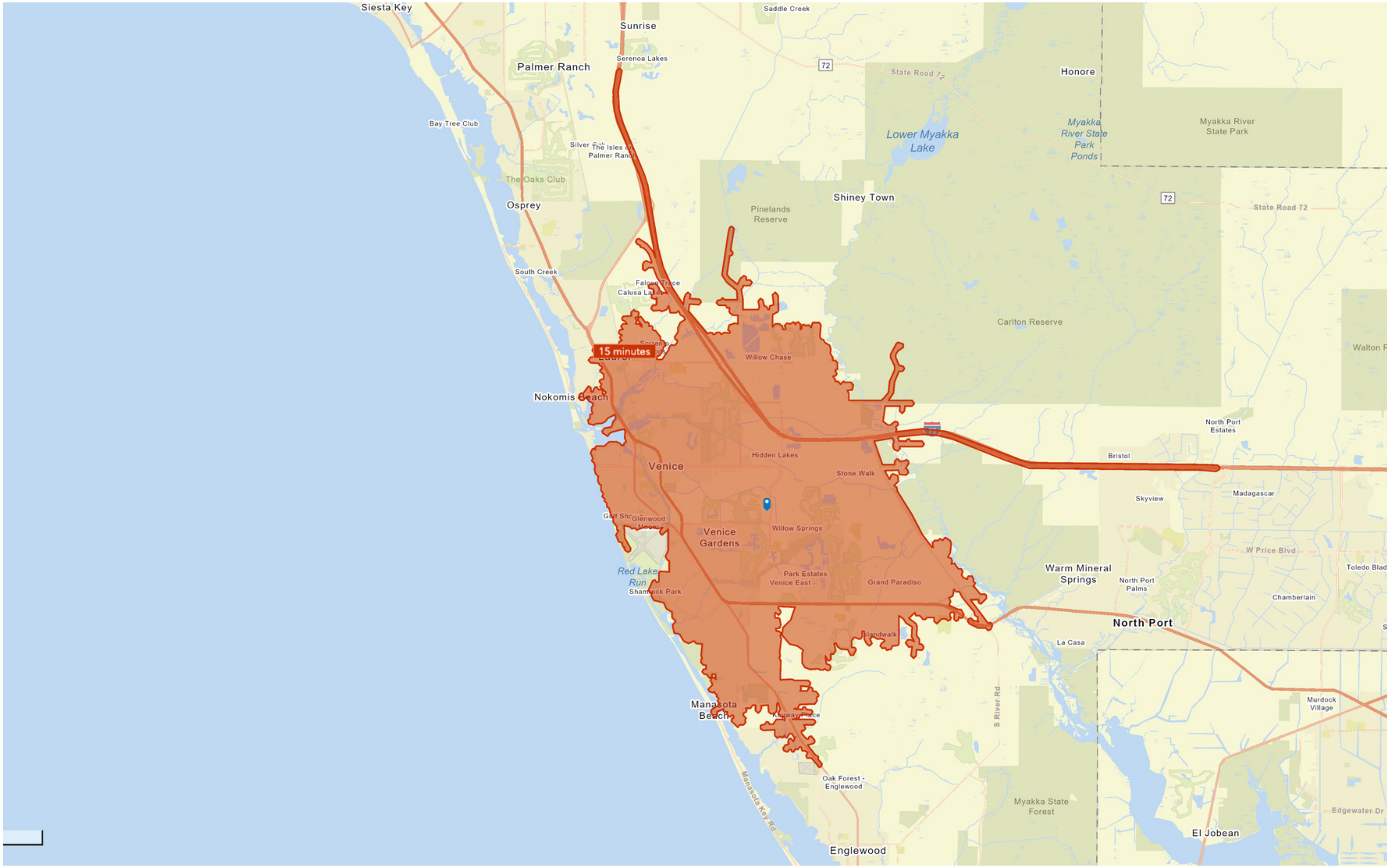




RETAILER MAP

MEDICAL OFFICE MAP

15 MINUTE DRIVE TIME



15 MINUTE DRIVE TIME DEMOGRAPHICS

KEY FACTS

102,729
Population

66.8
Median Age

1.9
Average Household Size

$87,556
Median Household Income

EDUCATION

3.7%
No High School Diploma

23.4%
High School Graduate

29.0%
Some College/ Associate's Degree

43.9%
Bachelor's/Grad/ Prof Degree

BUSINESS

4,157
Total Businesses

33,665
Total Employees

EMPLOYMENT

68.1%
White Collar

14.5%
Blue Collar

17.4%
Services

4.3%
Unemployment Rate

INCOME

$87,556
Median Household Income

$68,015
Per Capita Income

$640,947
Median Net Worth

2026 Households by income (Esri)

The largest group: $100,000 - $149,999 (19.9%)

The smallest group: $15,000 - $24,999 (4.8%)

Indicator	Value	Diff
<$15,000	6.5%	-0.1%
$15,000 - $24,999	4.8%	+0.4%
$25,000 - $34,999	5.6%	+0.1%
$35,000 - $49,999	9.2%	-0.2%
$50,000 - $74,999	16.5%	+0.7%
$75,000 - $99,999	13.0%	+1.2%
$100,000 - $149,999	19.9%	-0.2%
$150,000 - $199,999	9.1%	-0.4%
$200,000+	15.4%	-1.5%

Bars show deviation from Sarasota County

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

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Tony Veldkamp, CCIM

Senior Advisor
SVN | Commercial Advisory Group

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. His primary focus is on office and industrial investment properties, and all types of vacant land for development in Southwest Florida. With over thirty five years of commercial real estate experience exclusively in this area, he has completed over 1,000 sales and leasing transactions with a career volume in excess of $400 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the 9,000 member Realtor® Association of Sarasota and Manatee (RASM), the 2023 President of the RASM Realtor® Charitable Foundation, and the 2016 President of the Commercial Investment Division of RASM. He is also a Florida Realtors® Board Member and served as the 2025 Chair of their Commercial Alliance and is the 2026 Chair of their Public Policy Committee. He is the Legislative Chair for Florida CCIM.

Awards & Accolades include being the 2024 Realtor® of the Year, 2016 Commercial Realtor® of the Year, he received the President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.

Tony very much enjoys life on the SunCoast with his wife Debbie, their five children and their families. They enjoy boating, hiking, and family time.

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Matt Fenske

Senior Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as a Senior Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over $140 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the PGA Golf Management program and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.

DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.