



LEASE

Excellent Flex Space

7525 PENNSYLVANIA AVENUE

Sarasota, FL 34243

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

BEN GRAHAM

O: 941.928.1546

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$19.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	3,281 SF
LOT SIZE:	5.88 Acres
BUILDING SIZE:	61,500 SF

PROPERTY HIGHLIGHTS

- ±3,281 SF Office / Warehouse Flex Space
- Great Location - Close to SRQ / Bradenton International Airport
- Just Off Tallevast Road with Easy Access to Major Corridors
- Fully Sprinklered
- Air Conditioned
- Functional Layout
- 18' Clear Ceiling Height
- Ample On-Site Parking
- Kitchen/break room

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PROPERTY DESCRIPTION



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Available for lease is a versatile 3,281-square-foot office/warehouse space ideally suited for a variety of uses, including light industrial, distribution, service-based businesses, contractors, training facilities, or office/showroom operations.

This functional flex space offers an efficient blend of professional office buildout and open warehouse area, supporting both administrative and operational needs. The warehouse component features open floor space ideal for storage, light manufacturing, staging, or equipment use, while the office area provides private offices and work areas suitable for client interaction, meetings, and day-to-day management.

Strategically located within a desirable Sarasota industrial corridor, the property offers convenient access to major roadways, ensuring excellent connectivity throughout Sarasota and the surrounding markets. The location supports efficient logistics, employee accessibility, and streamlined business operations.

This is an excellent opportunity for businesses seeking flexible, well-located space in one of Sarasota's established industrial areas.

Availability: April 1, 2026

Current Status: Occupied - 24-hour notice required for all showings

LOCATION DESCRIPTION

Off Tallevast and 9th Street E, .9 miles to 301 and on the backside of SRQ/Bradenton International Airport

PARKING DESCRIPTION

Surface

LOADING DESCRIPTION

Ground Level

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PROPERTY DETAILS

LEASE RATE	\$19.00 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	Office
PROPERTY SUBTYPE	Office Warehouse
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

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BUILDING INFORMATION

BUILDING SIZE	61,500 SF
BUILDING CLASS	A
TENANCY	Multiple
NUMBER OF GRADE LEVEL DOORS	1
NUMBER OF DOCK HIGH DOORS	0
NUMBER OF DRIVE IN BAYS	1
NUMBER OF CRANES	0
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
LOAD FACTOR	0.0
CONSTRUCTION STATUS	Existing
WAREHOUSE %	16.0%
FRAMING	Concrete Block
CONDITION	Excellent
ROOF	Steel Truss
FREE STANDING	Yes
NUMBER OF BUILDINGS	3

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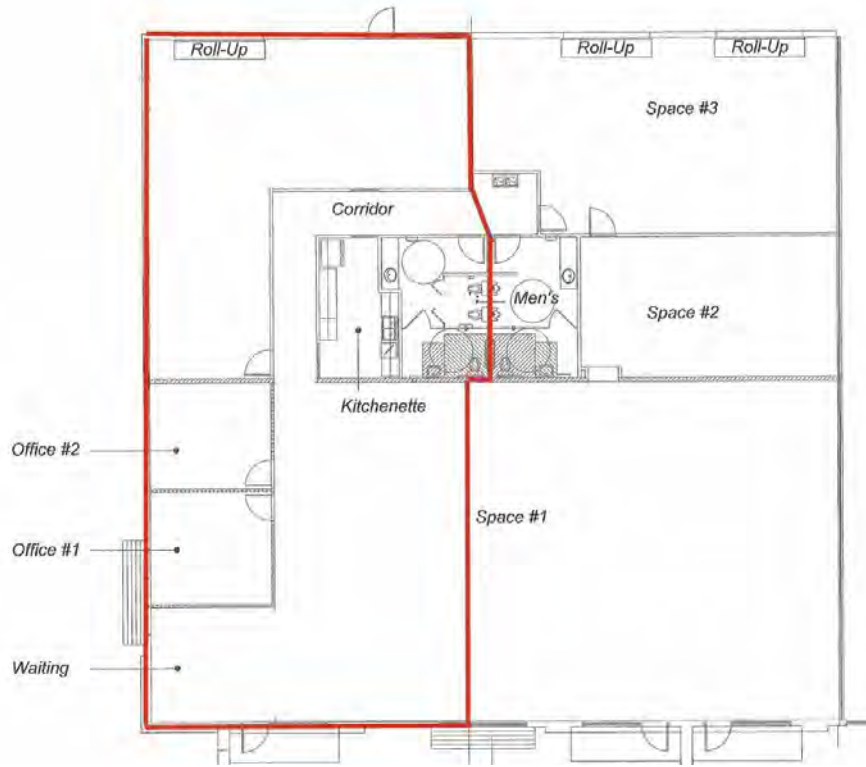
PARKING & TRANSPORTATION

PARKING PRICE PER MONTH	\$0.00 /month
PARKING TYPE	Surface
PARKING RATIO	2.9
NUMBER OF PARKING SPACES	180

UTILITIES & AMENITIES

ELEVATORS	N/A
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	Yes
RESTROOMS	1
LANDSCAPING	Beautifully Landscaped

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	3,281 SF	LEASE RATE:	\$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
7525 Pennsylvania	Available	3,281 SF	NNN	\$19.00 SF/yr

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ADDITIONAL PHOTOS



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AERIAL MAP



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AERIAL MAP



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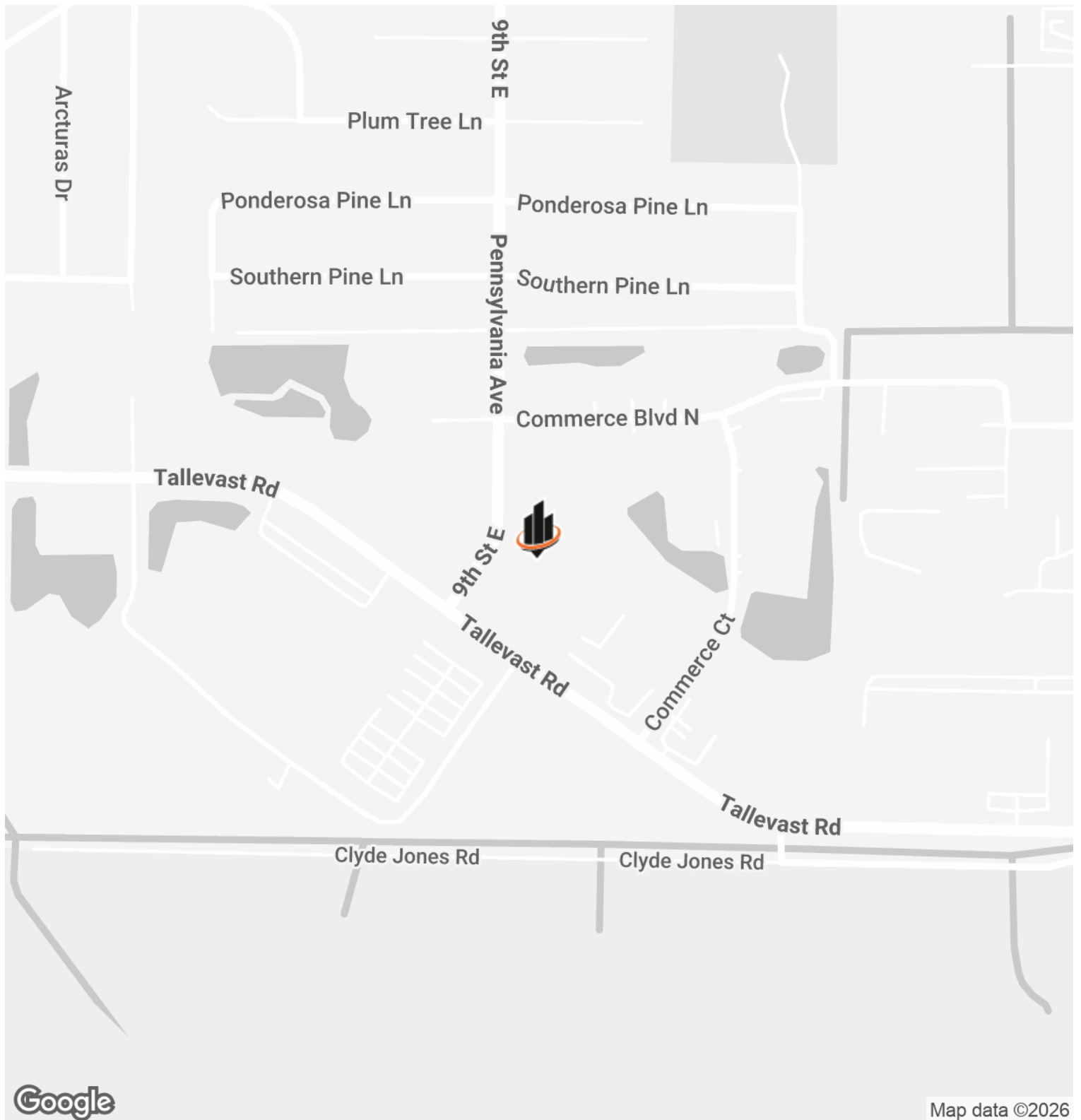
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LOCATION MAP



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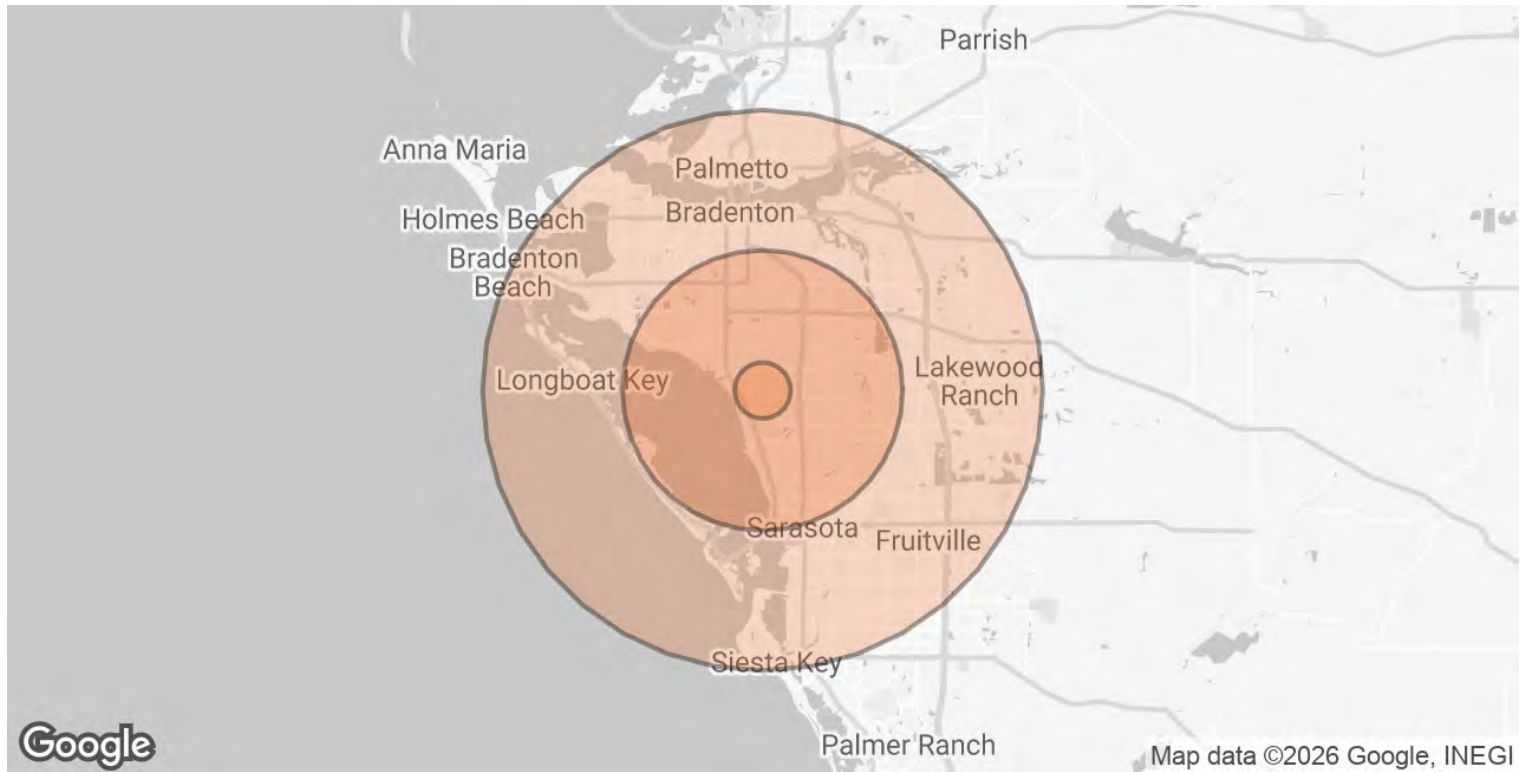
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	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

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.

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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