

First America Bank - 2nd Floor

1307 S Tamiami Trail • Osprey, FL 34229

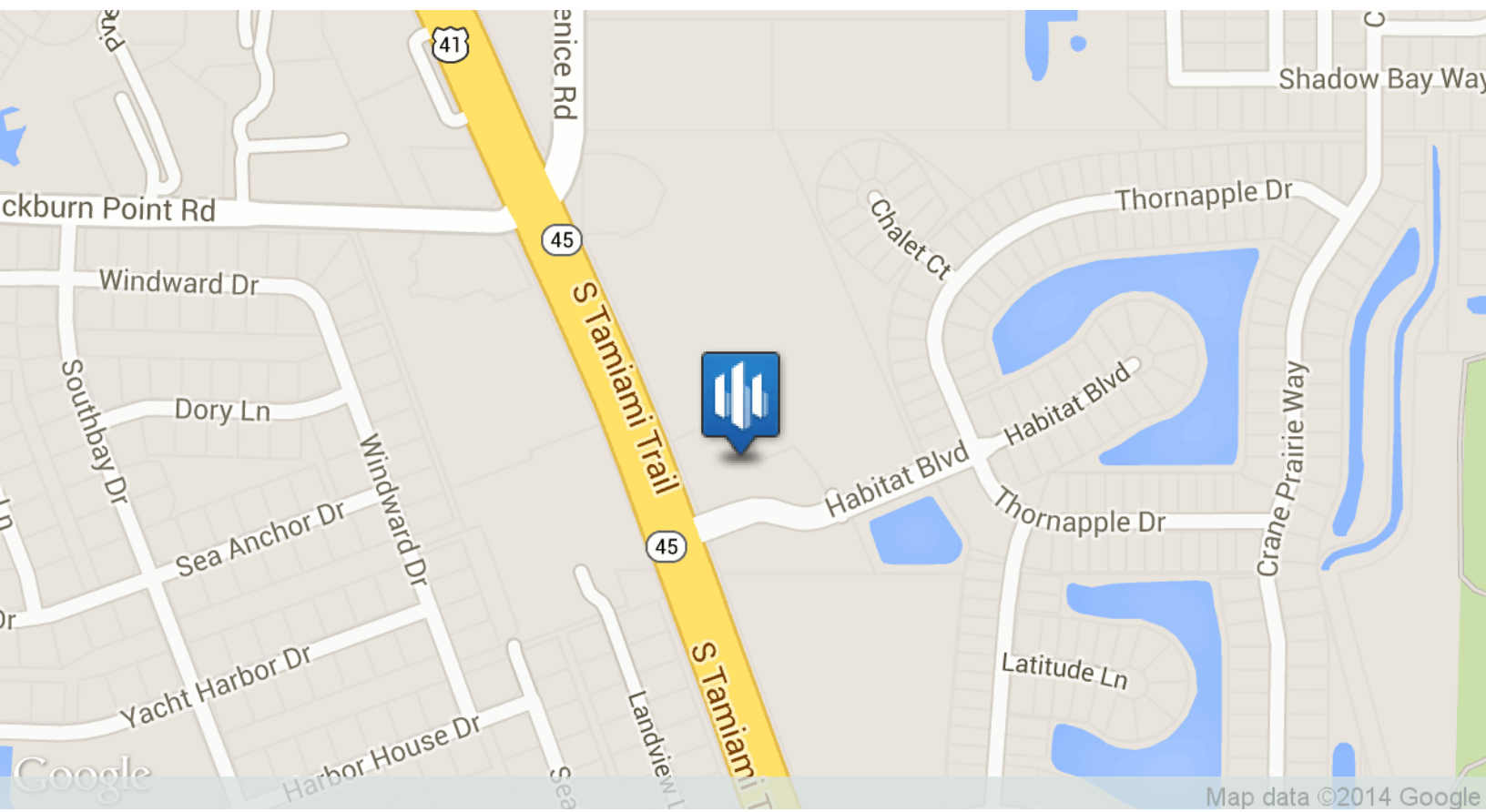
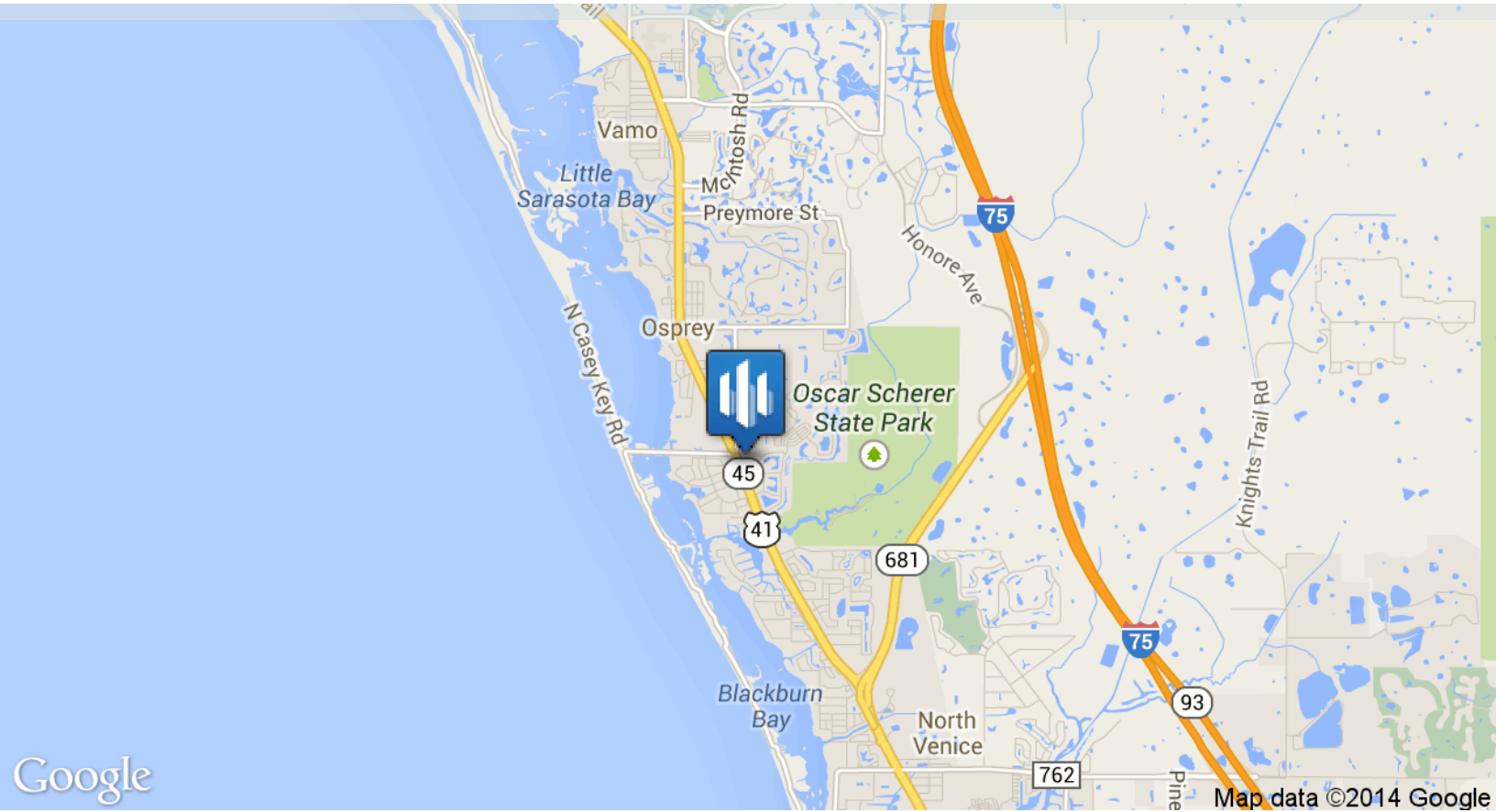


Availability Overview

Space Available	3,425 SF
Lease Rate	\$12.00 sf/yr
Lease Type	Full Service Gross
Date Available	
Space Type	2nd Floor Office
Building Class	A
Year Built	2006
Zoning	CSC
Market	Osprey/ Nokomis
Cross Streets	Tamiami Trail/ Habitat Blvd

Property Overview

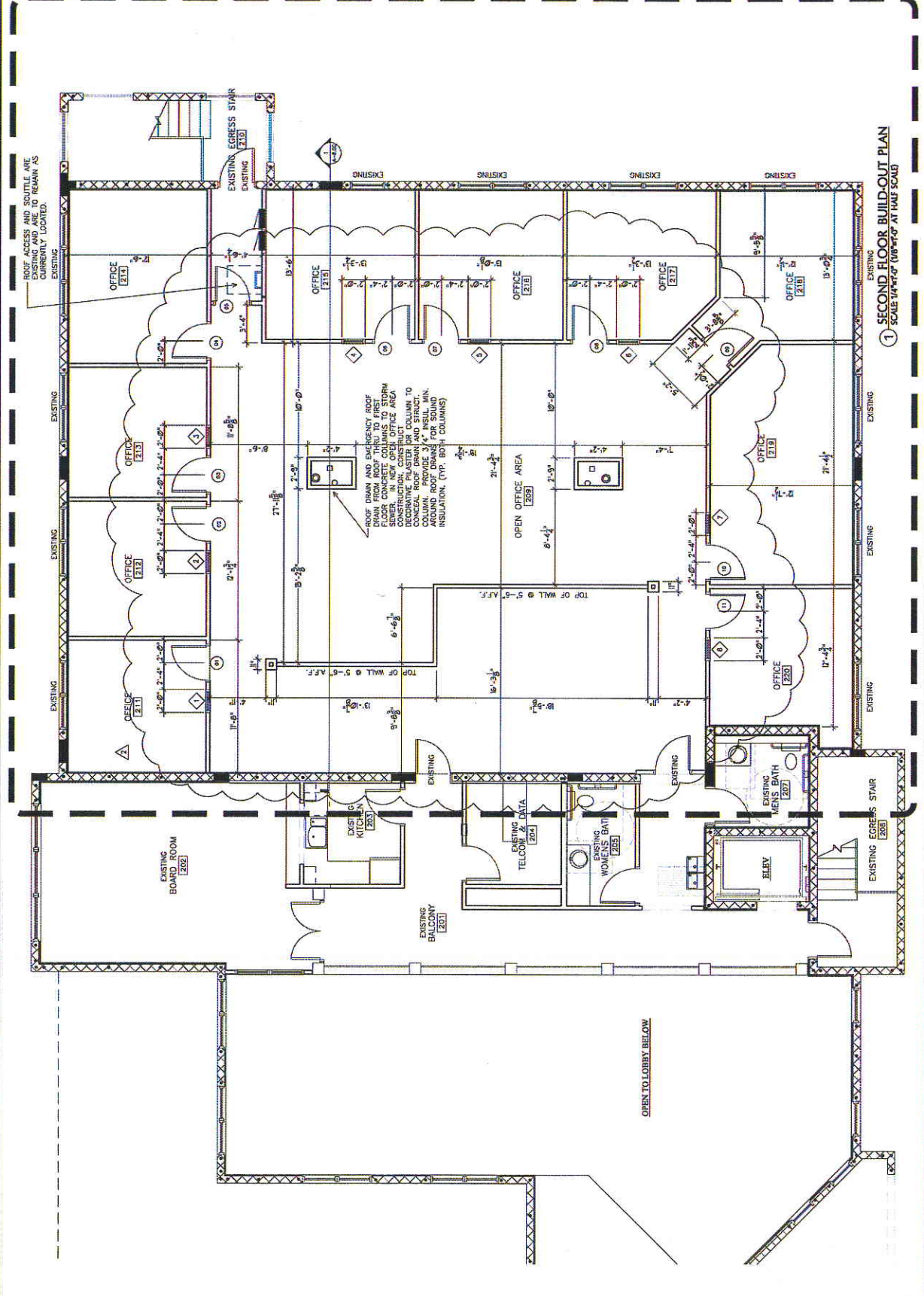
Property	Beautifully finished 2nd floor office space in the First America Bank building. Space is laid out with nine perimeter offices, conference room, and open bull pen area in the center. Essentially turn-key with desks, cubicles, chairs, etc., this space is perfect and move-in ready. Elevator access through main bank lobby with secondary stairwell access for employees. Perfect space for law office, mortgage/title company, real estate office, or other business desiring an upscale image for clients.
Location	NE corner Tamiami Trail and Habitat Boulevard, just S of Blackburn Point/ Old Venice Rd intersection
Presented by	GAIL BOWDEN 941.223.1525 gail.bowden@svn.com





IF PLOTTED AT 11" x 17", SCALE IS ONE HALF AS NOTED.
NOT VALID WITHOUT APPROVED SEAL AND SIGNATURE OF THE ARCHITECT.

DENOTES AREA OF NEW CONSTRUCTION



1 SECOND FLOOR BUILD-OUT PLAN
SCALE: 1/8"=1'-0" (1/8"=1'-0" AT HALF SCALE)

OPEN TO LOBBY BELOW



Gail Bowden

Senior Investment Advisor

Sperry Van Ness Commercial Advisory Group

Gail Bowden, Senior Commercial Real Estate Investment Advisor with the Sperry Van Ness Commercial Advisory Group brings a unique blend of strategic creativity and expertise to the Sperry Van Ness team. Drawing on more than thirty years of experience, Gail is well known for her business acumen 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.

Ms. Bowden, coined "The Ten Million Dollar Woman," earned her title for her talent in successfully managing multiple \$10 million dollar commercial real estate transactions. Ms. Bowden is SVN Florida's 5th highest producer and ranks 27th nationally out of over 850 SVN commercial agents. Bowden achieved Sperry Van Ness Commercial Advisory Group's awards for the 2013 Commercial Real Estate Advisor of the Year, Top Producer for 2013 with \$20 Million+ in Sales and Leasing Volume, in addition to her award for the 2013 Top Sales Transaction. Gail, also named Sperry Van Ness Commercial Advisory Group's 2012 Top Producer and 2011 Top Commercial Real Estate Advisor of the Year, consistently performs as a leader in the industry.

Prior to her role as Senior Investment Advisor with Sperry Van Ness, Gail acquired twenty years of senior management experience in the oil & gas industry working in facilities, real estate, and management. She was the first woman ever to hold the position of Facilities Manager for one of the largest oil and gas companies in the country.

No stranger to travel and adventure, Gail has developed \$100,000 to multimillion dollar properties in Costa Rica and Panama. She worked with multiple investors in these countries to acquire both property and financing for large-scale resort and marina developments. She also worked with an Investor/Principle to obtain financing and rights to hunting concessions in Africa and Bolivia.

Gail Bowden

Senior Investment Advisor

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Memberships & Affiliations

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