EXECUTIVE SUMMARY

Bee Ridge Medical Center Unit C
3982 Bee Ridge Road | Sarasota, FL 34233

OFFERING SUMMARY

LEASE RATE:	$26.00
LEASE TERM:	10 years
RENTABLE SF:	3,170
CAM CHARGES:	$6.14

Property Description

Located in a thriving medical office park, this 3,170 SF medical office condominium at 3982 Bee Ridge Road, Sarasota, FL presents a prime opportunity for a medical practice or general dentistry office. The space is partially built out, offering the flexibility to either customize an existing layout or completely redesign the interior to fit specific needs. Situated among a network of referring physicians, this professional setting enhances collaboration and patient convenience. Whether establishing a new practice or expanding an existing one, this well-positioned office delivers exceptional potential in a sought-after medical hub.

Location Overview

Strategically positioned in the heart of Sarasota, this medical office park sits between Sarasota Memorial Hospital and HCA Florida Sarasota Doctors Hospital. With high visibility and easy access from the busy intersection of Bee Ridge Road and Sawyer Road, the location is convenient for both patients and practitioners. The surrounding area is home to a diverse medical community, making it an ideal setting for a practice seeking referrals and professional synergy. This premier location offers a blend of accessibility, visibility, and proximity to Sarasota's leading medical institutions.

David Kinnard
(813) 417-2586
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PHOTOS

Bee Ridge Medical Center
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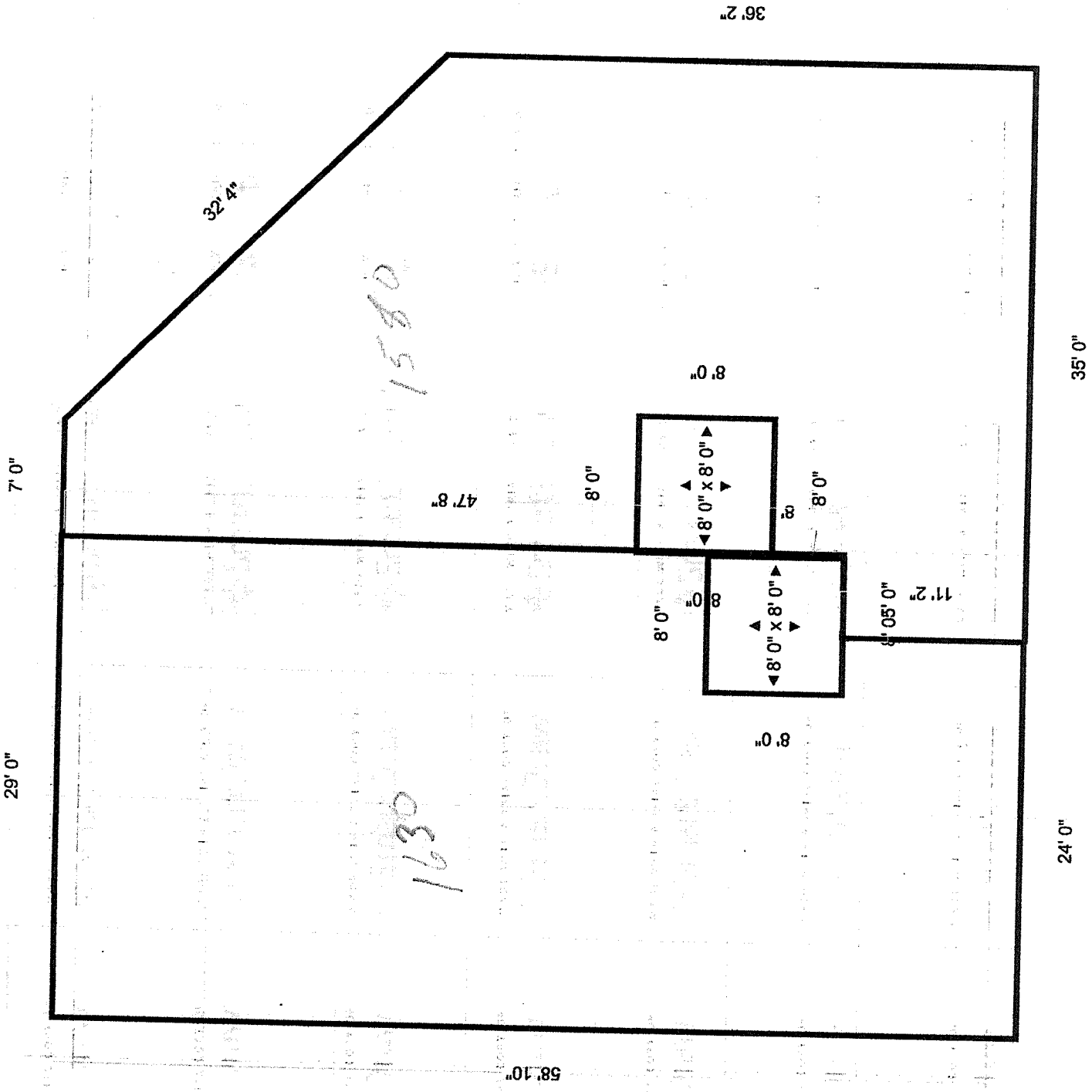
FLOOR PLAN

Bee Ridge Medical Center
3982 Bee Ridge Road Unit C | Sarasota, FL 34233



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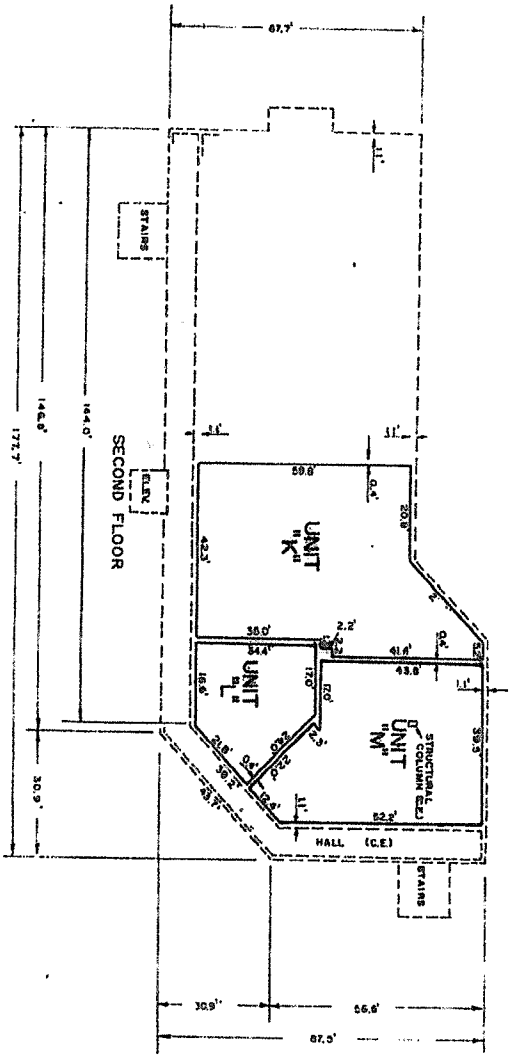
BEE RIDGE / SAWYER CONDOMINIUM

LOCATED IN NW 1/4 OF SECTION 3
TWP 37 SOUTH, RGE. 18 EAST
SARASOTA COUNTY, FLORIDA



UNIT OWNERSHIP DESCRIPTION

OWNERSHIP OF UNITS SHALL EXTEND FROM THE PLANE FLOOR TO THE PLANE OF THE UNFINISHED CEILING, AND PLANES OF UNFINISHED WALL TO THE INTERIOR PLANE WALLS AS INDICATED HEREON. NOTWITHSTANDING, THE FLOORS AND CEILINGS AS DESCRIBED AND SHOWN HERE LOCATIONS AS THE SAME MAY FROM TIME TO TIME EX

COMMON ELEMENT DESCRIPTION

ALL AREAS WITHIN THIS SITE WHICH ARE NOT WITHIN TH THE INDIVIDUAL UNIT OWNERSHIPS, ARE COMMON ELEMEN SERVICES WHICH MAY BE CONTAINED WITHIN THE UNIT OTHER THAN, OR IN ADDITION TO, THE UNITS CONTAININ COLUMNS OR BEARING WALLS WHICH CONTRIBUTE TO BUILDING, AND ALL UTILITY CONDUITS, WIRES, AND PIPES LOCATION, ARE COMMON ELEMENTS.

EASEMENTS

1. EASEMENTS AS CALLED FOR IN THE DECLARATION O
2. CURRENTLY RECORDED EASEMENTS OF RECORD.
3. F.P.&L. EASEMENT RECORDED IN O.R. BK. 1537, PG. 4 COUNTY RECORDS.
4. EASEMENTS CALLED FOR ON PLAT OF THE MEDICAL C A COMMERCIAL CONDOMINIUM, RECORDED IN CONDO. B SARASOTA COUNTY RECORDS.

ELEVATIONS (N.G.V.D. 1929 DATUM)

UNITS	UNFINISHED FLOOR	UNFINISHED CEILING	DROP CEILING
M	46.72	55.32	N/A
L	46.72	55.32	
K	46.72	55.32	
B	33.62	43.02 TO SEE PLAN	40.62
A	33.62	41.63	40.63

MANASOTA ENGINEERING &
3005 26TH ST. W. BRADEN
PHONE (813) 755-5914

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LOCATION MAPS

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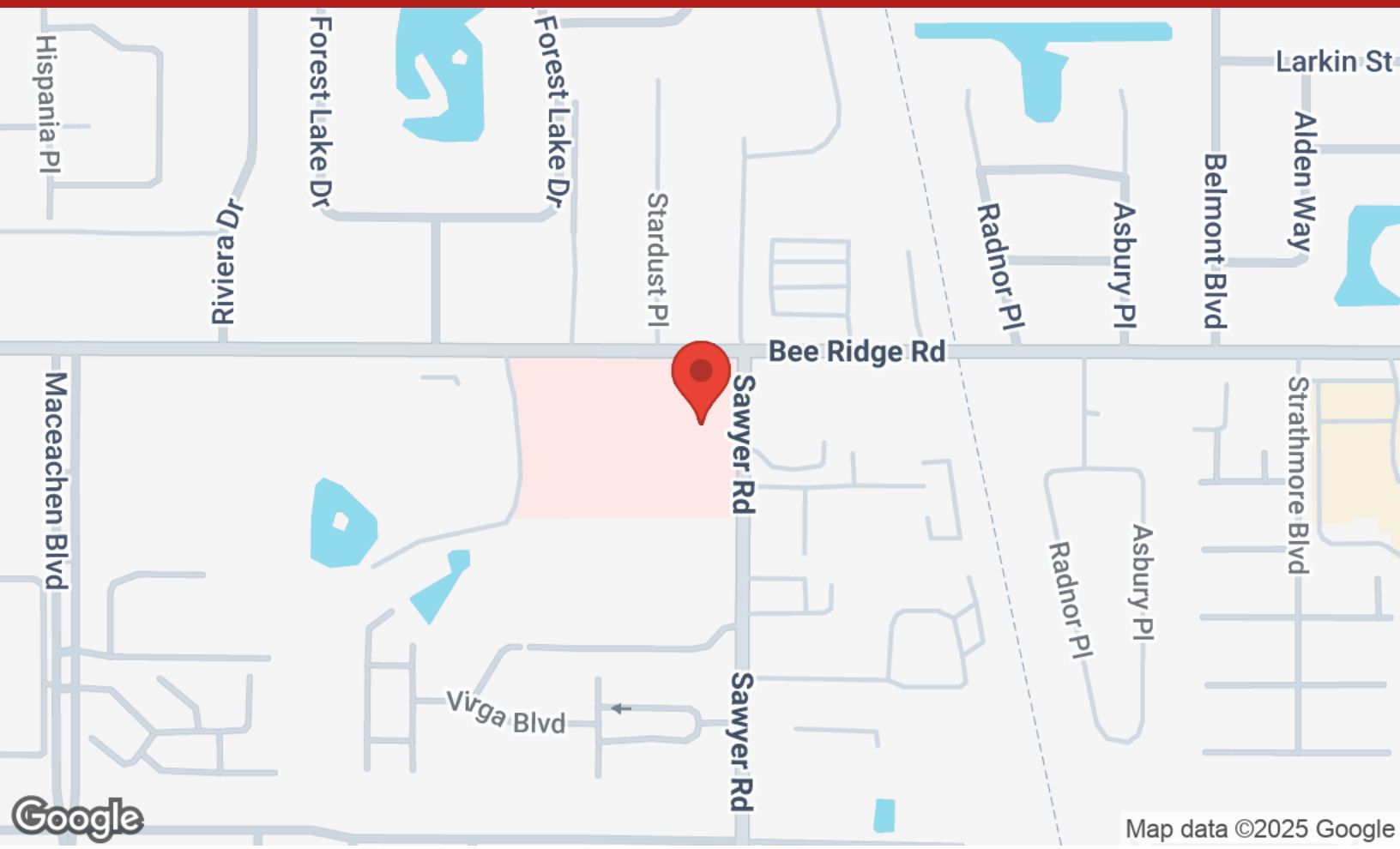

AERIAL MAP

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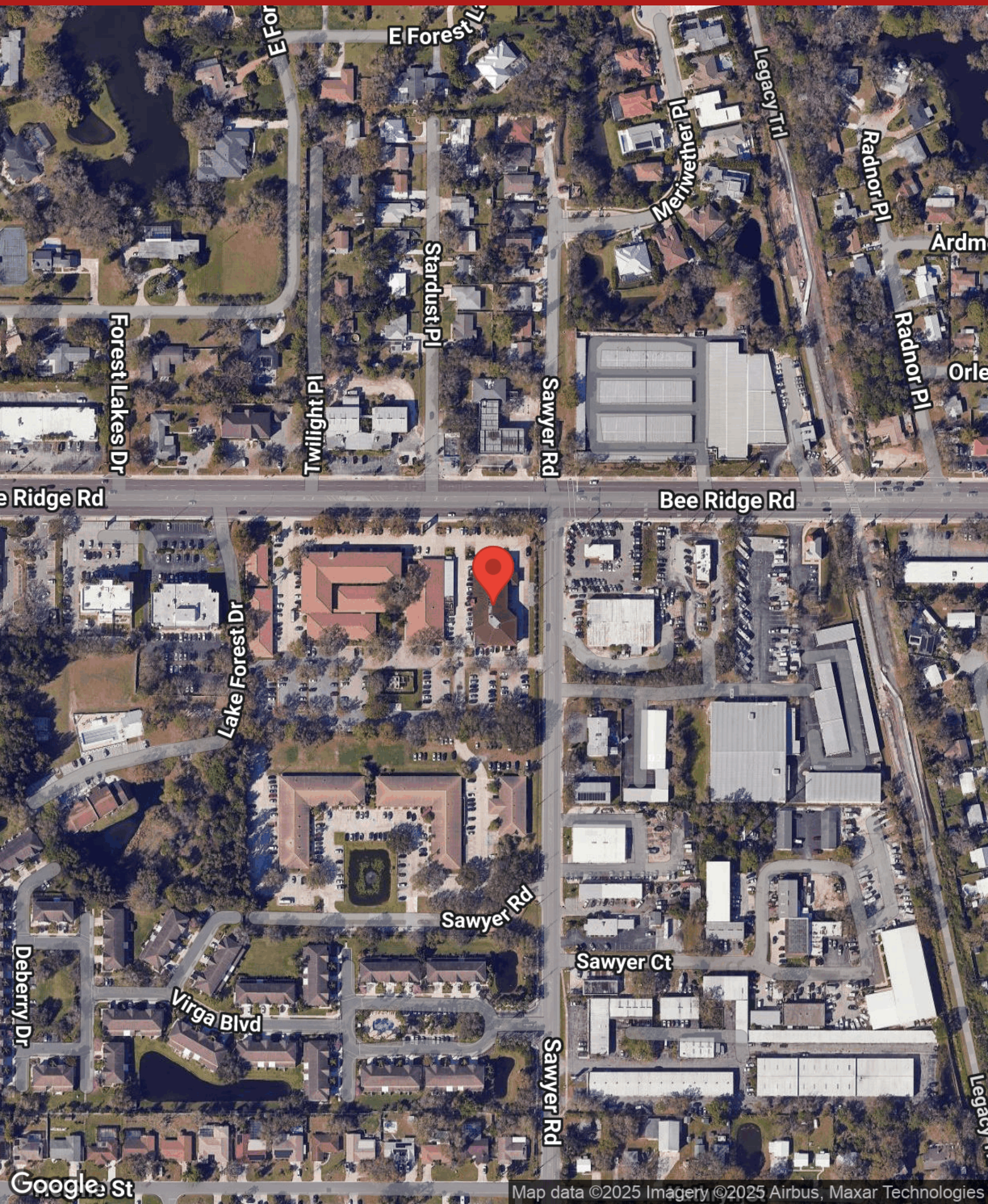
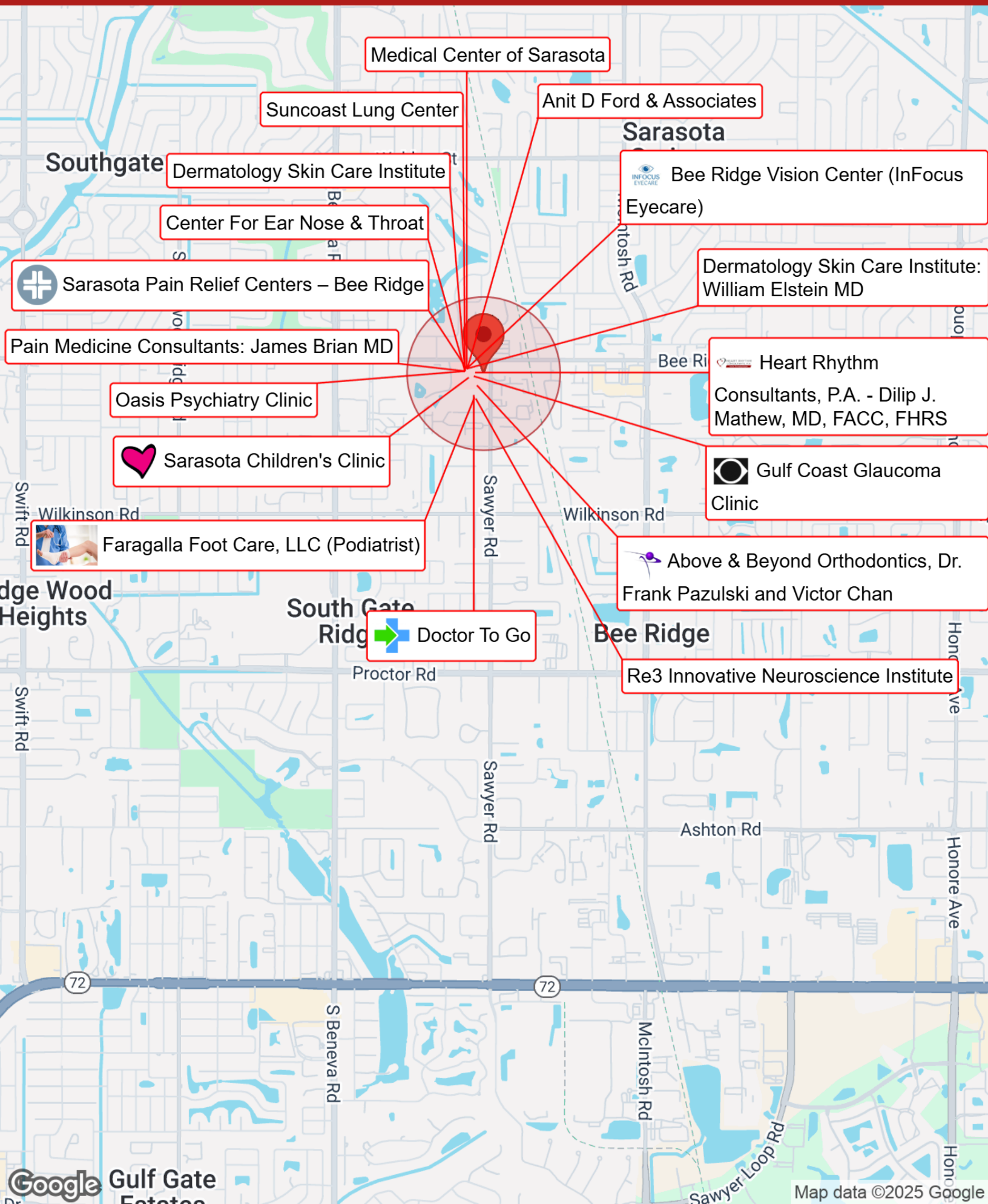


BUSINESS MAP

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