



836 SUNSET LAKE BLVD, STE. 205 & 206

VENICE, FL 34292

MELINDA GARRETT

COMMERCIAL REAL ESTATE ADVISOR

941.899.4842

MELINDAGARRETT@MSCCOMMERCIAL.COM

MSC | COMMERCIAL
REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Position your practice in one of Venice's most desirable medical corridors with this beautifully appointed Class A medical office condominium located in the prestigious Lakeside Medical Center. This 3,677± square foot, second-floor suite is move-in ready, offering a seamless opportunity for medical, dental, or specialty practices seeking a professional and welcoming environment.

The space features six private exam rooms, each with sinks, along with three ADA-compliant restrooms, a private executive office with balcony access, a breakroom/kitchenette, and a spacious, inviting waiting and reception area designed to enhance the patient experience. Offered fully furnished and turnkey, this suite allows a new owner to begin operations immediately with minimal startup time or cost.

Surrounded by established medical practices and located just minutes from Sarasota Memorial Hospital, the property offers both prestige and convenience in a quiet, professional setting with ample parking for staff and patients.

LOCATION DESCRIPTION

The property is located on Sunset Lake Boulevard within the Lakeside Medical Center, just off Jacaranda Boulevard in Venice, Florida. This area is one of Venice's primary medical and commercial corridors and is just minutes from Sarasota Memorial Hospital – Venice Campus. The surrounding area is home to a strong concentration of medical offices, specialty practices, and healthcare providers, creating excellent synergy and referral potential. With easy access to Jacaranda Boulevard, I-75, and nearby residential communities, the location offers outstanding visibility, accessibility, and convenience for both patients and staff.

PROPERTY DETAILS

Sale Price	\$899,000
------------	------------------

Lease Rate	\$18.00 SF/YR, NNN
------------	---------------------------

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	OPI
APN #	0424071007 & 0424071013

LOCATION INFORMATION

Street Address	836 Sunset Lake Blvd, Suites 205 & 206
City, State, Zip	Venice, FL 34292
County	Sarasota

BUILDING INFORMATION

Building Size	3,677 SF
Building Class	A
Tenancy	Single
Number of Floors	2
Year Built	2002
Year Last Renovated	2020

ADDITIONAL PHOTOS



BUILDING CODE ANALYSIS

1. OCCUPANCY CLASSIFICATION: GROUP B - BUSINESS

2. CONSTRUCTION TYPE: TYPE II CONSTRUCTION FULLY FIREPROTECTED UNFIREPROTECTED

3. ACTUAL TERRACE SPACE: 470 SQ. FT. PERSON COMPLETION

4. FIRE RESISTANCE RATING OF BUILDING COMPONENTS

TABLE 502

A) PLANT AND PIPE RISERS: 2 HOURS

B) INTERIOR BEARING WALLS: 1 HOUR

C) EXTERIOR NON-BEARING WALLS: 0 HOURS

D) CEILING: 0 HOURS

E) BEAMS, GIRDERS, TRUSSES AND ARCHES: 0 HOURS

F) FLOOR AND FLOOR/CEILING ASSEMBLIES: 0 HOURS

G) ROOF AND ROOF/CEILING ASSEMBLIES: 0 HOURS

H) EXTERIOR BEARING WALLS: 0 HOURS

5. VERTICAL DISTANCE FROM PROPERTY LINE

TABLE 503

A) OVER 3 FT. UP TO 10 FT.: 0 HOURS

B) OVER 10 FT. UP TO 30 FT.: 1 HOUR

C) OVER 30 FT. UP TO 50 FT.: 2 HOURS

D) OVER 50 FT.: 3 HOURS

6. OCCUPANT LOAD FACTOR: 170 PER 10,000 SQ. FT.

7. NUMBER OF EXITS REQUIRED: 2

8. NUMBER OF EXITS PROVIDED: 2

9. NUMBER OF EXITS AVAILABLE: 2

10. NUMBER OF EXITS PROVIDED: 2

11. NUMBER OF EXITS PROVIDED: 2

12. NUMBER OF EXITS PROVIDED: 2

13. NUMBER OF EXITS PROVIDED: 2

14. NUMBER OF EXITS PROVIDED: 2

15. NUMBER OF EXITS PROVIDED: 2

16. NUMBER OF EXITS PROVIDED: 2

17. NUMBER OF EXITS PROVIDED: 2

18. NUMBER OF EXITS PROVIDED: 2

19. NUMBER OF EXITS PROVIDED: 2

20. NUMBER OF EXITS PROVIDED: 2

21. NUMBER OF EXITS PROVIDED: 2

22. NUMBER OF EXITS PROVIDED: 2

23. NUMBER OF EXITS PROVIDED: 2

24. NUMBER OF EXITS PROVIDED: 2

25. NUMBER OF EXITS PROVIDED: 2

26. NUMBER OF EXITS PROVIDED: 2

27. NUMBER OF EXITS PROVIDED: 2

28. NUMBER OF EXITS PROVIDED: 2

29. NUMBER OF EXITS PROVIDED: 2

30. NUMBER OF EXITS PROVIDED: 2

31. NUMBER OF EXITS PROVIDED: 2

32. NUMBER OF EXITS PROVIDED: 2

33. NUMBER OF EXITS PROVIDED: 2

34. NUMBER OF EXITS PROVIDED: 2

35. NUMBER OF EXITS PROVIDED: 2

36. NUMBER OF EXITS PROVIDED: 2

37. NUMBER OF EXITS PROVIDED: 2

38. NUMBER OF EXITS PROVIDED: 2

39. NUMBER OF EXITS PROVIDED: 2

40. NUMBER OF EXITS PROVIDED: 2

41. NUMBER OF EXITS PROVIDED: 2

42. NUMBER OF EXITS PROVIDED: 2

43. NUMBER OF EXITS PROVIDED: 2

44. NUMBER OF EXITS PROVIDED: 2

45. NUMBER OF EXITS PROVIDED: 2

46. NUMBER OF EXITS PROVIDED: 2

47. NUMBER OF EXITS PROVIDED: 2

48. NUMBER OF EXITS PROVIDED: 2

49. NUMBER OF EXITS PROVIDED: 2

50. NUMBER OF EXITS PROVIDED: 2

51. NUMBER OF EXITS PROVIDED: 2

52. NUMBER OF EXITS PROVIDED: 2

53. NUMBER OF EXITS PROVIDED: 2

54. NUMBER OF EXITS PROVIDED: 2

55. NUMBER OF EXITS PROVIDED: 2

56. NUMBER OF EXITS PROVIDED: 2

57. NUMBER OF EXITS PROVIDED: 2

58. NUMBER OF EXITS PROVIDED: 2

59. NUMBER OF EXITS PROVIDED: 2

60. NUMBER OF EXITS PROVIDED: 2

61. NUMBER OF EXITS PROVIDED: 2

62. NUMBER OF EXITS PROVIDED: 2

63. NUMBER OF EXITS PROVIDED: 2

64. NUMBER OF EXITS PROVIDED: 2

65. NUMBER OF EXITS PROVIDED: 2

66. NUMBER OF EXITS PROVIDED: 2

67. NUMBER OF EXITS PROVIDED: 2

68. NUMBER OF EXITS PROVIDED: 2

69. NUMBER OF EXITS PROVIDED: 2

70. NUMBER OF EXITS PROVIDED: 2

71. NUMBER OF EXITS PROVIDED: 2

72. NUMBER OF EXITS PROVIDED: 2

73. NUMBER OF EXITS PROVIDED: 2

74. NUMBER OF EXITS PROVIDED: 2

75. NUMBER OF EXITS PROVIDED: 2

76. NUMBER OF EXITS PROVIDED: 2

77. NUMBER OF EXITS PROVIDED: 2

78. NUMBER OF EXITS PROVIDED: 2

79. NUMBER OF EXITS PROVIDED: 2

80. NUMBER OF EXITS PROVIDED: 2

81. NUMBER OF EXITS PROVIDED: 2

82. NUMBER OF EXITS PROVIDED: 2

83. NUMBER OF EXITS PROVIDED: 2

84. NUMBER OF EXITS PROVIDED: 2

85. NUMBER OF EXITS PROVIDED: 2

86. NUMBER OF EXITS PROVIDED: 2

87. NUMBER OF EXITS PROVIDED: 2

88. NUMBER OF EXITS PROVIDED: 2

89. NUMBER OF EXITS PROVIDED: 2

90. NUMBER OF EXITS PROVIDED: 2

91. NUMBER OF EXITS PROVIDED: 2

92. NUMBER OF EXITS PROVIDED: 2

93. NUMBER OF EXITS PROVIDED: 2

94. NUMBER OF EXITS PROVIDED: 2

95. NUMBER OF EXITS PROVIDED: 2

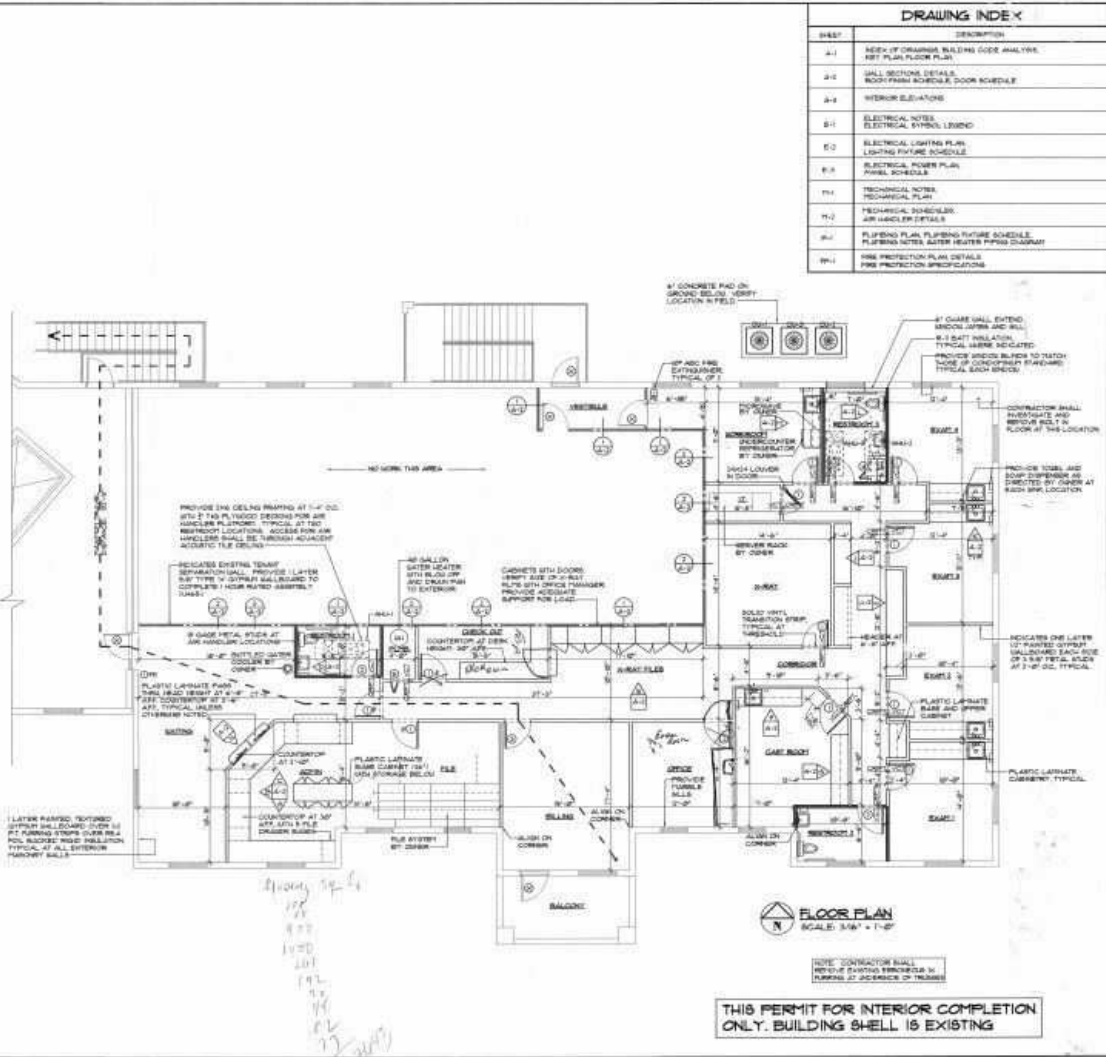
96. NUMBER OF EXITS PROVIDED: 2

97. NUMBER OF EXITS PROVIDED: 2

98. NUMBER OF EXITS PROVIDED: 2

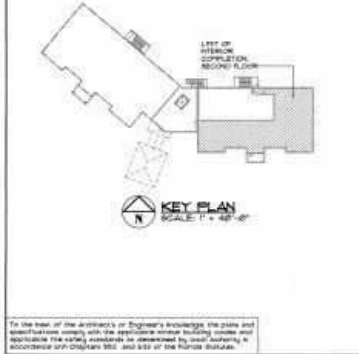
99. NUMBER OF EXITS PROVIDED: 2

100. NUMBER OF EXITS PROVIDED: 2



DRAWING INDEX

SHEET	DESCRIPTION
A-1	MEET WITH CHAIRMAN BUILDING CODE ANALYSIS, KEY PLAN FLOOR PLAN
A-2	WALL SECTIONS, DETAILS, ROOF/FLOOR SCHEDULE, DOOR SCHEDULE
A-3	WINDROW ELEVATIONS
B-1	ELECTRICAL NOTES, ELECTRICAL SYMBOL LEGEND
B-2	ELECTRICAL LIGHTING PLAN, LIGHTING FIXTURE SCHEDULE
B-3	ELECTRICAL POWER PLAN, PANEL SCHEDULE
B-4	MECHANICAL SCHEDULES, AIR HANDLER DETAILS
B-5	PLUMBING PLAN, PLUMBING FIXTURE SCHEDULE, PLUMBING NOTES, WATER HEATER FIXTURE SCHEDULE
B-6	FIRE PROTECTION PLAN, DETAILS, FIRE PROTECTION SPECIFICATIONS



100 North Washington Boulevard, Suite 301, Sarasota, Florida, 34236

APR 2, 2009

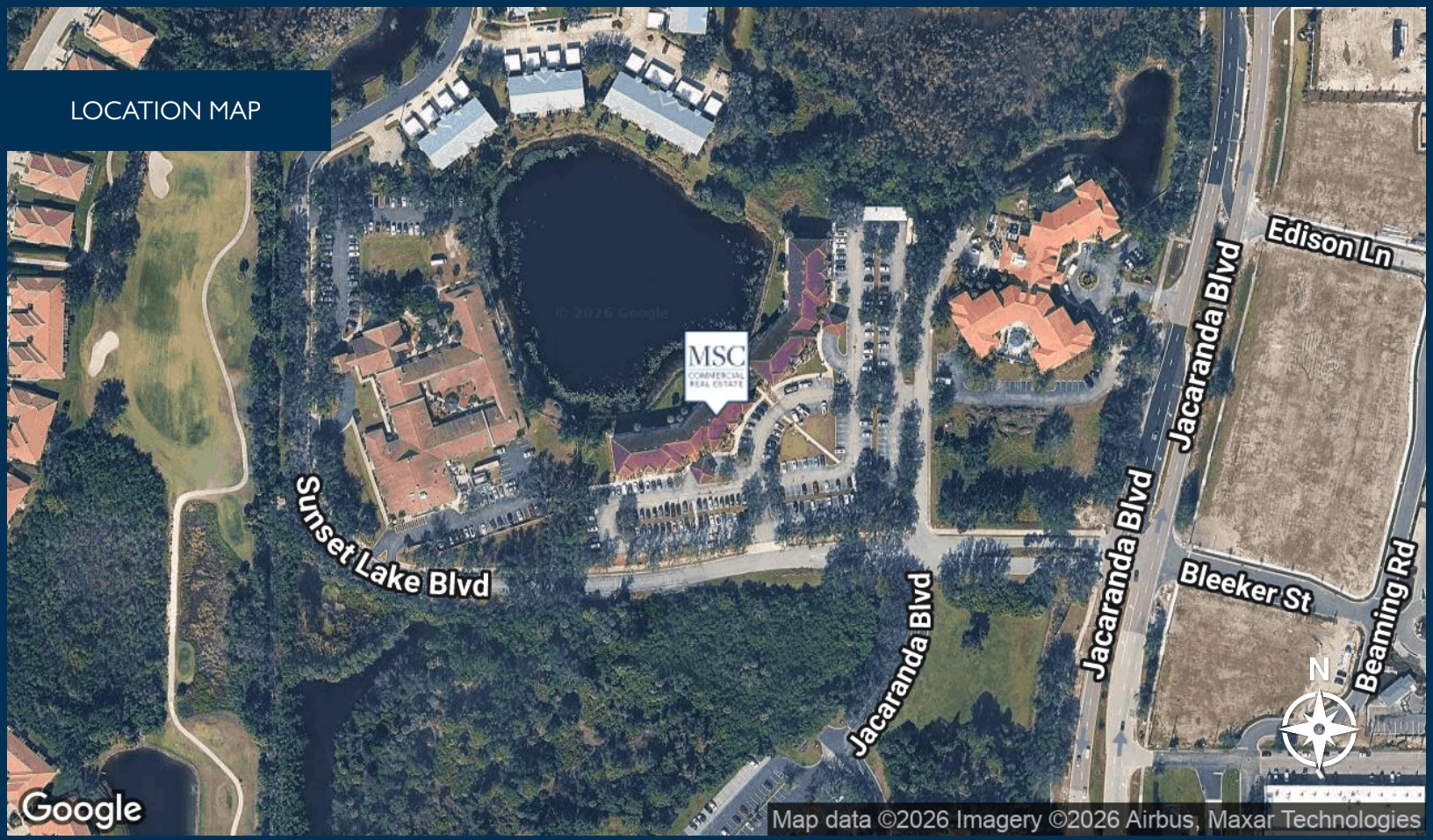
George Palumbo Architect, Inc.

INTEGRAL COMPLIANCE FOR SUNCOAST ORTHOPAEDIC SURGERY AND SPORTS MEDICINE LANSERIE MEDICAL CENTER, SUITE 301

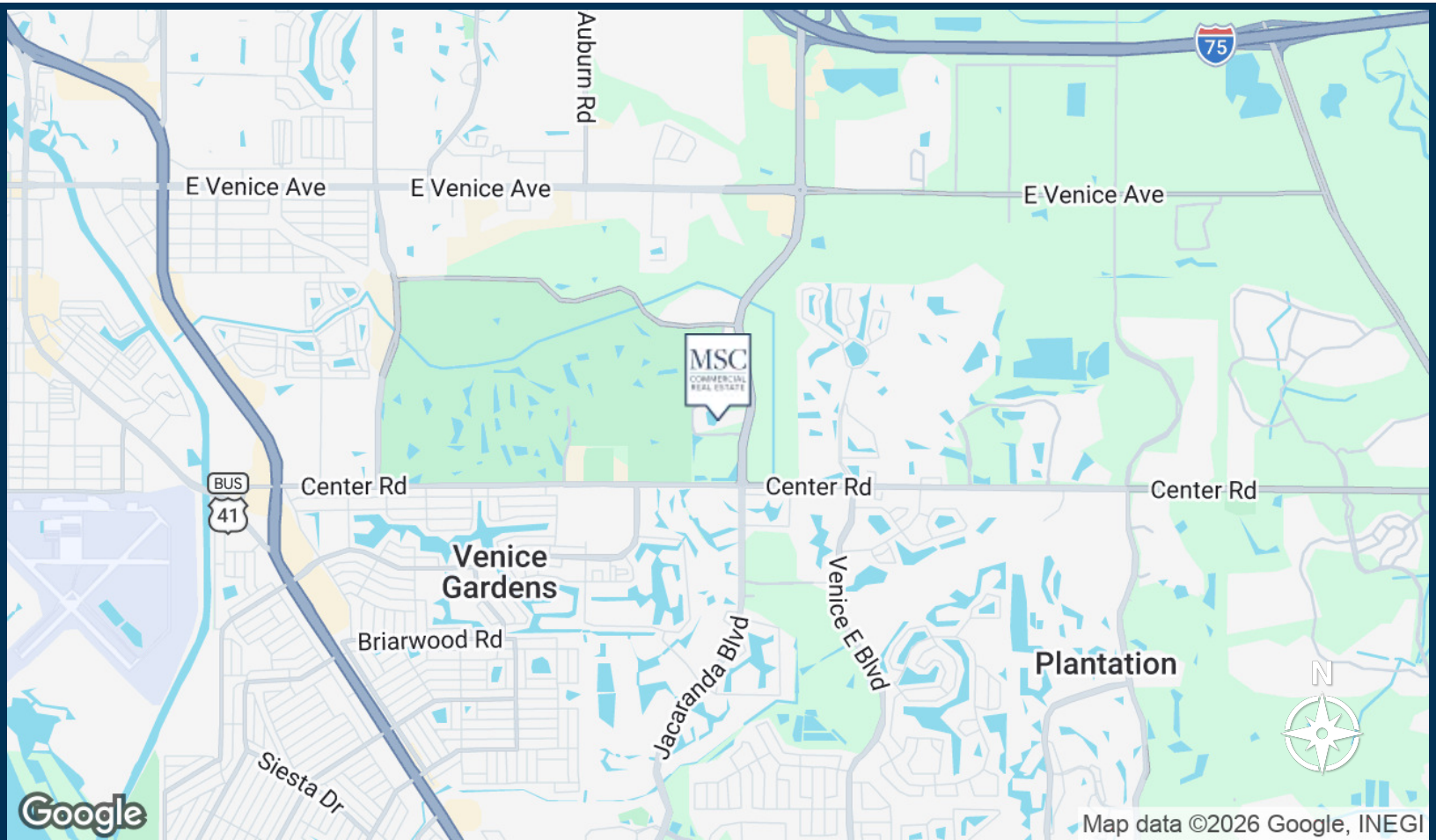
FILE: 2009015 DATE: 04/14/2009

THIS PERMIT FOR INTERIOR COMPLETION ONLY. BUILDING SHELL IS EXISTING

LOCATION MAP

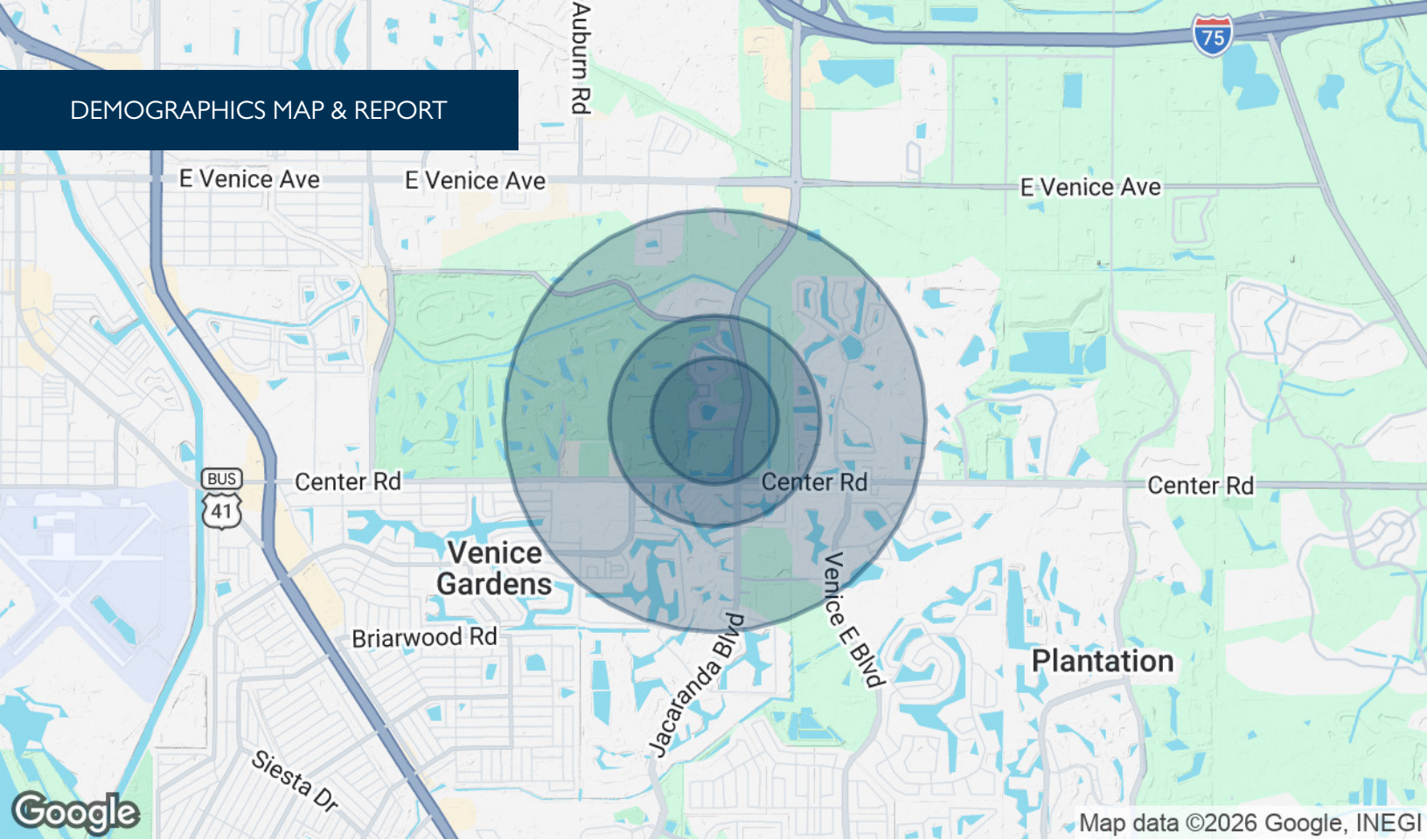


Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



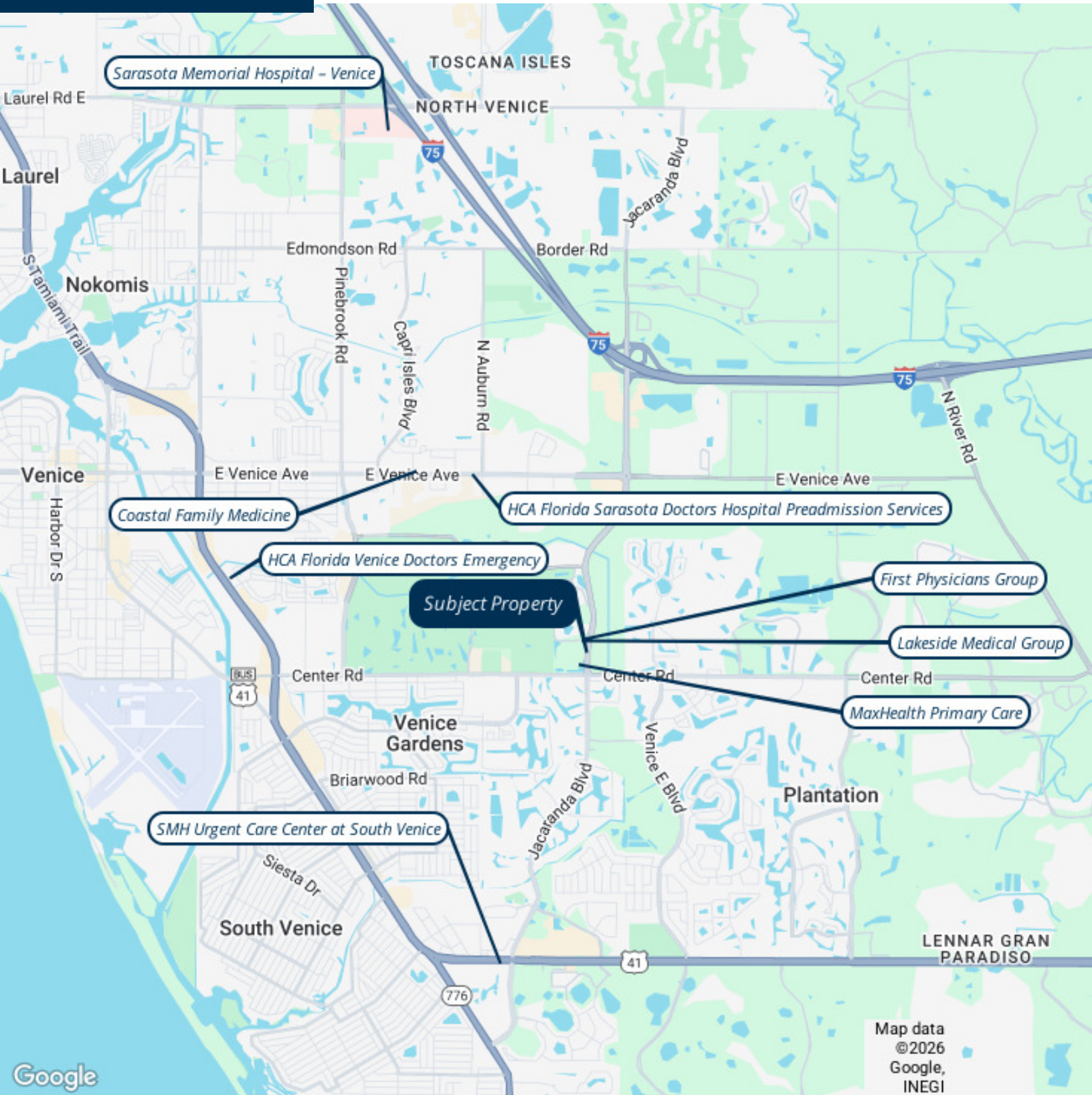
Map data ©2026 Google, INEGI

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	544	1,819	6,164
Average Age	73	68	66
Average Age (Male)	71	67	65
Average Age (Female)	74	69	67
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	259	917	3,167
# of Persons per HH	2.1	2	1.9
Average HH Income	\$104,189	\$105,251	\$104,120
Average House Value	\$400,690	\$419,835	\$427,407
2020 American Community Survey (ACS)			

NEIGHBORHOOD MAP





MELINDA GARRETT

Commercial Real Estate Advisor

MelindaGarrett@msccommercial.com

Cell: 941.899.4842

PROFESSIONAL BACKGROUND

Melinda has been deeply rooted in the commercial real estate industry since 2012, driven by a profound passion for the business and a disciplined, analytical approach to the market. Her career reflects a rare combination of valuation expertise, strategic insight, and a commitment to helping clients make informed, high-impact real estate decisions.

Prior to joining Michael Saunders & Company, Melinda built a strong foundation as a commercial real estate appraisal consultant with a respected firm, collaborating closely with developers, investors, and lenders. This background provided her with an in-depth understanding of asset valuation, risk assessment, and market behavior across a wide range of commercial property types, giving her clients a distinct competitive advantage.

Melinda leverages this analytical foundation to deliver a strategic advantage at every stage of the transaction. Her focus is on clarity, protection of client interests, and maximizing value through informed positioning and decisive execution.

With comprehensive market knowledge throughout Sarasota and Manatee counties, Melinda remains closely attuned to evolving local market trends and investment dynamics. She offers forward-thinking guidance rooted in data, experience, and integrity—helping clients move confidently toward their real estate goals while driving long-term profitability and results.

MEMBERSHIPS

Realtor Association of Sarasota & Manatee Member (RASM)

Commercial Real Estate Alliance of RASM Member (CREA)

Board of Directors RASM CREA- 2025, 2026

Manatee Chamber of Commerce- Downtown Redevelopment Committee

Manatee Chamber of Commerce- Better Business Council

Sarasota Chamber of Commerce

MSC Foundation Council Member

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from MSC Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither MSC Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. MSC Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. MSC Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. MSC Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MSC Commercial in compliance with all applicable fair housing and equal opportunity laws.