LEASE

Medical / Professional Office Space For Lease Bradenton Professional Center

109 44TH AVENUE EAST

Bradenton, FL 34203

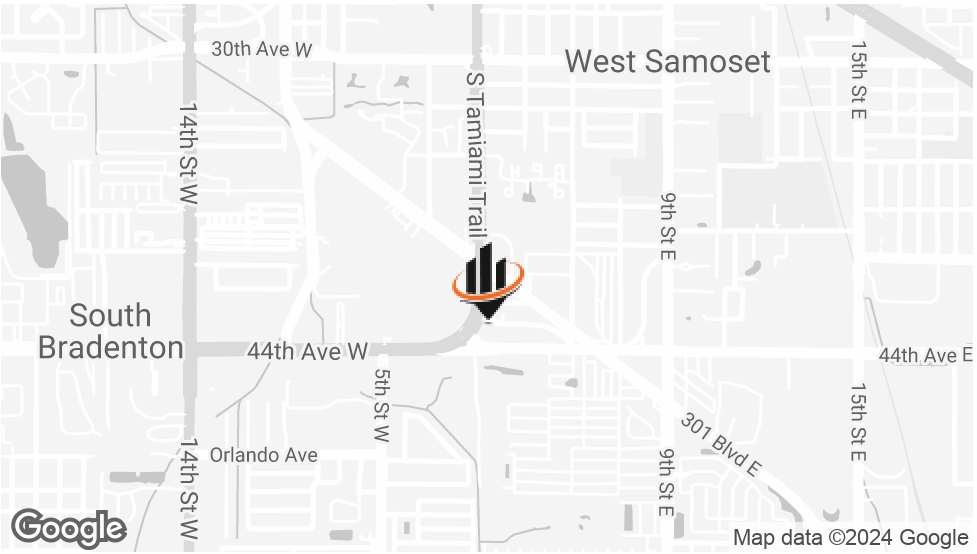
PRESENTED BY:

TONY VELDKAMP, CCIM
O: 941.487.6990
tony.veldkamp@svn.com
FL #BK576074

MATT FENSKE
O: 941.487.3794
matt.fenske@svn.com
FL #SL3373336

SVN
COMMERCIAL ADVISORY GROUP

PROPERTY SUMMARY



LEASE RATE	$17.50 SF/YR

OFFERING SUMMARY

BUILDING SIZE:	26,496 SF
AVAILABLE SF:	2,200-4,568 SF
LOT SIZE:	2.13 Acres
RENOVATED:	2018
ZONING:	General Commercial

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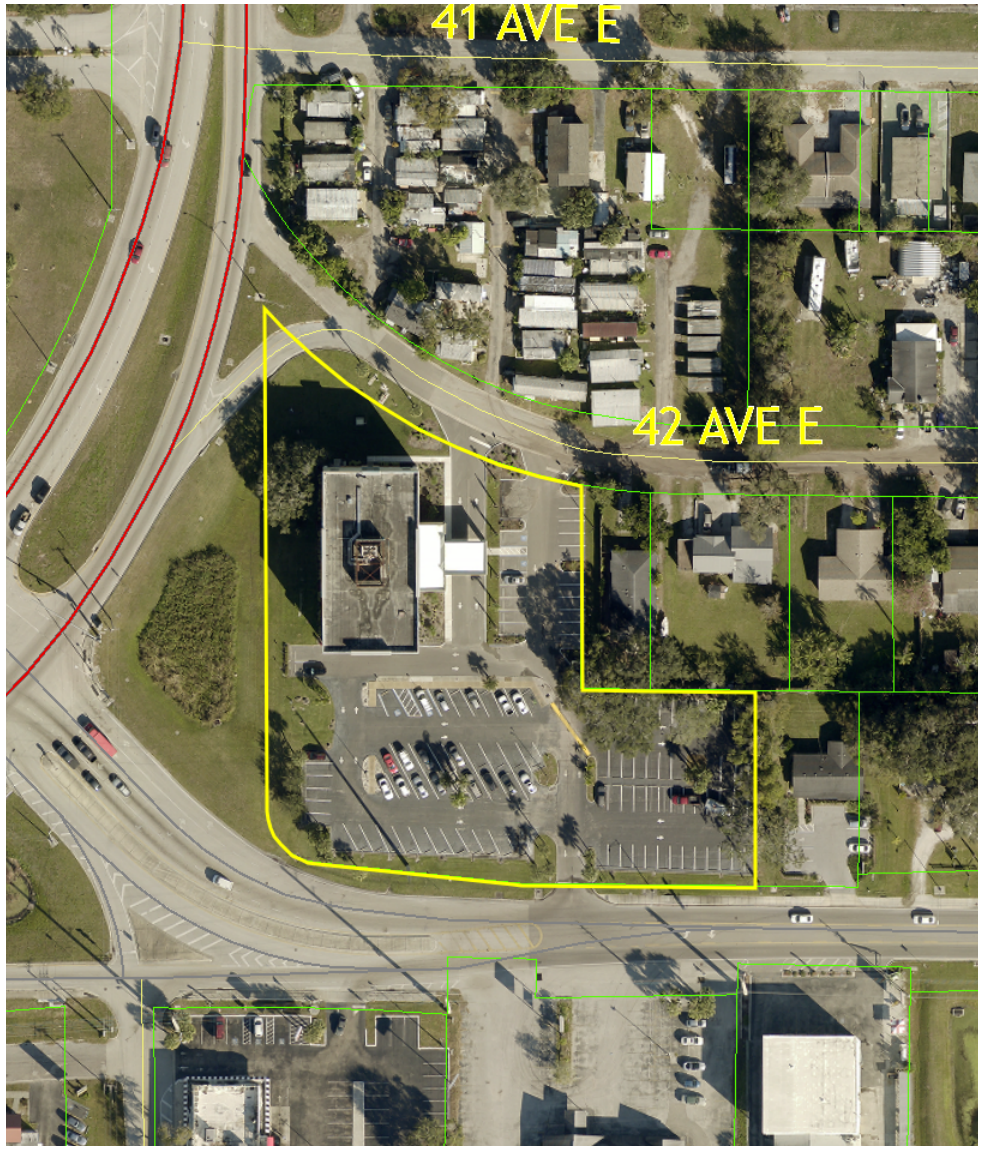
PROPERTY OVERVIEW

This beautifully renovated building in the heart of Bradenton, Florida gives medical or professional tenants a blank canvas to build out their own office. With "shell" units on the 2nd and 3rd floors available with multiple configurations and sizes, a tenant can adapt the space to fit their needs. JOIN NEW FULL 1ST FLOOR TENANT DAVITA KIDNEY CARE, plus Renal Hypertension and Dental Care Alliance in this building that was completely renovated in 2018.

Included in the base rent of $17.50 NNN is a TURN KEY "BASIC OFFICE" build out. Landlord will design and construct for your needs and deliver once completed. More high-end construction, including medical office design, is negotiable. Pass Thru expenses (CAM, Insurance & Taxes) are only $4.00 psf per year.

PROPERTY HIGHLIGHTS

- Located on Cortez Road / 44th Avenue, the new east-west connector to Lakewood Ranch
- Shell unit on the 3rd floors available with multiple configurations and sizes
- Landlord with deliver space "turn key" with a basic office finish
- Join DaVita, Renal Hypertension and Dental Care Alliance



PROPERTY DESCRIPTION

This beautifully renovated building in the heart of Bradenton, Florida gives medical or professional tenants a blank canvas to build out their own office. With a "shell" units on the 3rd floors available with multiple configurations and sizes, a tenant can adapt the space to fit their needs. JOIN NEW FULL 1ST FLOOR TENANT DAVITA KIDNEY CARE, plus Renal Hypertension, Dental Care Alliance, and Hestia Healthcare at Home in this building that was completely renovated in 2018.

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LOCATION DESCRIPTION

This office building is located in the heart of Bradenton, Florida. It has great accessibility to Lakewood Ranch, downtown Sarasota and downtown Bradenton. It is also close to SRQ International Airport.

The property is in the epicenter of retail in Bradenton, being located at the US-41, Cortez Road and 44th Avenue East intersection. The intersection has countless large retailers including Lowe's, Best Buy, Dick's Sporting Goods and restaurants including Panera Bread, Chipotle and Chick-fil-A, among others.

Property has excellent access to Blake Medical Center 15 minutes west, Manatee Memorial Hospital 10 minutes north, and Lakewood Ranch Medical Center 25 minutes southeast.

Manatee County has been working on extending 44th Ave to the east over I-75, all the way to Lakewood Ranch. This will significantly increase accessibility from Lakewood Ranch to Bradenton and the beautiful Gulf Beaches, including Anna Maria Island and Longboat Key. 44th Ave will join SR-64 and SR-70 as the main

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	**LEASE TERM:**	84 months
TOTAL SPACE:	2,200 - 4,568 SF	**LEASE RATE:**	$17.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 300	Available	2,200 - 4,568 SF	NNN	$17.50 SF/yr	Shell Space. Landlord will Subdivide.

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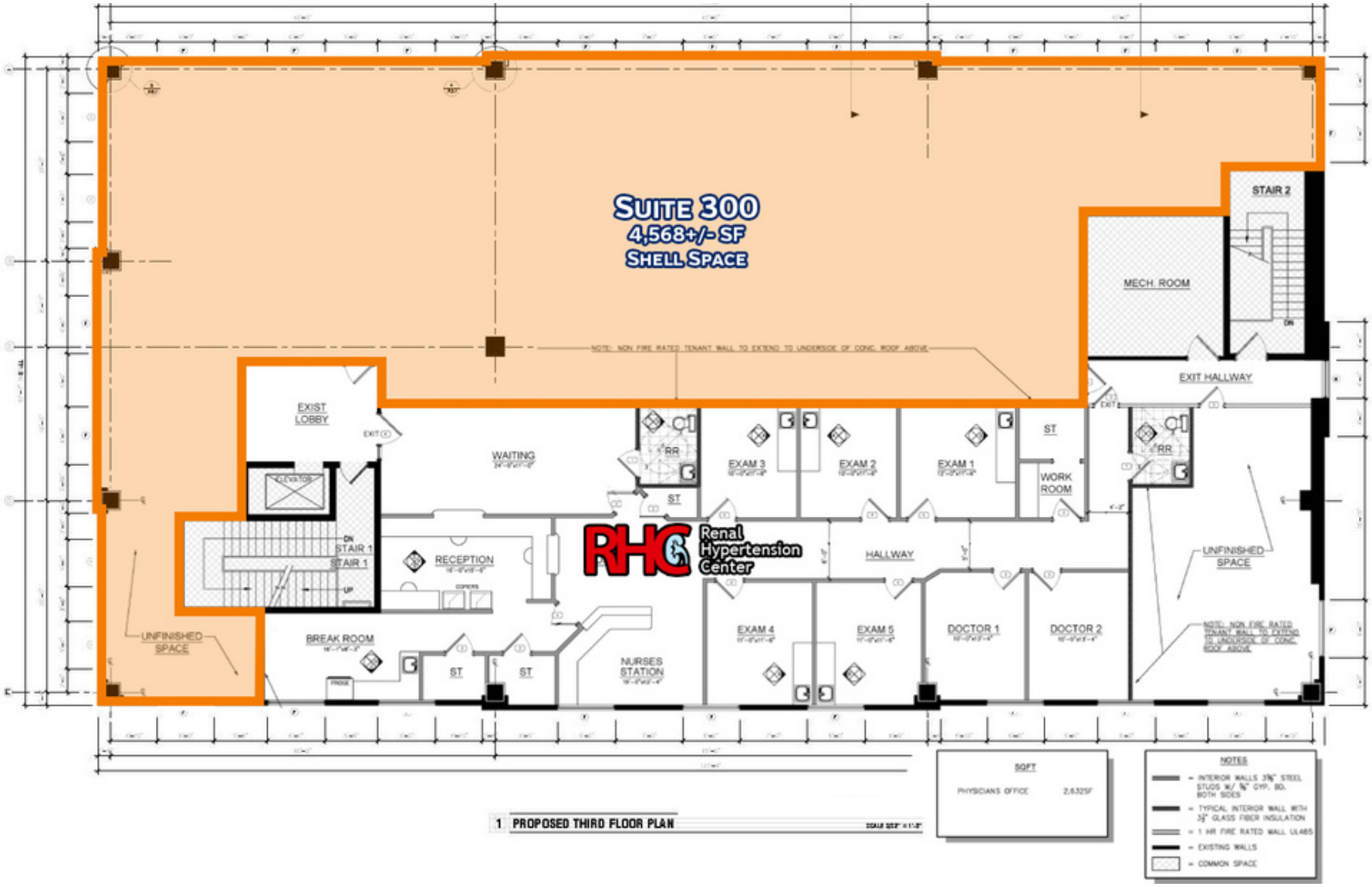
3RD FLOOR PLAN



1 PROPOSED THIRD FLOOR PLAN

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ADDITIONAL PHOTOS

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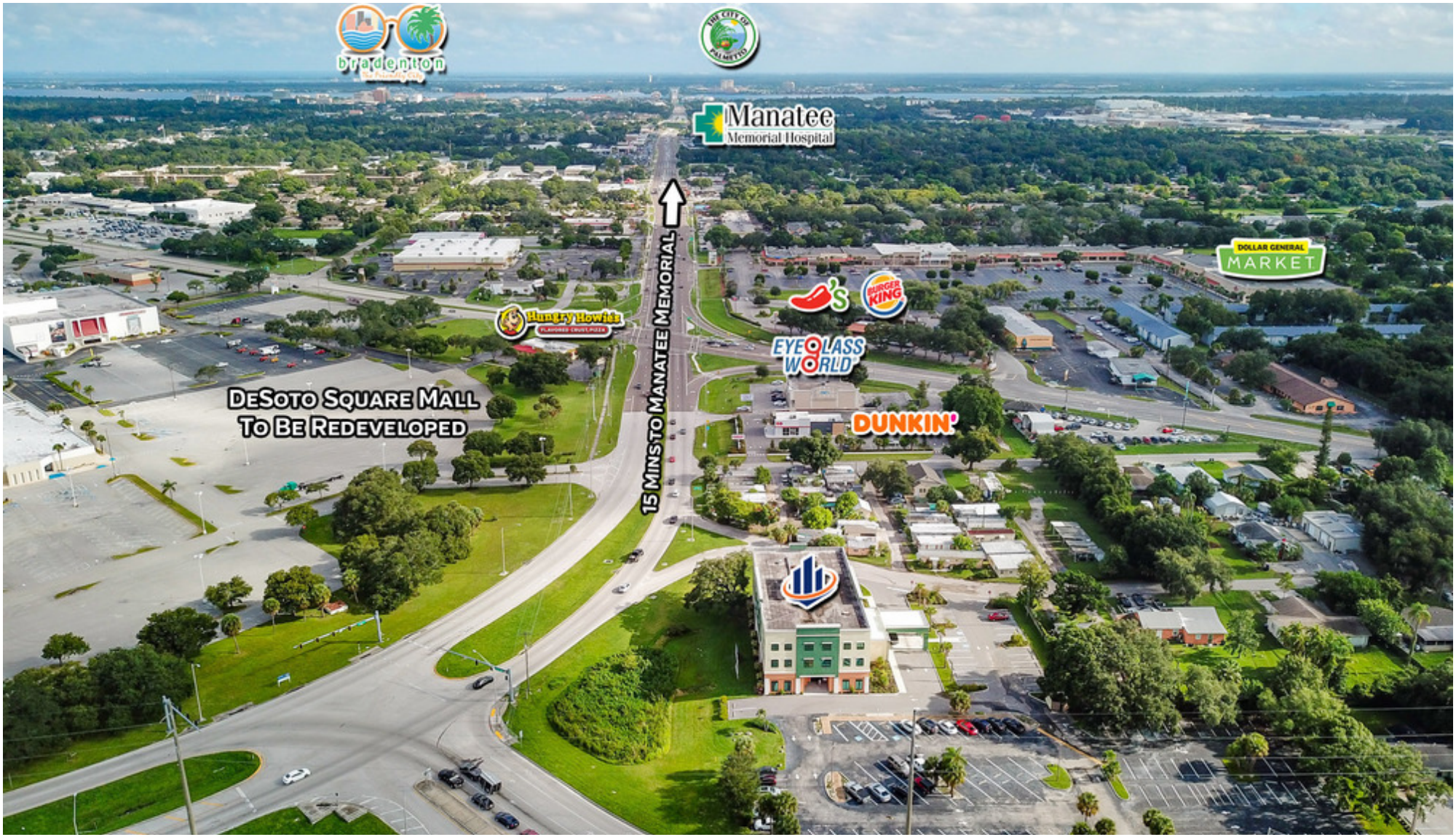

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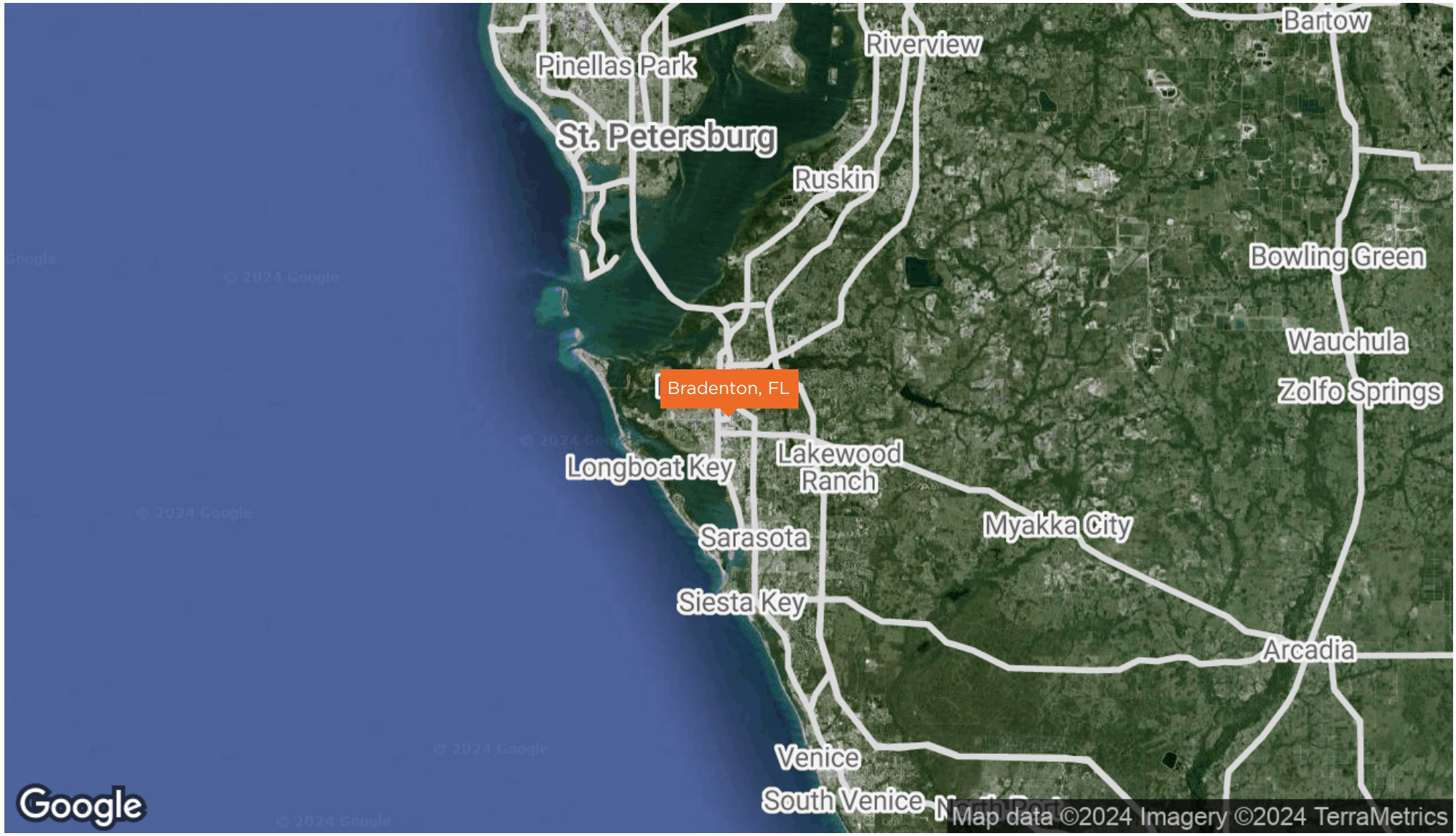
REGIONAL MAP



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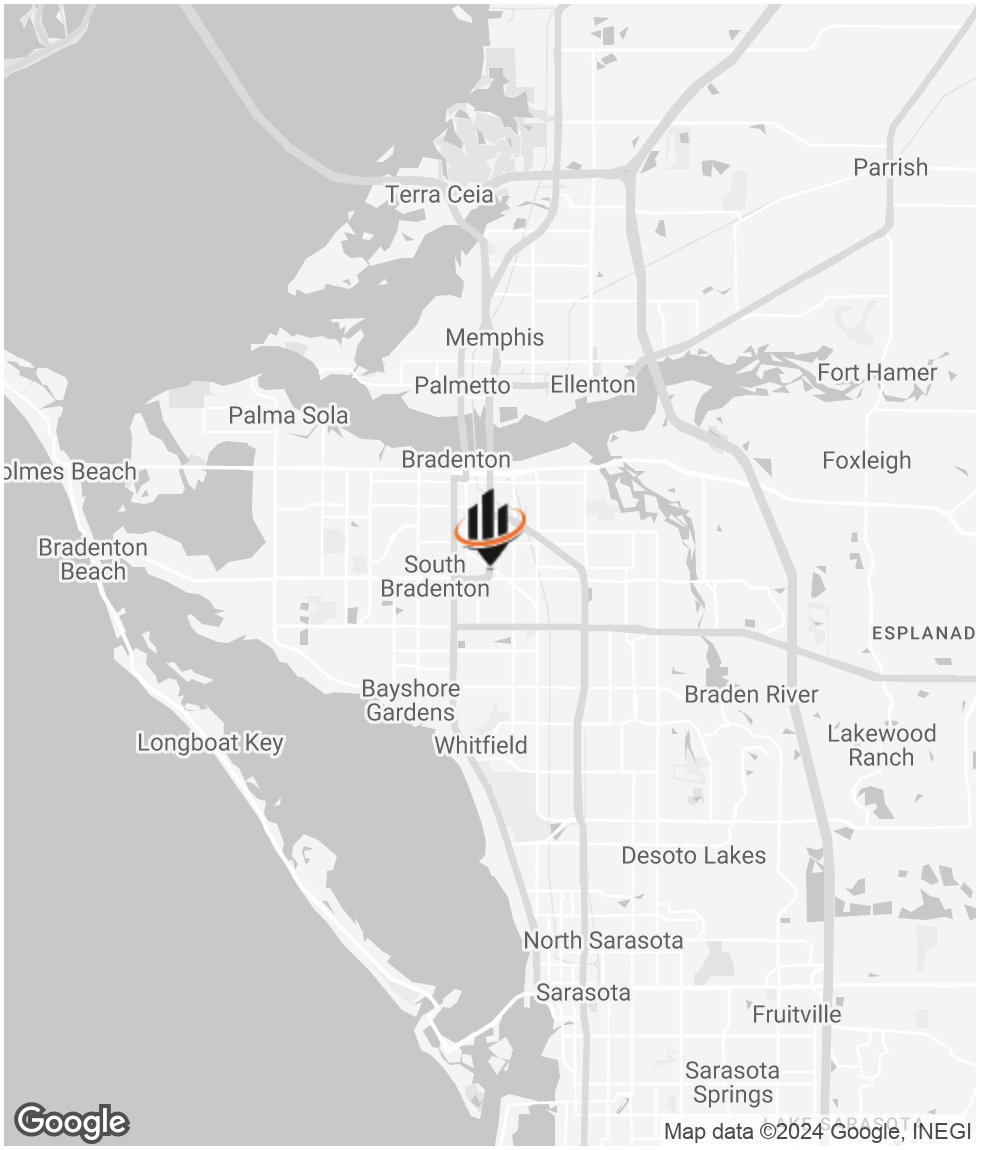
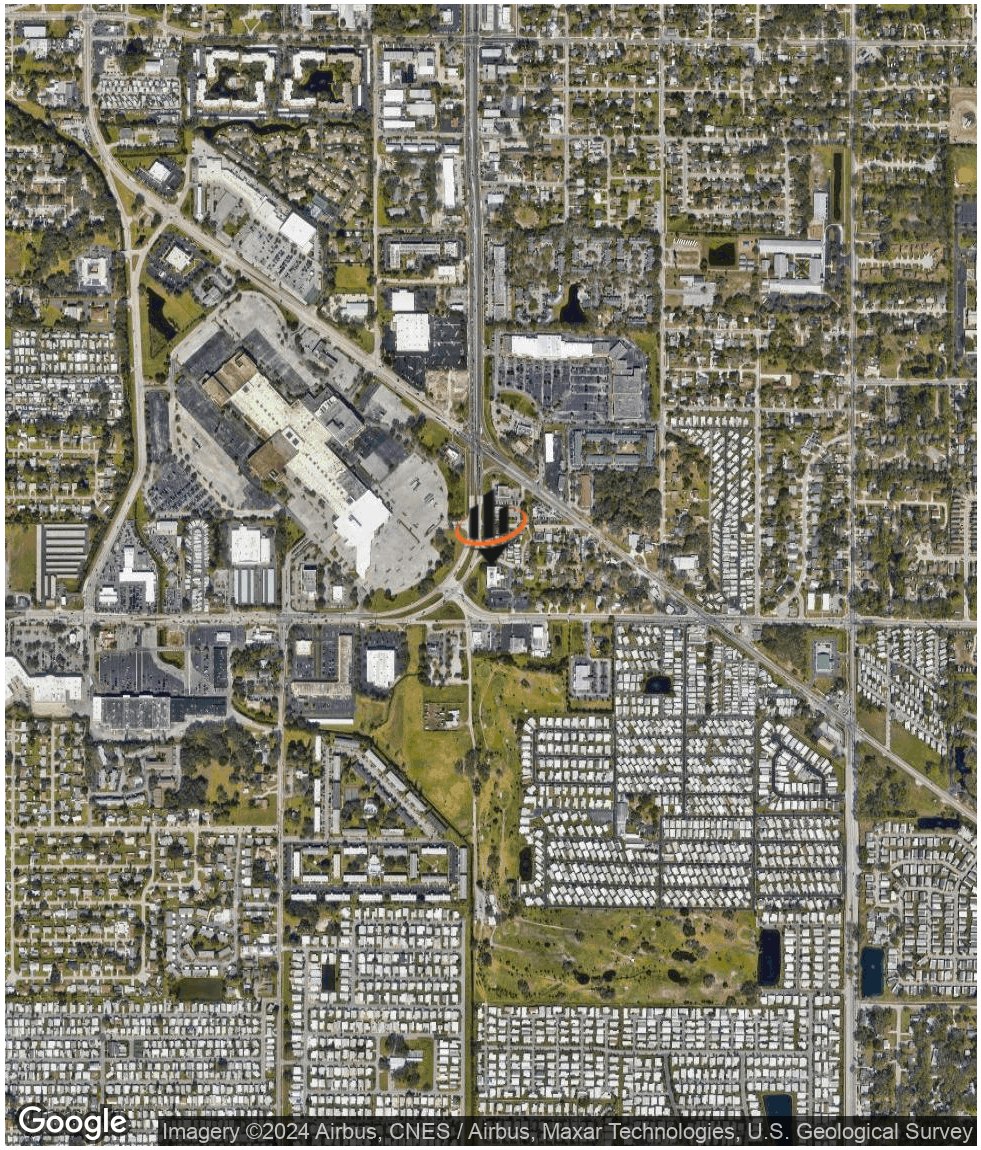
LOCATION MAP





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RETAILER MAP

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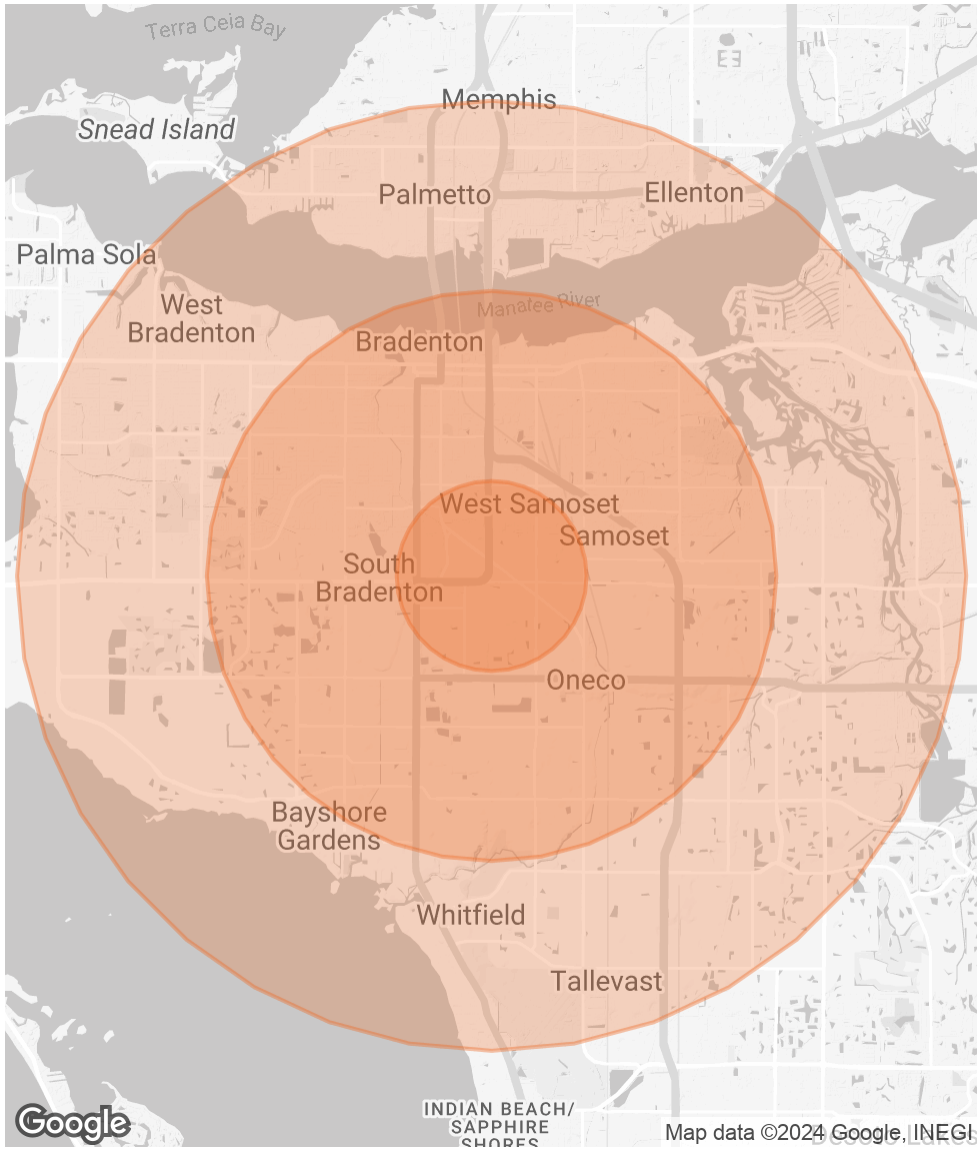
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,448	100,534	188,128
AVERAGE AGE	42.1	41.7	44.9
AVERAGE AGE (MALE)	46.1	39.8	42.7
AVERAGE AGE (FEMALE)	40.1	43.3	46.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,566	47,388	88,946
# OF PERSONS PER HH	1.9	2.1	2.1
AVERAGE HH INCOME	$31,920	$45,587	$50,498
AVERAGE HOUSE VALUE	$156,343	$156,716	$193,938

** Demographic data derived from 2020 ACS - US Census*



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Phone: 941.487.6990
Cell: 941.374.9657
tony.veldkamp@svn.com
1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236

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 Manatee, Sarasota and Charlotte Counties. With over thirty years of commercial real estate experience exclusively in this area, he has numerous sales and leasing transactions with a career sales volume in excess of $350 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 in Sarasota since 2011.

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

Awards & Accolades include 2016 Commercial Realtor® of the Year, 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.

Phone: 941.487.3794
Cell: 941.773.9984
matt.fenske@svn.com
1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236

Matt Fenske

Senior Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as 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 $100 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 Alpha Tau Omega National Leadership Development Fraternity and completed numerous internships at high-end private golf courses across the United States.

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

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