

3639

LEASE

Wildewood Professional Park

3639 CORTEZ ROAD

Bradenton, FL 34210

PRESENTED BY:

TONY VELDKAMP, CCIM

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

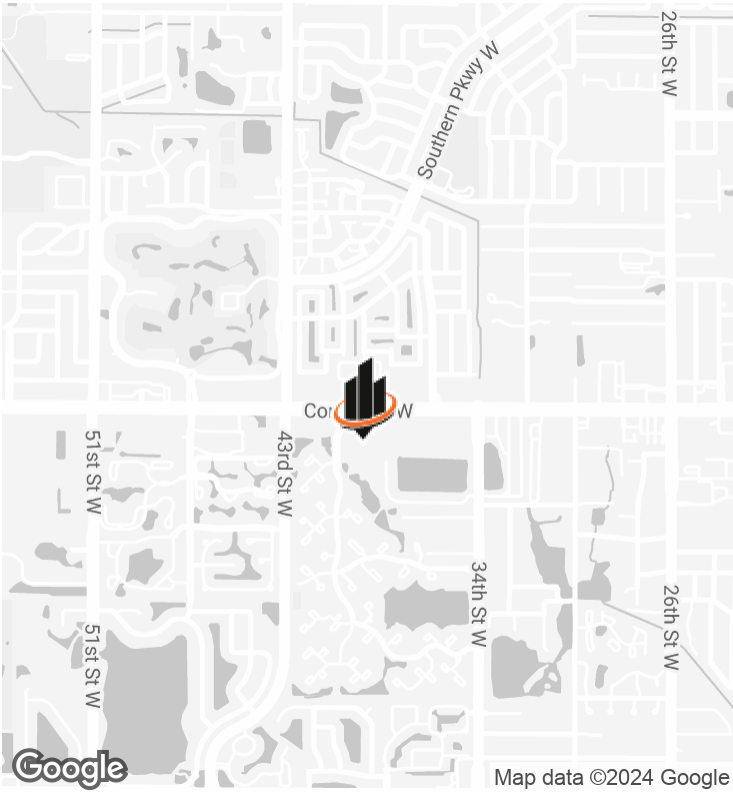
MATT FENSKE

O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336

PROPERTY SUMMARY



LEASE RATE	\$475 - 4,450.00 PER MONTH
------------	----------------------------

OFFERING SUMMARY

AVAILABLE SF:	260 - 3,065 SF
LOT SIZE:	12.9 Acres
YEAR BUILT:	1989
ZONING:	PD-C
MARKET:	Bradenton
TRAFFIC COUNT:	30,000
APN:	5182800809

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

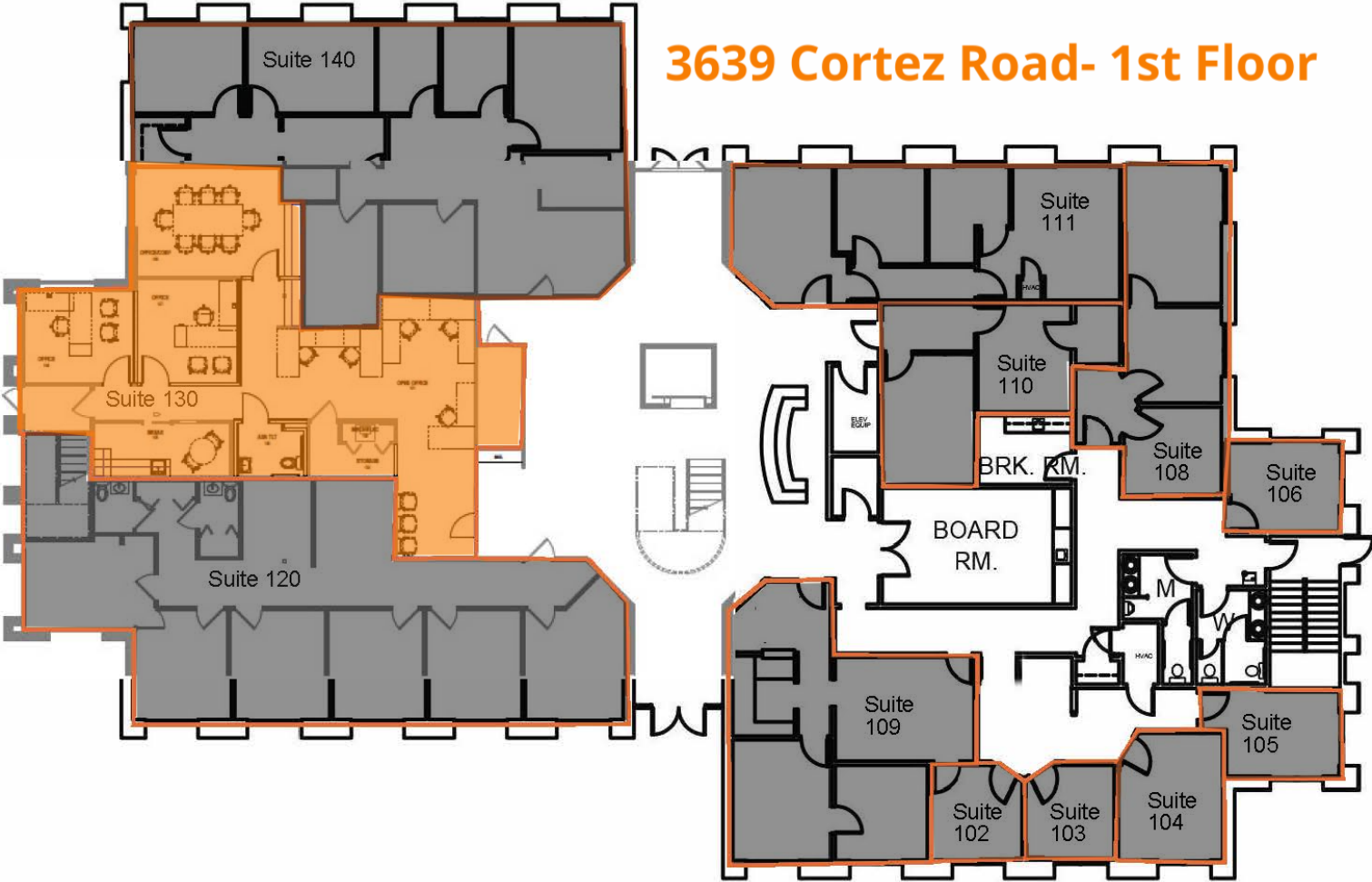
PROPERTY OVERVIEW

Beautiful professional office park with multiple buildings and suites available including a medical office space. Wildewood Professional Park is very centrally located in Bradenton, Florida on the very busy Cortez Road commercial corridor. Very convenient to west Bradenton, downtown and Lakewood Ranch. Beautiful wooded and peaceful office park in the center of everything. Plenty of parking with easy access from Cortez Road or Wildewood Springs Road.

PROPERTY HIGHLIGHTS

- Peaceful Wooded Office Park
- Beautiful Well-maintained Buildings
- New Owner is completing many Renovations
- Ample Parking

PLANS



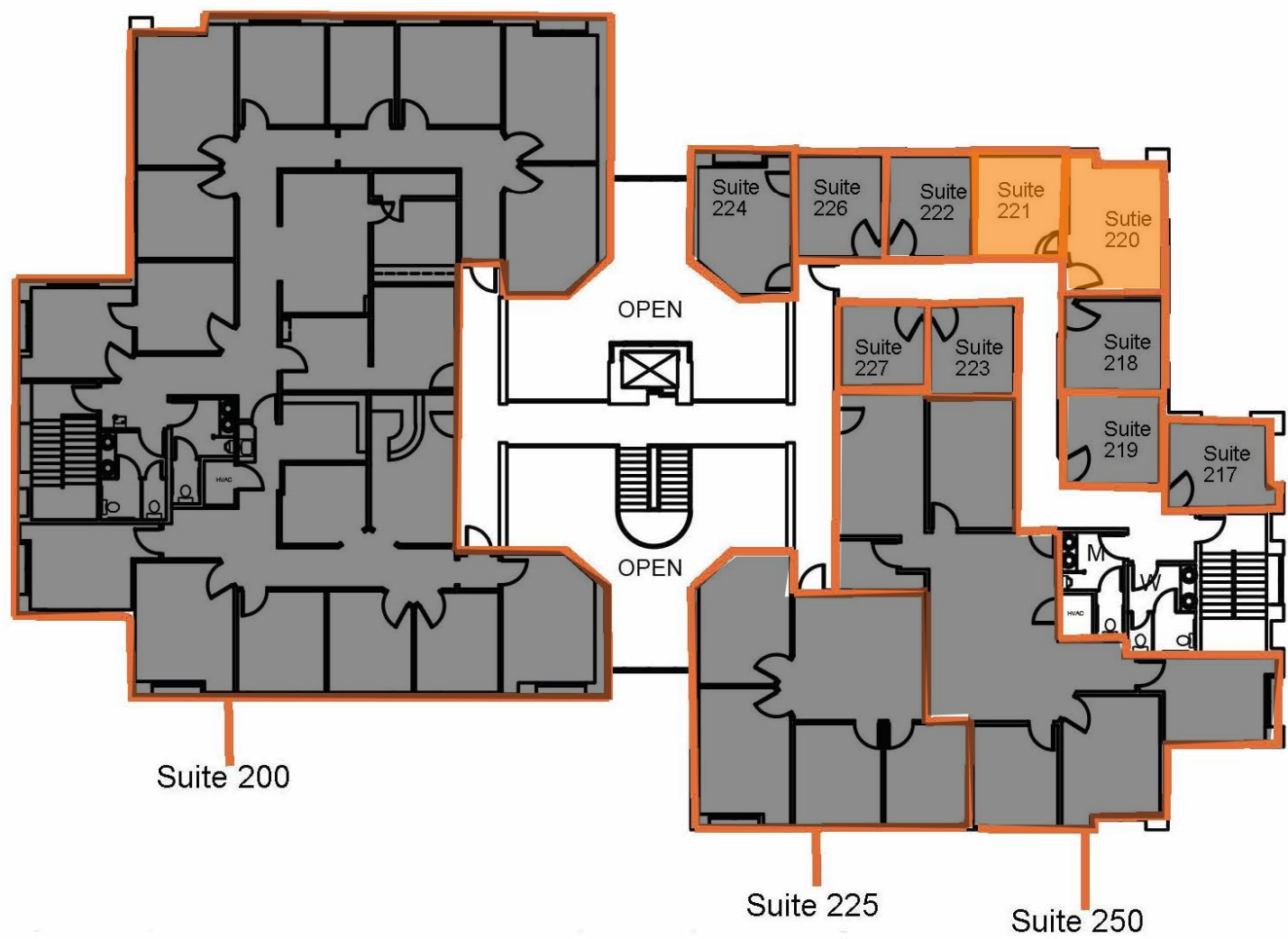
AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
3639-130 Cortez Road	1,490 SF	Modified Gross	\$3,250 per month	BRAND NEW OFFICE SPACE to be completed by 3rd quarter 2024. All new floor plan and finishes.

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

3639 Cortez Road- 2nd Floor



AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
3639-220 Cortez Road	446 SF	Modified Gross	\$850 per month	Available NOW - Two combined executive suites, will subdivide.

TONY VELDKAMP, CCIM

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

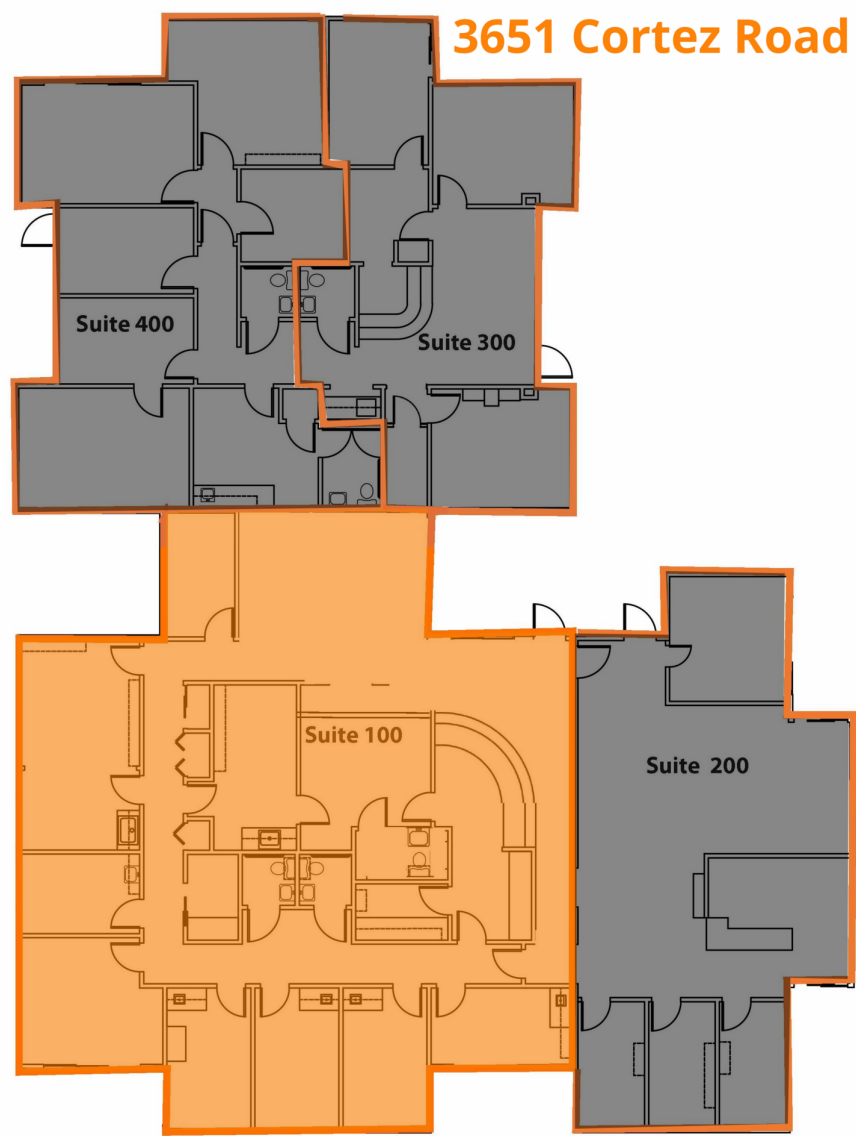
MATT FENSKE

O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336

PLANS



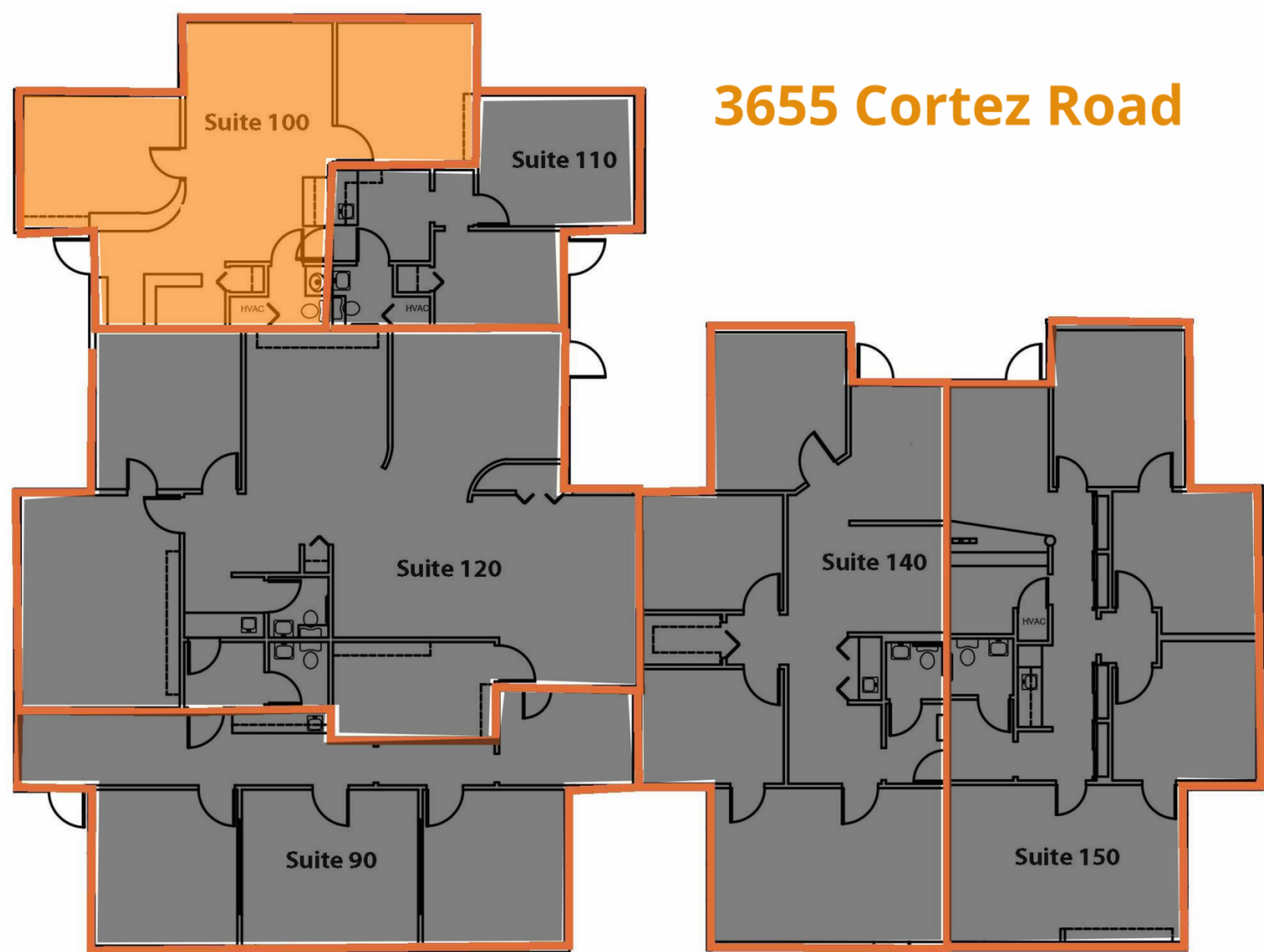
AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
3651-100 Cortez Road	2,523 SF	Modified Gross	\$4,450 per month	Medical Office Space Available NOW

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

PLANS



3655 Cortez Road

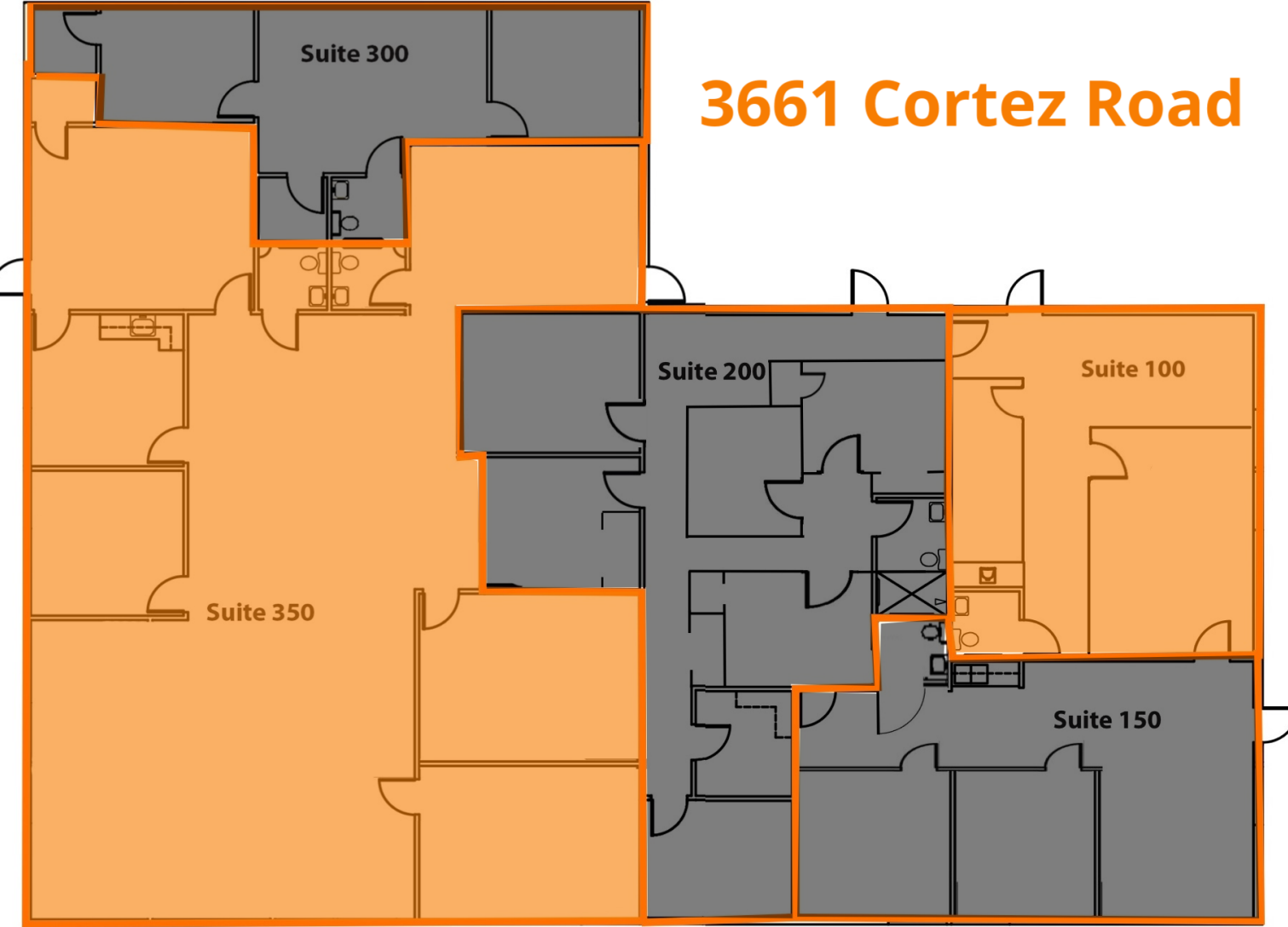
AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
3655- 100 Cortez Road	719 SF	Modified Gross	\$1,100 per month	-

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

PLANS



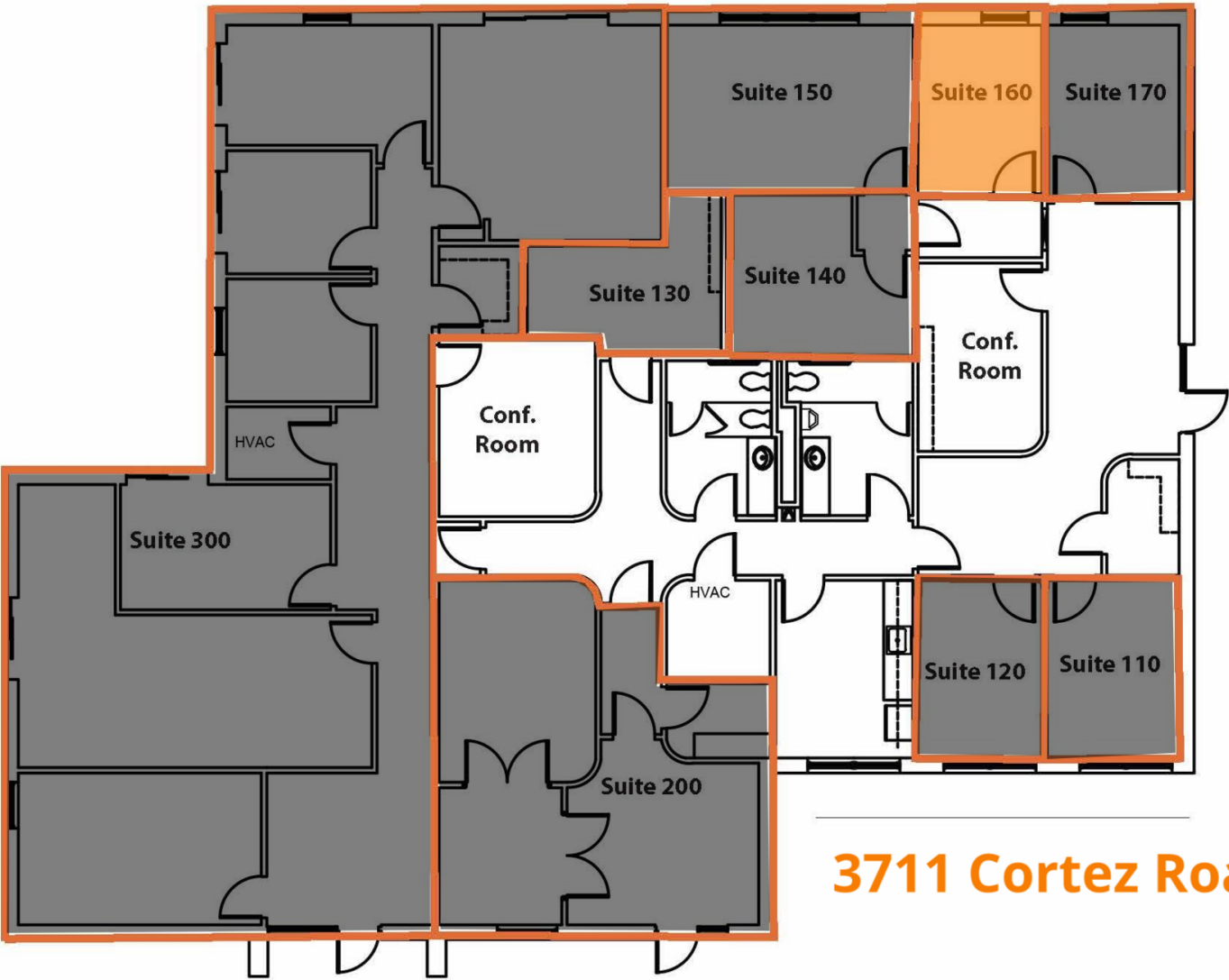
AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
3661- 100 Cortez Road	790 SF	Modified Gross	\$1,225 per month	-
3661- 350 Cortez Road	3,065 SF	Modified Gross	\$4,250 per month	Available NOW

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

PLANS



3711 Cortez Road

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
3711-160 Cortez Road	260 SF	Modified Gross	\$475 per month	Available NOW

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

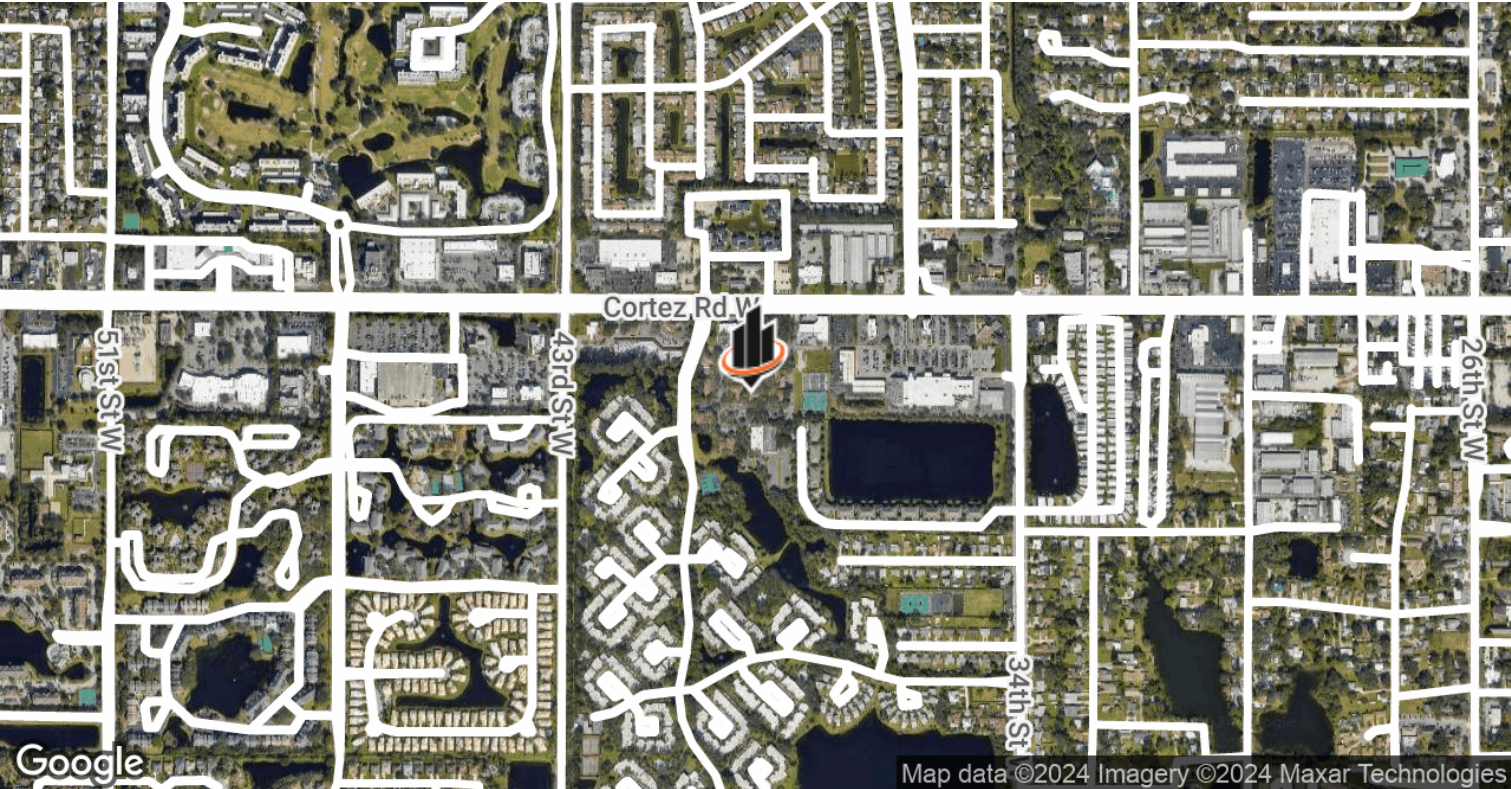
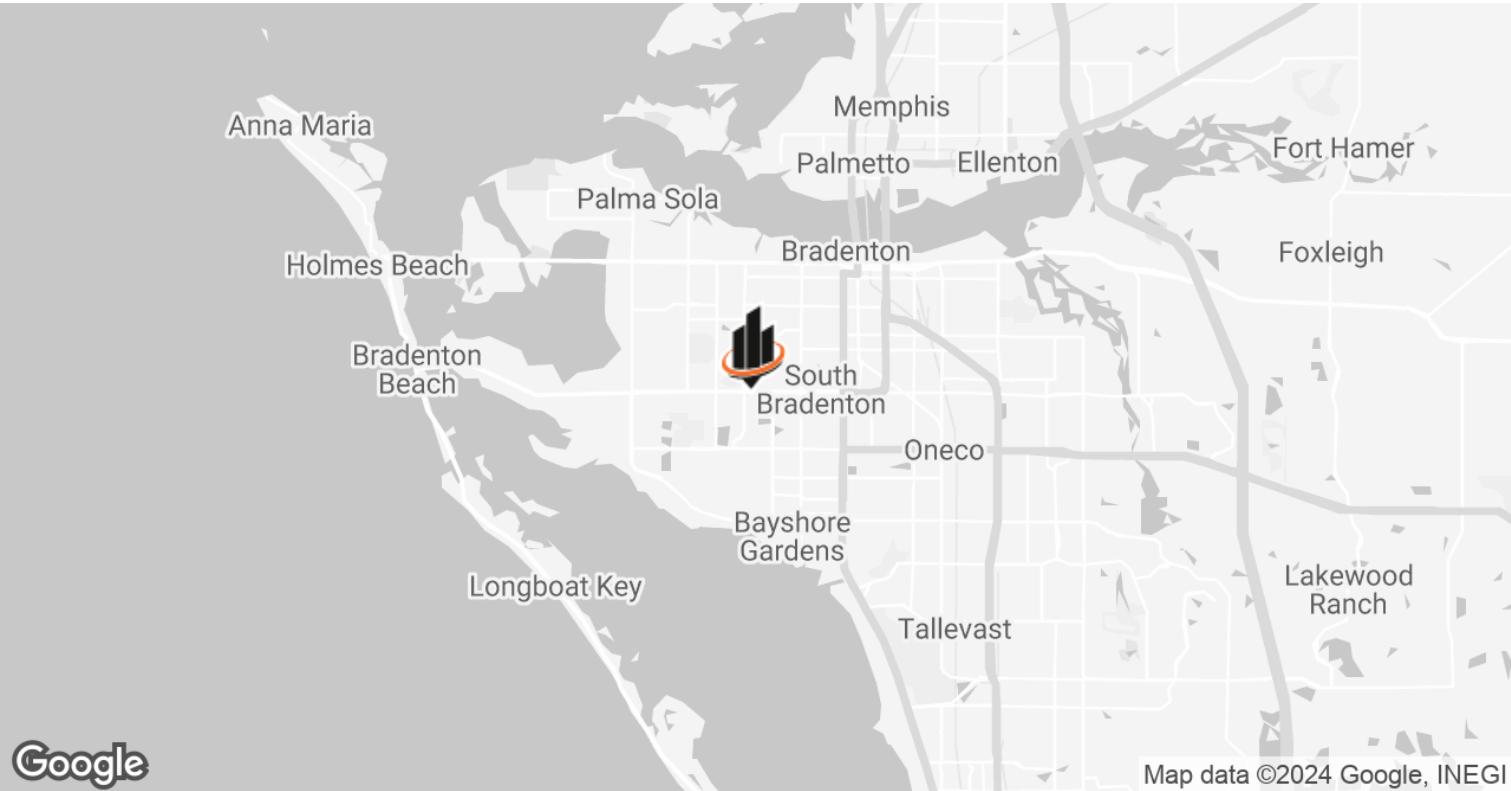
MATT FENSKE
O: 941.487.3794
matt.fenske@svn.com
FL #SL3373336

ADDITIONAL PHOTOS



TONY VELDKAMP, CCIM	MATT FENSKE
O: 941.487.6990	O: 941.487.3794
tony.veldkamp@svn.com	matt.fenske@svn.com
FL #BK576074	FL #SL3373336

LOCATION MAP



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

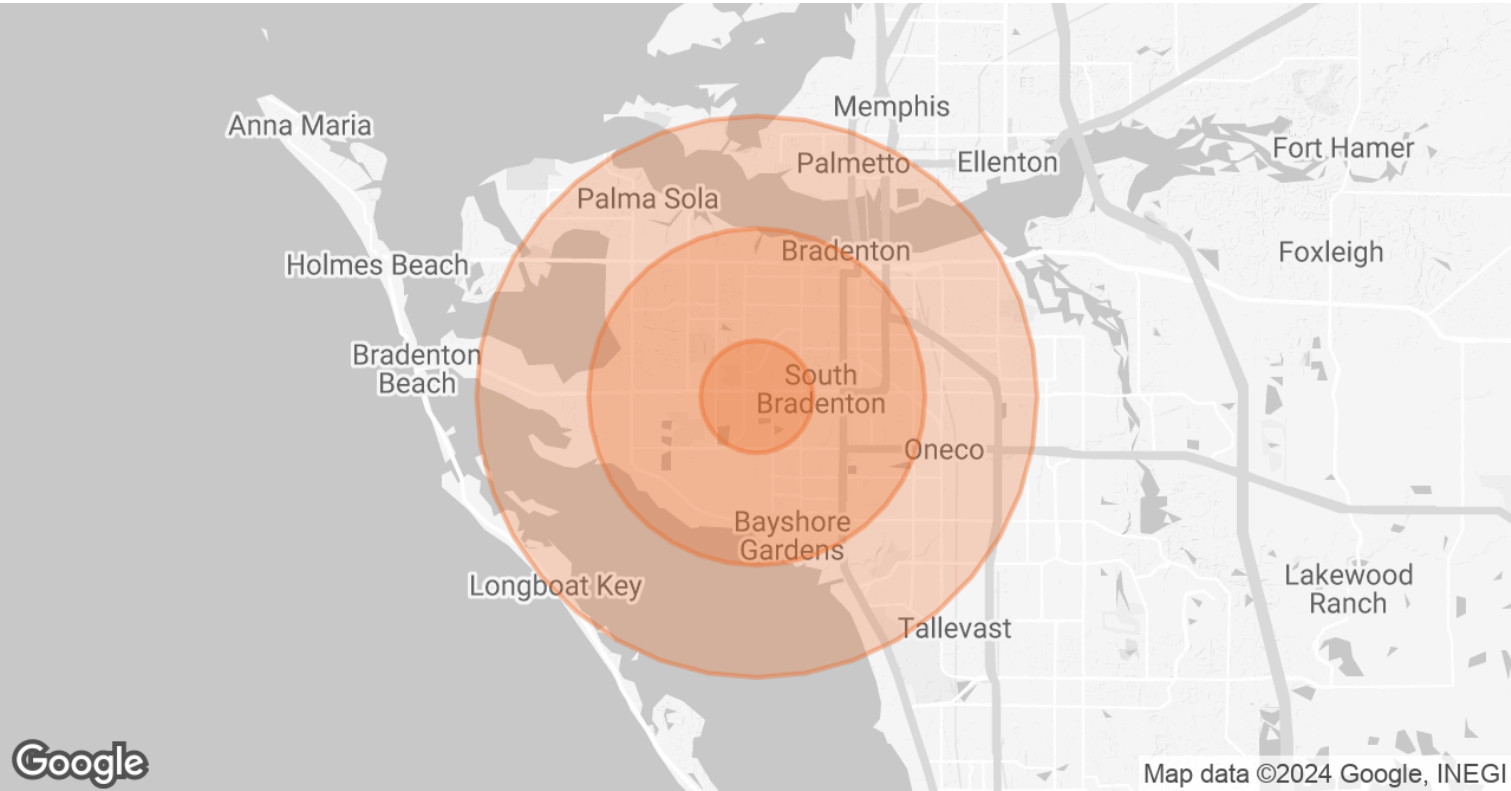
RETAILER MAP



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

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,586	91,275	171,454
AVERAGE AGE	51.7	46.9	45.1
AVERAGE AGE (MALE)	49.7	44.8	43.7
AVERAGE AGE (FEMALE)	51.4	48.1	46.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,091	47,569	83,775
# OF PERSONS PER HH	1.6	1.9	2.0
AVERAGE HH INCOME	\$45,111	\$45,028	\$53,198
AVERAGE HOUSE VALUE	\$260,748	\$192,064	\$188,555

* Demographic data derived from 2020 ACS - US Census

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

ALL ADVISOR BIOS



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.

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

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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