

**LEASE**

# Pointe West Medical Center

**2301 60TH STREET COURT WEST**

Bradenton, FL 34209

**PRESENTED BY:**

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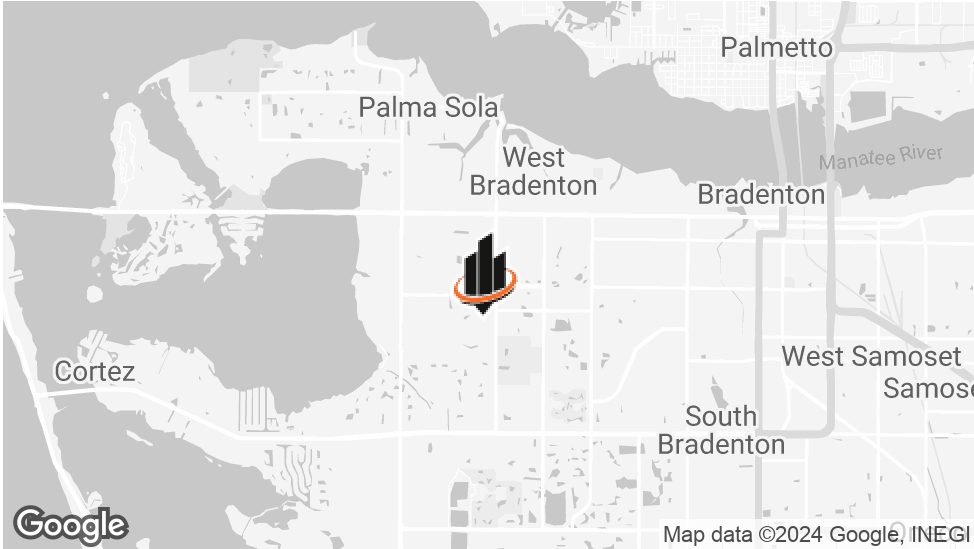
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PROPERTY SUMMARY



LEASE RATE	\$15.60 SF/YR
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OFFERING SUMMARY

BUILDING SIZE:	9,680 SF
AVAILABLE SF:	3,000 SF
LOT SIZE:	0.982 Acres
YEAR BUILT:	2002
ZONING:	Office

MARKET:	Bradenton- Sarasota
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PROPERTY OVERVIEW

Beautiful, clean 3,000 +/- SF Office Space on a corner lot for lease near HCA Florida Blake Hospital. Located by G.T. Bray Park and just off 59th Street West between Manatee Avenue West and Cortez Road. This location is perfect for a medical or professional tenant wanting quick and easy access to west Bradenton and the gulf beach communities.

Very attractive building features beautiful landscaping with windows lining the front for natural light. The available space boasts a built in reception area with wrap around desk, two restrooms, kitchen , as well multiple offices/exam rooms and a large conference room.

Available space on pylon signage and ample shared parking available. Join the many current medical and professional tenants in this Blake Hospital District today!

PROPERTY HIGHLIGHTS

- Situated among numerous other medical offices, just minutes from Blake Medical Center!
- Easy access from 59th Street West in densely populated West Bradenton
- 3,000 +/- sf available for immediate occupancy
- Pass Thru expenses are only \$7.98 per square foot

## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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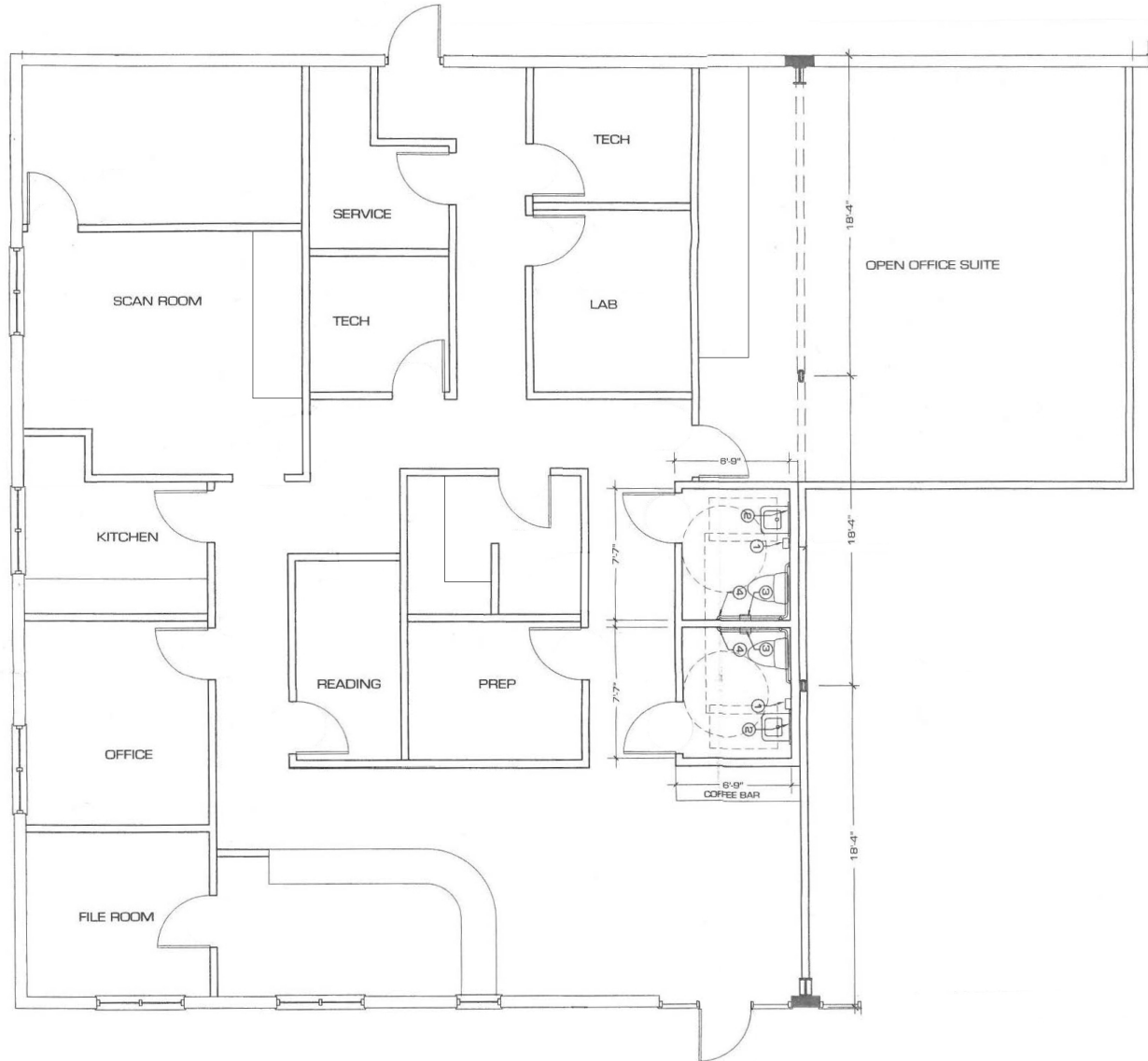
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# FLOORPLAN



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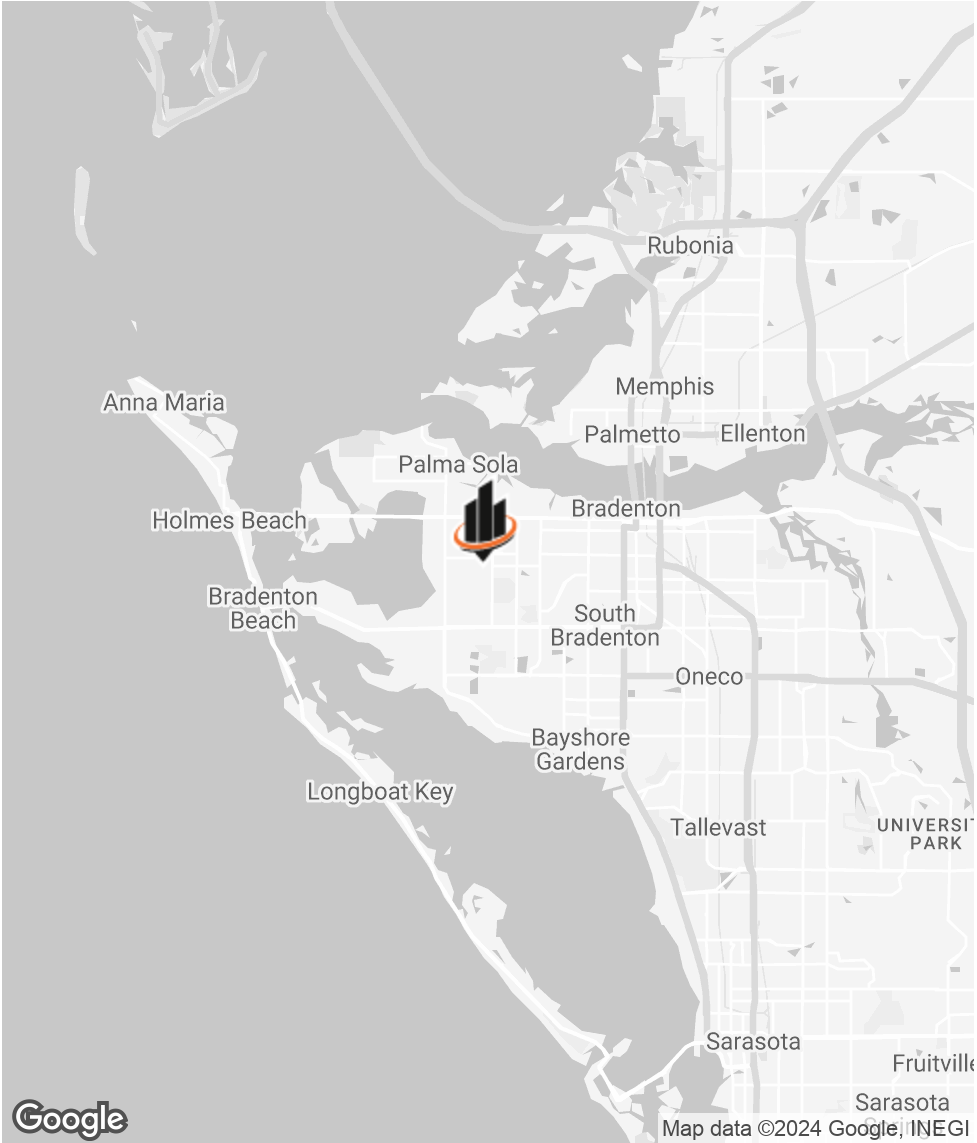
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LOCATION MAPS

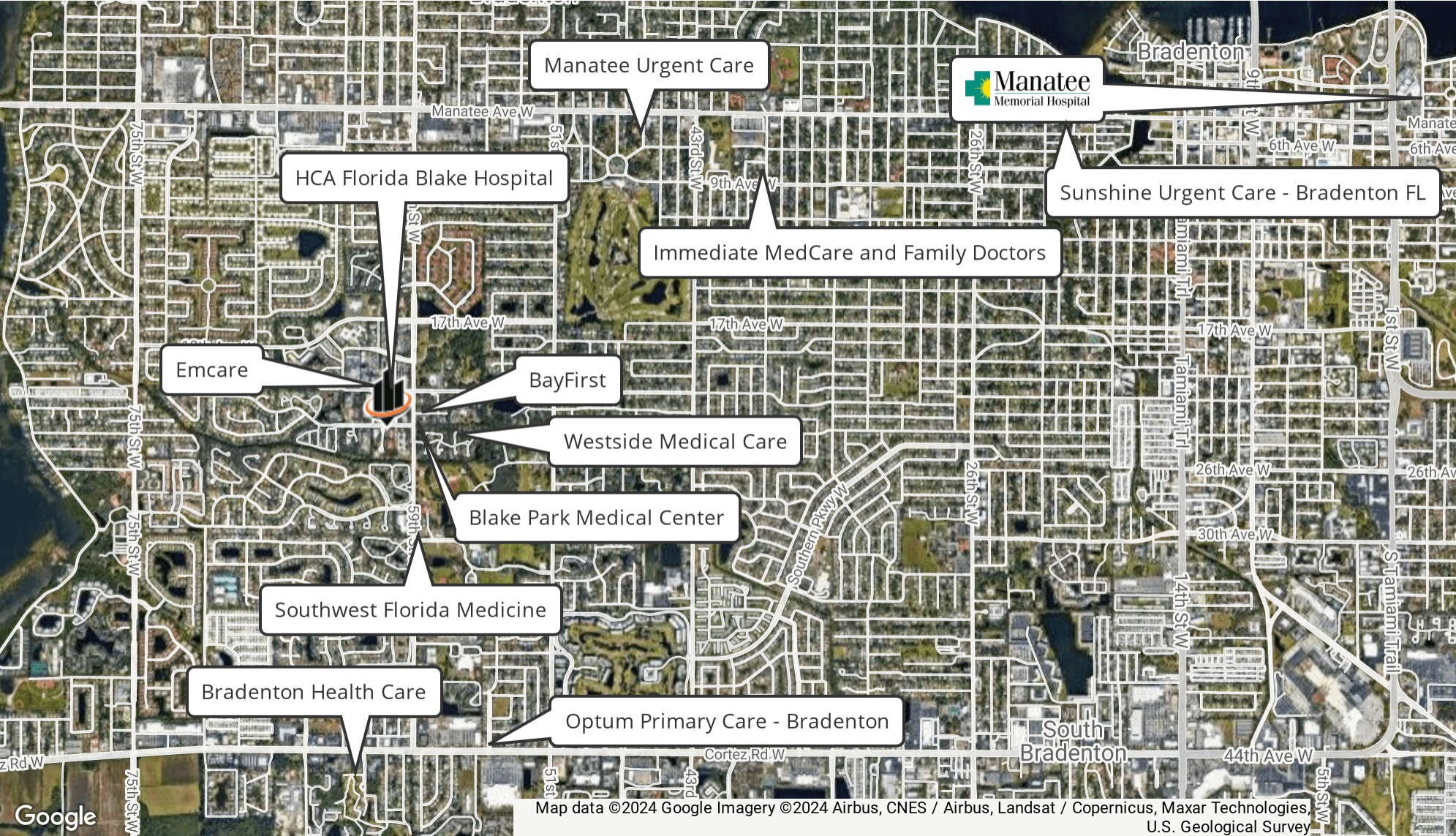


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RETAILER MAP



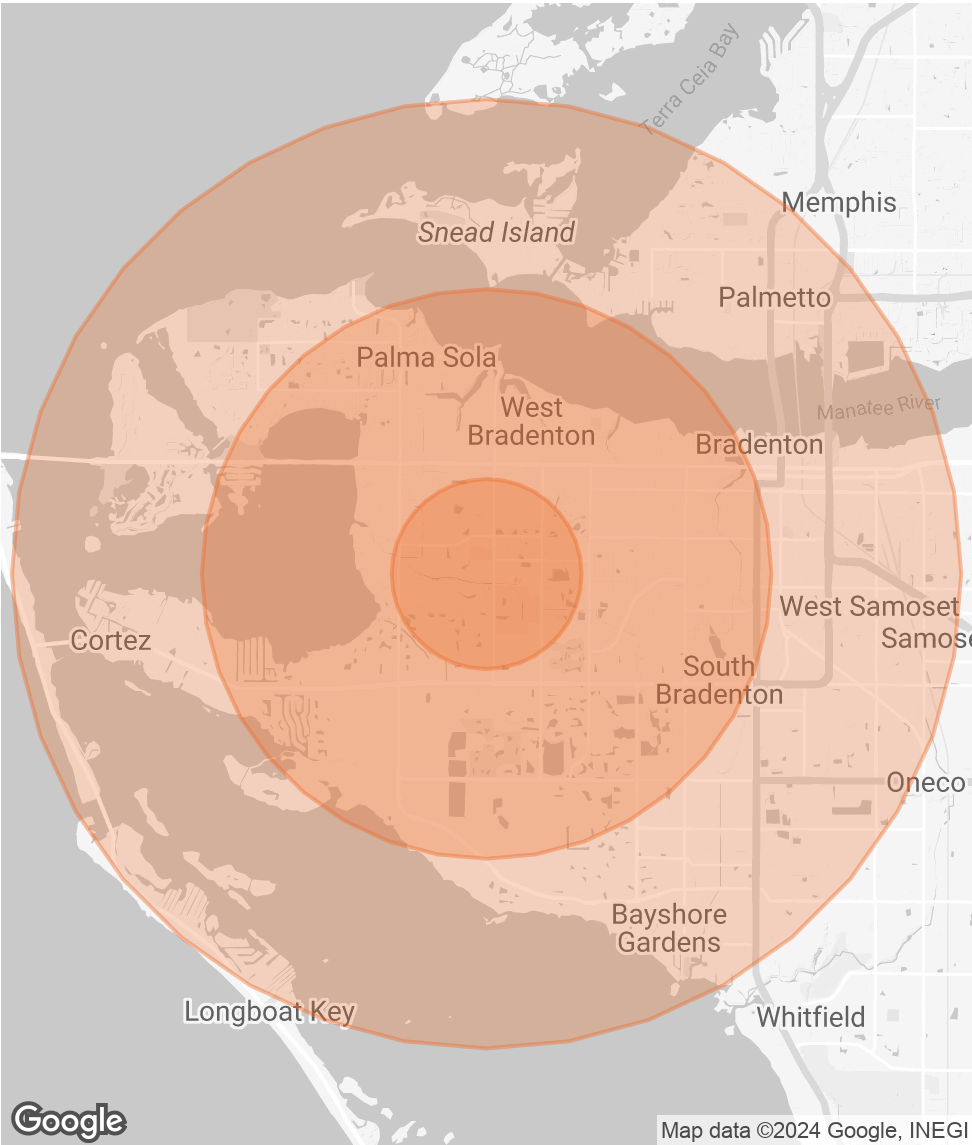
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,569	66,529	141,038
AVERAGE AGE	58.9	47.7	46.3
AVERAGE AGE (MALE)	55.7	45.6	44.6
AVERAGE AGE (FEMALE)	60.6	49.1	47.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,540	29,293	61,568
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$56,528	\$61,950	\$56,254
AVERAGE HOUSE VALUE	\$239,546	\$263,987	\$234,876

2020 American Community Survey (ACS)



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## ALL ADVISOR BIOS



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### 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.



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### 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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This Offering Memorandum 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 Memorandum 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.

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