



1001 3RD AVENUE WEST STE 600

BRADENTON, FLORIDA 34205

PROPERTY HIGHLIGHTS

- Class A office sublease opportunity
- Approximately 3.3 years remaining on lease
- Fully gutted and professionally renovated
- Six private offices
- Conference room
- Large kitchenette / break room
- Open reception area and outstanding views



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	233	997	3,618
Total Population	404	1,800	8,000
Average HH Income	\$97,764	\$89,445	\$74,887

For More Information

TYLER SLUMAN

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BRADENTON, FL 34205



OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Available SF:	3,718 SF
Renovated:	2026
Zoning:	BR_T6

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1001 Third Ave W, Suite 600, Bradenton, FL 34205.

Property Type: Class A Office Space - Sublease Opportunity

Suite 600 offers a rare opportunity to sublease a beautifully renovated Class A office in downtown Bradenton. The suite was completely gutted and rebuilt for the current tenant with high-quality finishes throughout and has been meticulously maintained.

Upon entering through the frosted glass doors, tenants and guests are welcomed into a bright, open floor plan with a professional reception area separating the front workspace from the private offices beyond. The suite features six private offices, a conference room, and a spacious kitchenette/break room designed to support a modern professional workplace.

Outstanding views, thoughtful finishes, and a turnkey layout make this an excellent option for a business seeking move-in-ready office space without the time and expense of a full buildout.

Approximately 3.3 years remain on the existing lease term.

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