

RIVERSIDE MEDICAL OFFICE

300

Riverside Dr. E

BRADENTON, FL 34208



RIVERSIDE MEDICAL OFFICE BUILDING

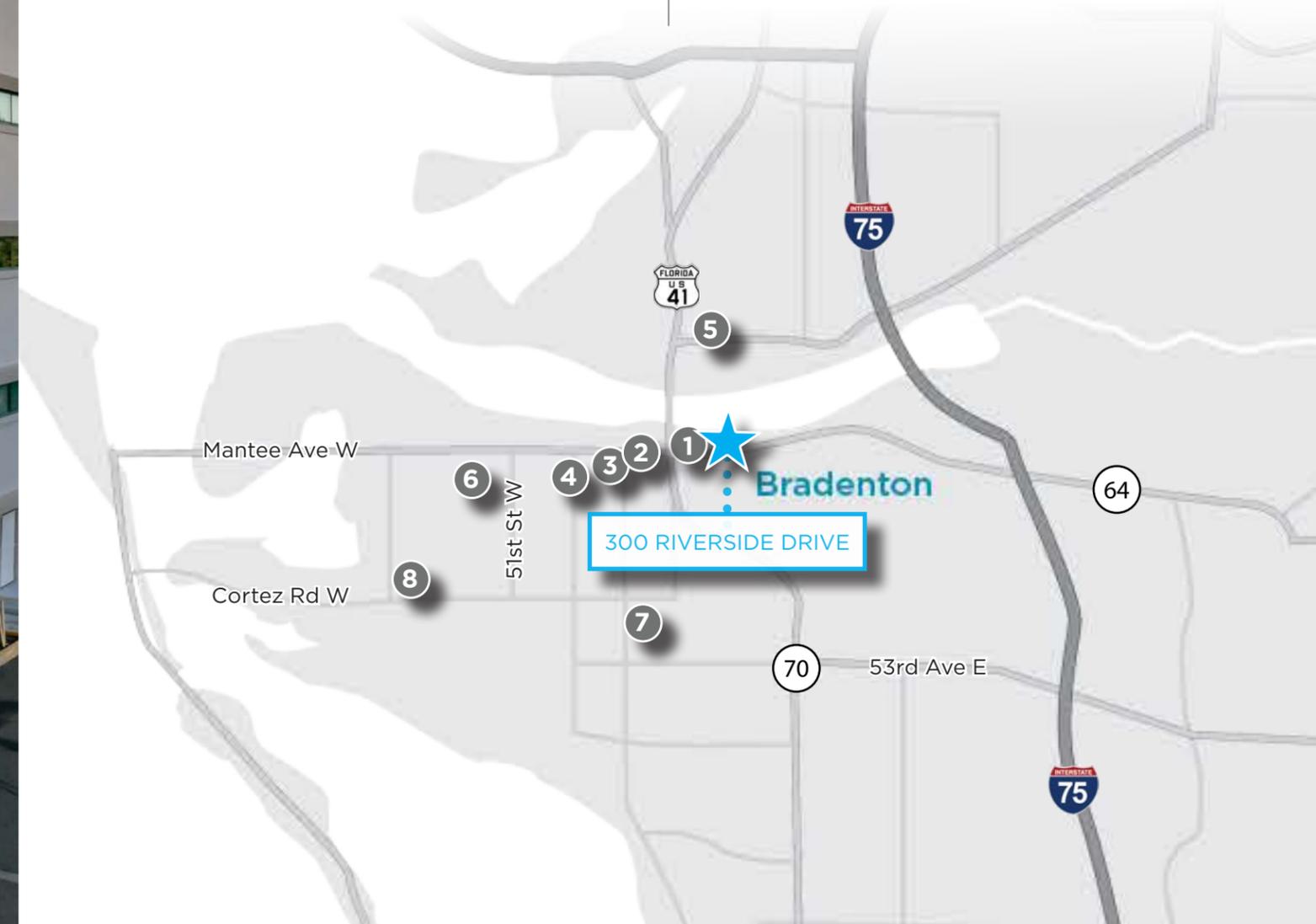
Features:

- Master lease opportunity
- 59,388 SF, 4 story medical office building
- Beautiful waterfront location on the Bradenton Riverwalk
- Institutional landlord able to turnkey improvements
- Adjacent to Manatee Memorial Hospital (319-bed acute care facility, primary hospital specialty)
- Extensive building upgrades and capital improvements in progress
- Specialty tenants include diagnostics, dermatology and podiatry
- 3.58 - 4.6/1,000 SF (garage and surface lots)
- Fully renovated lobby, common areas and signage recently completed
- On a bus line
- Building upgrades underway



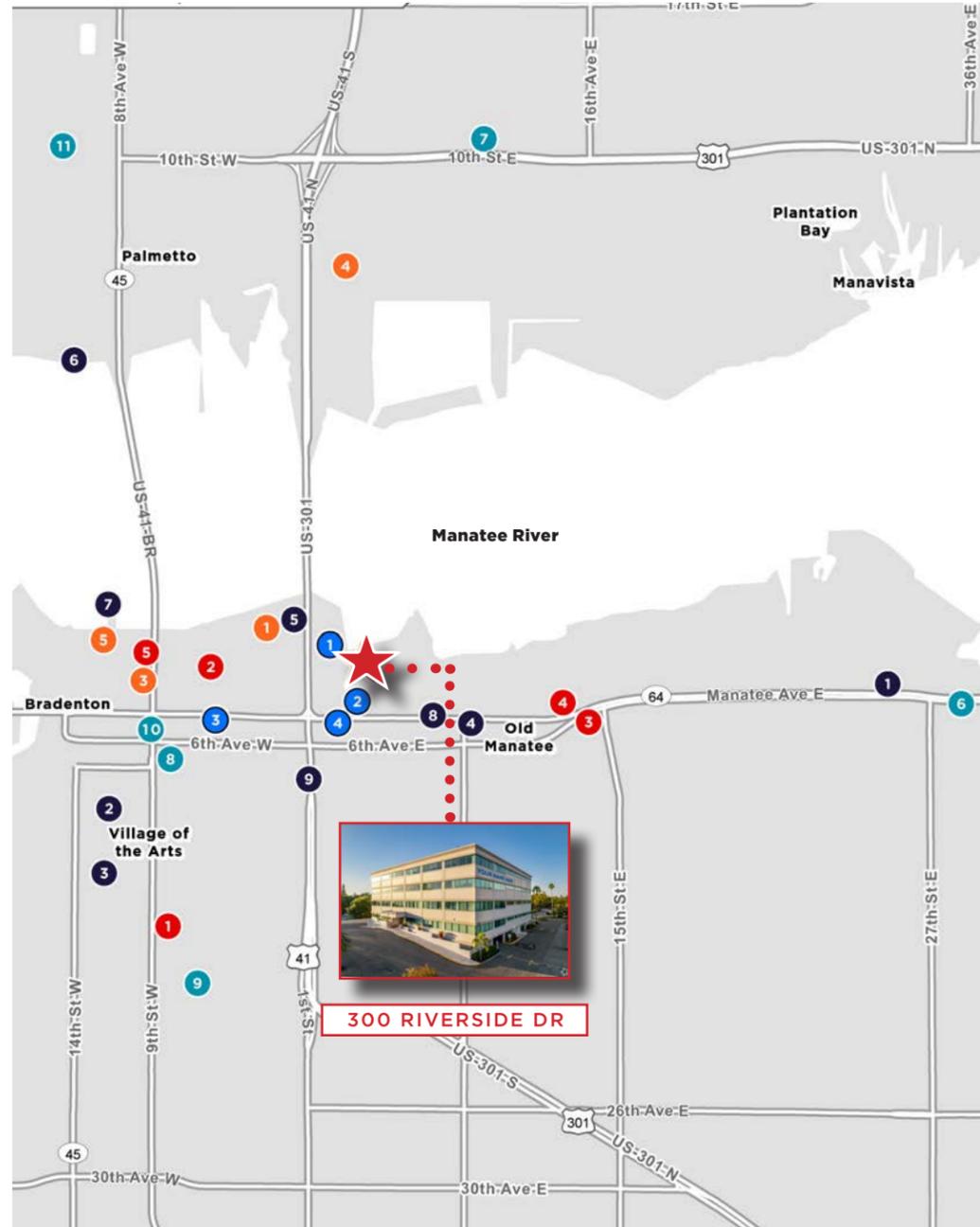
STRATEGIC BUILDING LOCATION: NEARBY HEALTHCARE

1	MANATEE MEMORIAL HOSPITAL	0.1 MILES	1 Min	5	HCA PALMETTO EMERGENCY	2.9 MILES	9 Min
2	BRADENTON CARDIOLOGY CENTER	0.7 MILES	3 Min	6	MANATEE URGENT CARE	3.2 MILES	11 Min
3	MANATEE SURGICAL CENTER	0.8 MILES	5 Min	7	BRADENTON FAMILY MEDICAL CENTER	4.6 MILES	15 Min
4	AMA HEALTH	0.8 MILES	5 Min	8	HCA BLAKE HOSPITAL	5.0 MILES	16 Min



AREA AMENITIES

- Hospital**
 - 1 Manatee Memorial Hospital
 - 2 Gulfcoast Surgery Center
 - 3 Manatee Surgical Center
 - 4 Gulfcoast Family Practice Urgent Care
- Arts & Entertainment**
 - 1 LECOM Park
 - 2 Manatee Performing Arts Center
 - 3 Manatee Village Historical Park
 - 4 Reflections of Manatee
 - 5 The Bishop Museum of Science & Nature
- Health Clubs/Gyms**
 - 1 Affinity Health & Wellness
 - 2 Bodywerks
 - 3 CrossFit Havoc
 - 4 Fit Crew
 - 5 HOTWORX - Bradenton, FL
 - 6 Revolutionary Fitness
- Hotels**
 - 1 Courtyard by Marriott
 - 2 Days Inn by Wyndham
 - 3 Hampton Inn & Suites
 - 4 Palmetto Marriott Resort & Spa
 - 5 SpringHill Suites
- Restaurants**
 - 1 3 Keys Brewing
 - 2 Arte Caffe'
 - 3 BirdRock Taco Shack
 - 4 Central Cafe
 - 5 Mattisons Riverwalk
 - 6 Mila's On The Manatee
 - 7 PIER 22
 - 8 Vernona Gourmet Restaurant
 - 9 Zeko's Mediterranean Grill



THE PROPERTY



BUILDING SIGNAGE AVAILABLE



WATERFRONT VIEWS

MASTER LEASE AVAILABLE



678

HOSPITAL BEDS

within 5 miles

24.5%

% POPULATION - 65+

within 5 miles

19,463

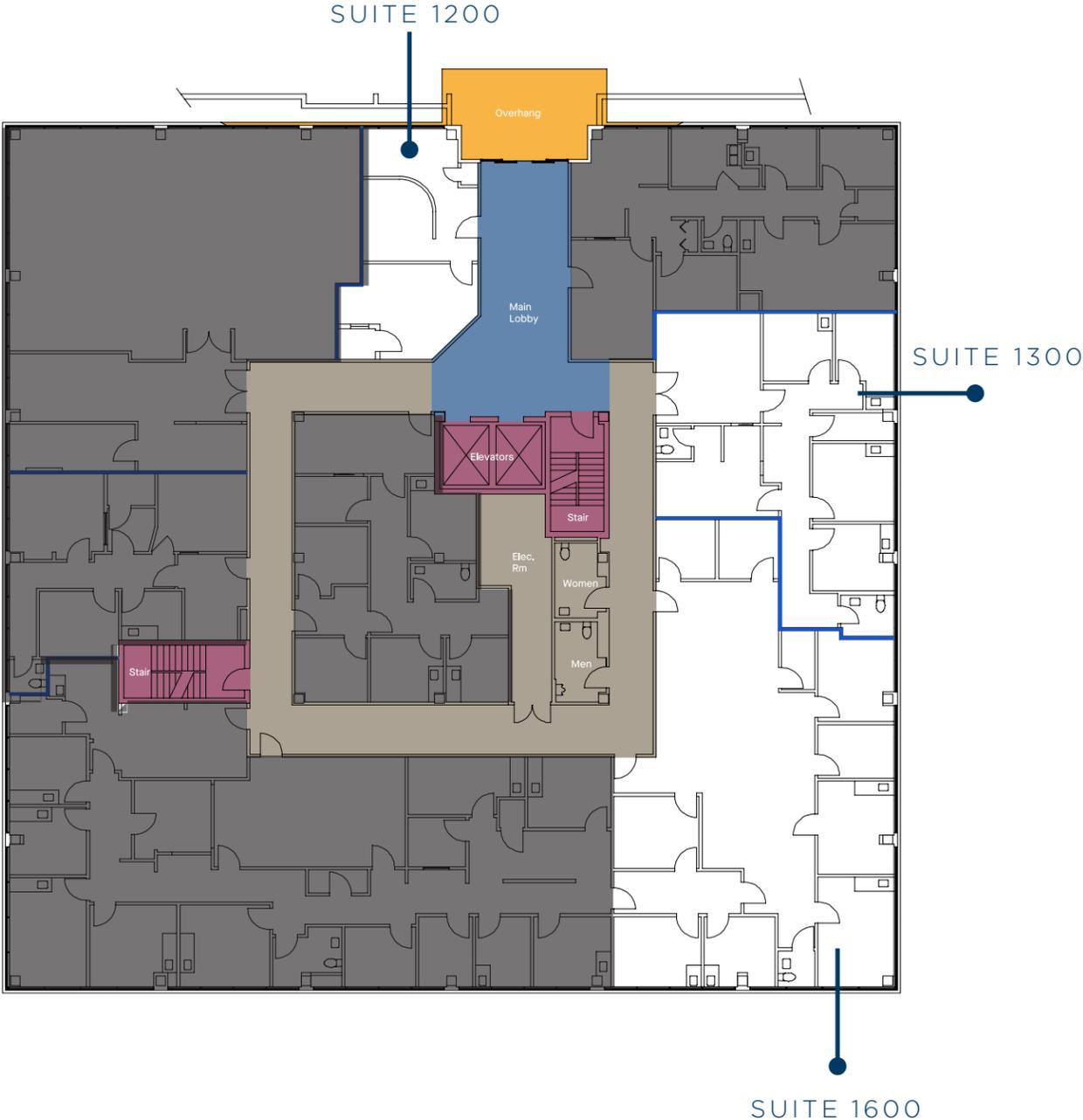
MEDICARE POPULATION

within 5 miles

1ST FLOOR PLAN

1ST FLOOR AVAILABLE SUITES

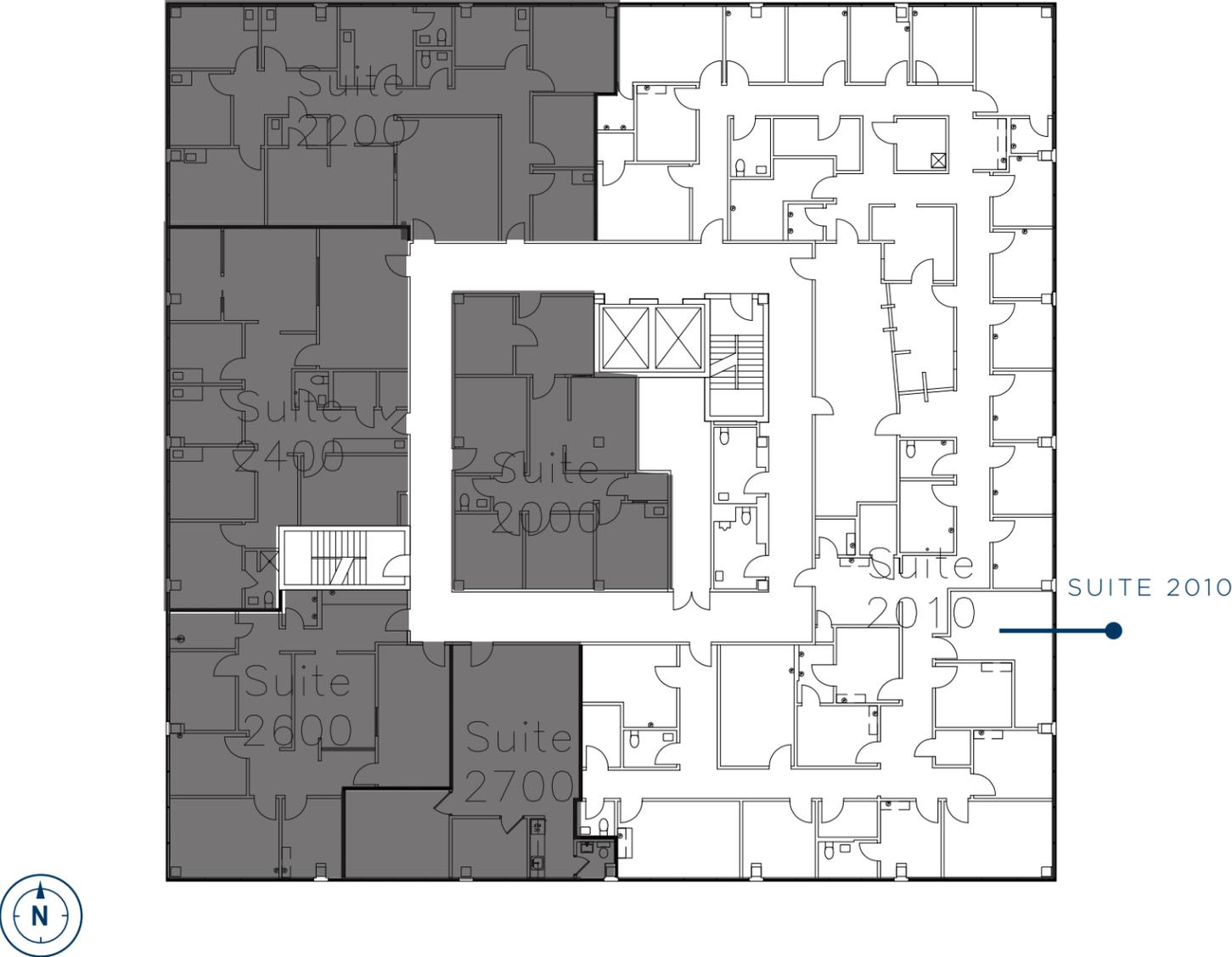
- SUITE 1200: 625 RSF ([VIDEO TOUR](#))
- SUITE 1300: 1,442 RSF ([VIDEO TOUR](#))
- SUITE 1600: 2,501 RSF



2ND FLOOR PLAN

2ND FLOOR AVAILABLE SUITES

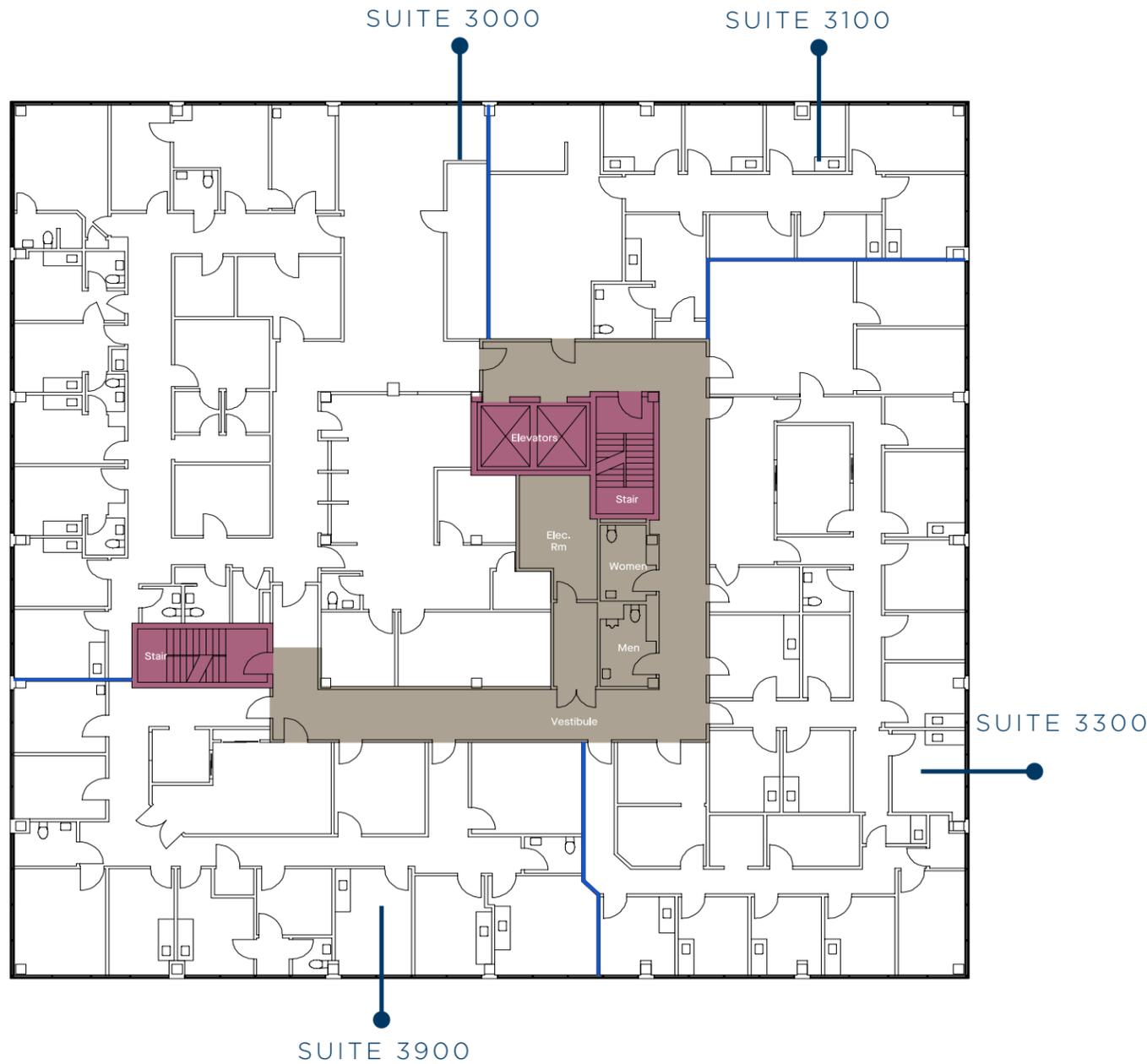
- 2010: 7,094 RSF



3RD FLOOR PLAN

3RD FLOOR AVAILABLE SUITES

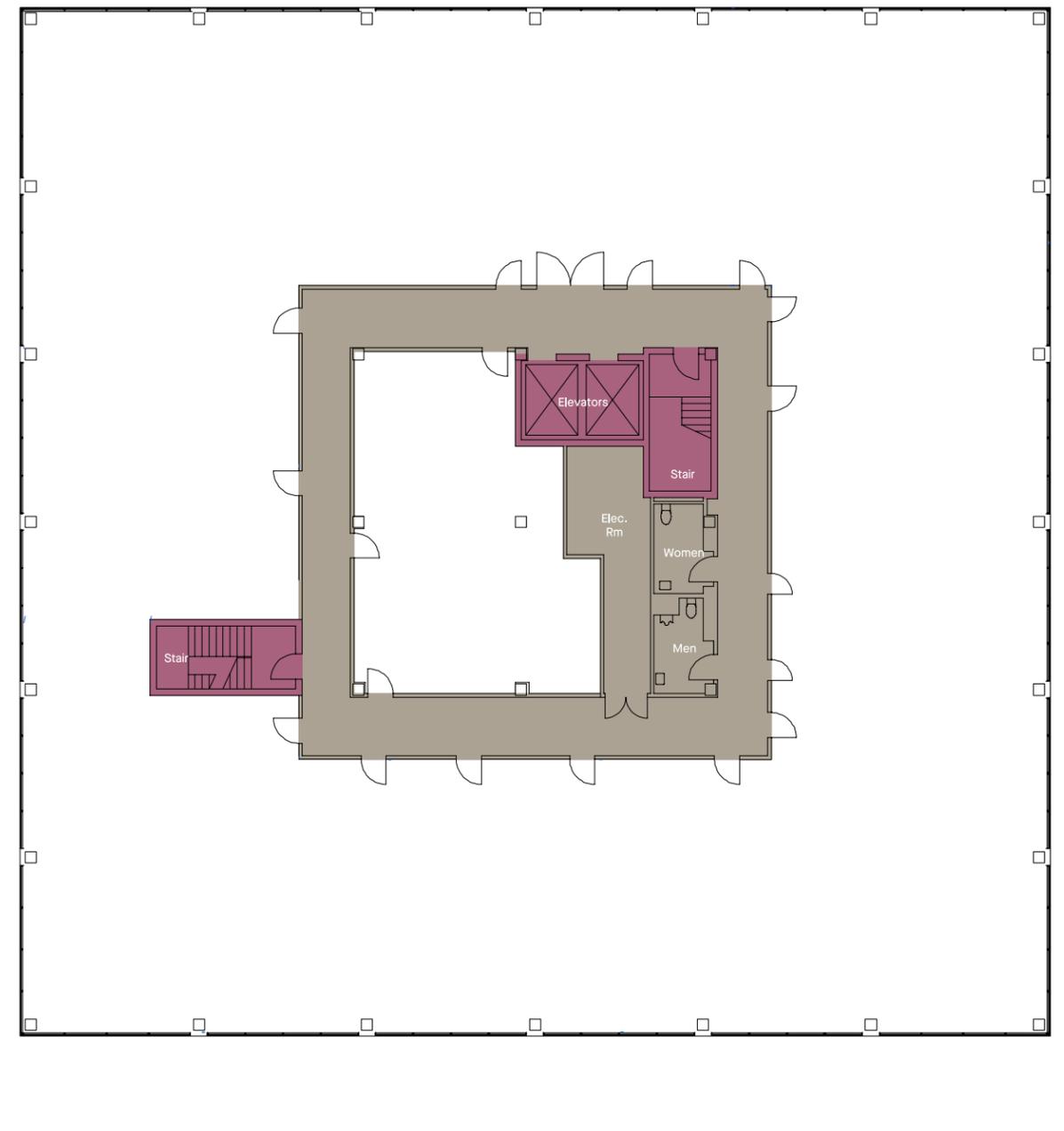
- 3000: 5,801 RSF
- 3100: 1,961 RSF
- 3300: 4,473 RSF
- 3900: 3,144 RSF



4TH FLOOR PLAN

4TH FLOOR FULLY AVAILABLE

- 4000: 14,855 RSF



THE NEIGHBORHOOD



MANATEE MEMORIAL HOSPITAL



HCA BLAKE HOSPITAL



BRADENTON RIVERWALK

AREA DEMOGRAPHICS

WITHIN 5 MILES

213,395

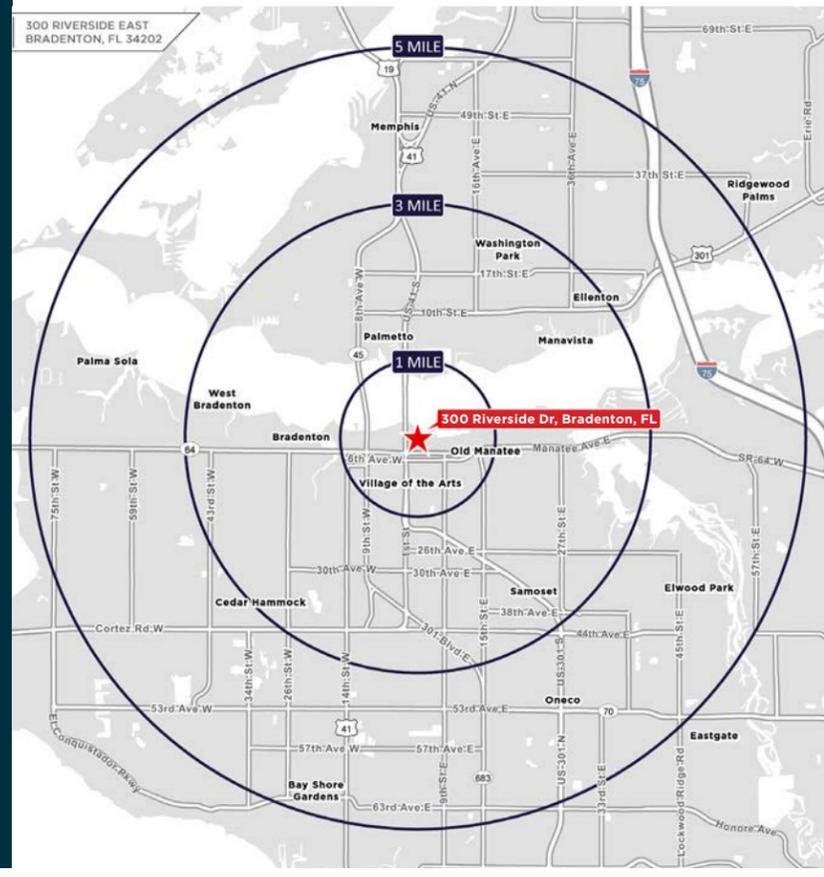
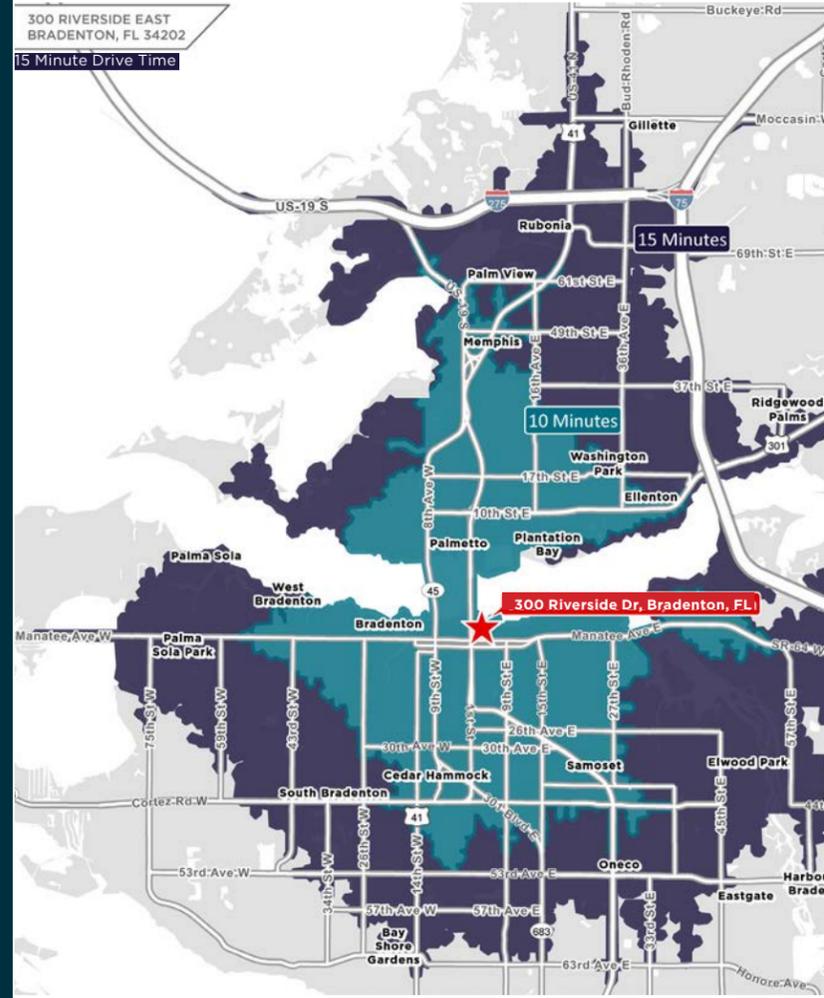
TOTAL POPULATION

\$69,330

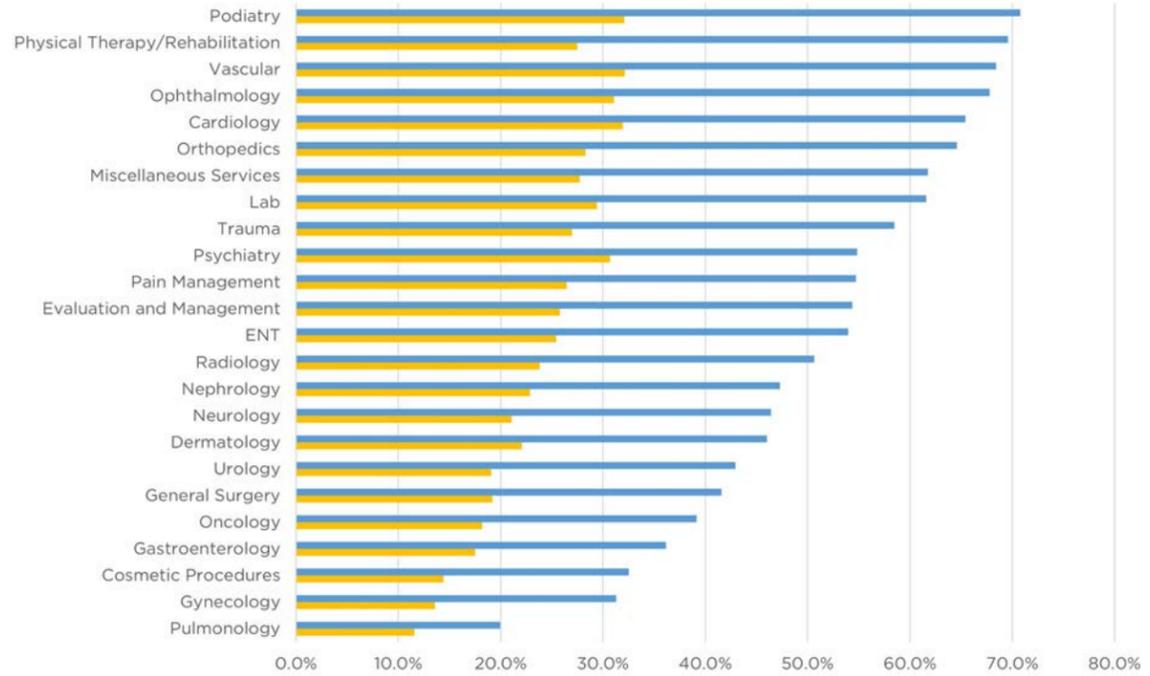
AVG. HOUSEHOLD INCOME

45.0

MEDIAN AGE



DYNAMIC SERVICE LINE GROWTH



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FOR MORE INFORMATION,

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HEALTHCARE REALTY

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