



**CLASS A MEDICAL
FROM APPROX.
2,500 SF - 6,000SF**

**401 MANATEE AVE E
BRADENTON, FLORIDA 34208**

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,219	94,575	195,131
Total Population	7,274	200,701	391,120
Average HH Income	\$47,496	\$53,876	\$62,998

PROPERTY HIGHLIGHTS

- PRICE ADJUSTMENT
- Waiting Area
- Front Office Check In and Check Out
- 4 Exam Rooms
- 2 Doctor Offices
- Patient Changing Room
- 2 CT Rooms
- 1 Large Treatment Vault
- 3 Restrooms

OFFERING SUMMARY

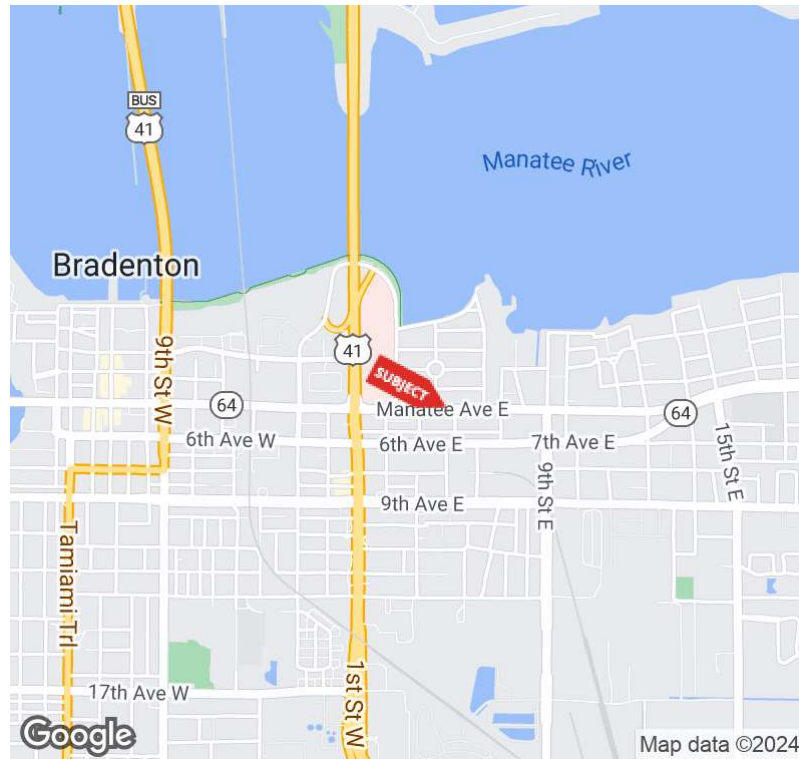
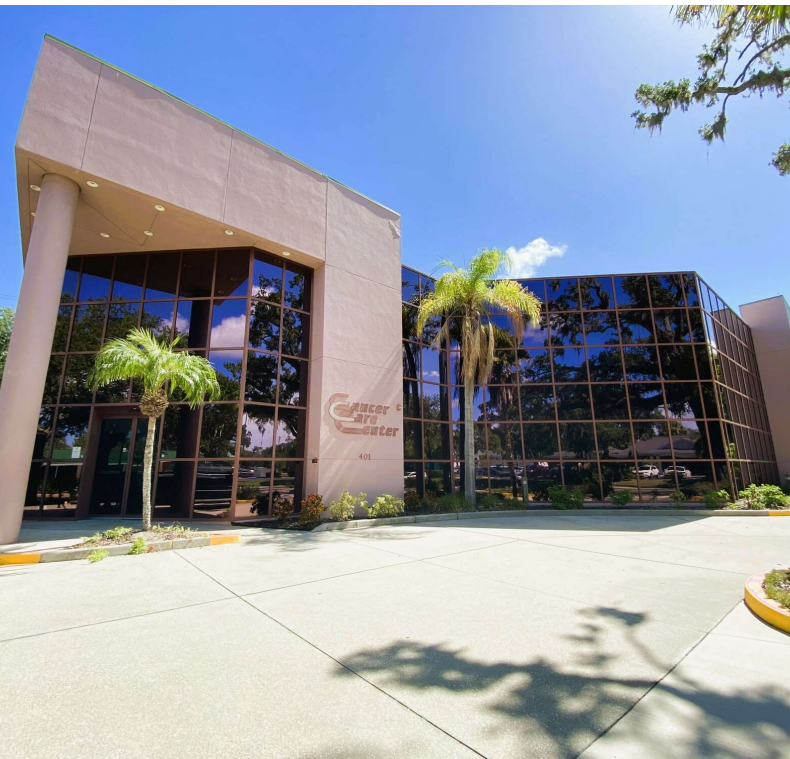
Lease Rate:	\$29.50 - 35.00 SF/yr (NNN)
Available SF:	2,500 - 5,795 SF
Lot Size:	0.9 Acres

For More Information

ADAM DOAK

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CLASS A MEDICAL FROM APPROX. 2,500SF-6,000SF



OFFERING SUMMARY

Lease Rate:	\$29.50 - 35.00 SF/yr (NNN)
Building Size:	10,670 SF
Available SF:	2,500 - 5,795 SF
Lot Size:	0.9 Acres
Year Built:	1992
Renovated:	2012
Zoning:	BR_FBC BR_

PROPERTY OVERVIEW

Location! Location! Location!
Now available prior cancer care center with medical offices.

Building will be undergoing some exterior updates for greater street appearance!

401 Manatee is located just steps from Manatee Memorial Hospital. Exceptional location with a class A build out that includes the first floor with approx. 5,795 sf usable / 6,230 sf gross and this includes the 7.5% floor factor for common areas. Landlord can split this medical space into two units on the ground floor from approx. 2,500 sf and 3,500 sf. Main/common entry lobby has an abundance of natural light with oversized windows. Suite 101 entry is just off the common Lobby that includes a handicap restroom.

First Floor Suite Includes:

- Waiting Area
- Front Office Check In and Check Out
- 4 Exam Rooms
- 2 Doctor Offices
- Patient Changing Room
- 2 CT Rooms
- 1 Large Treatment Vault
- 3 Restrooms

PARKING: Building has (2) parking lots totaling approx. 45 parking spaces
MANATEE MEMORIAL HOSPITAL: 1 block away

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SUITE 101 FLOORPLAN



FLOOR PLAN

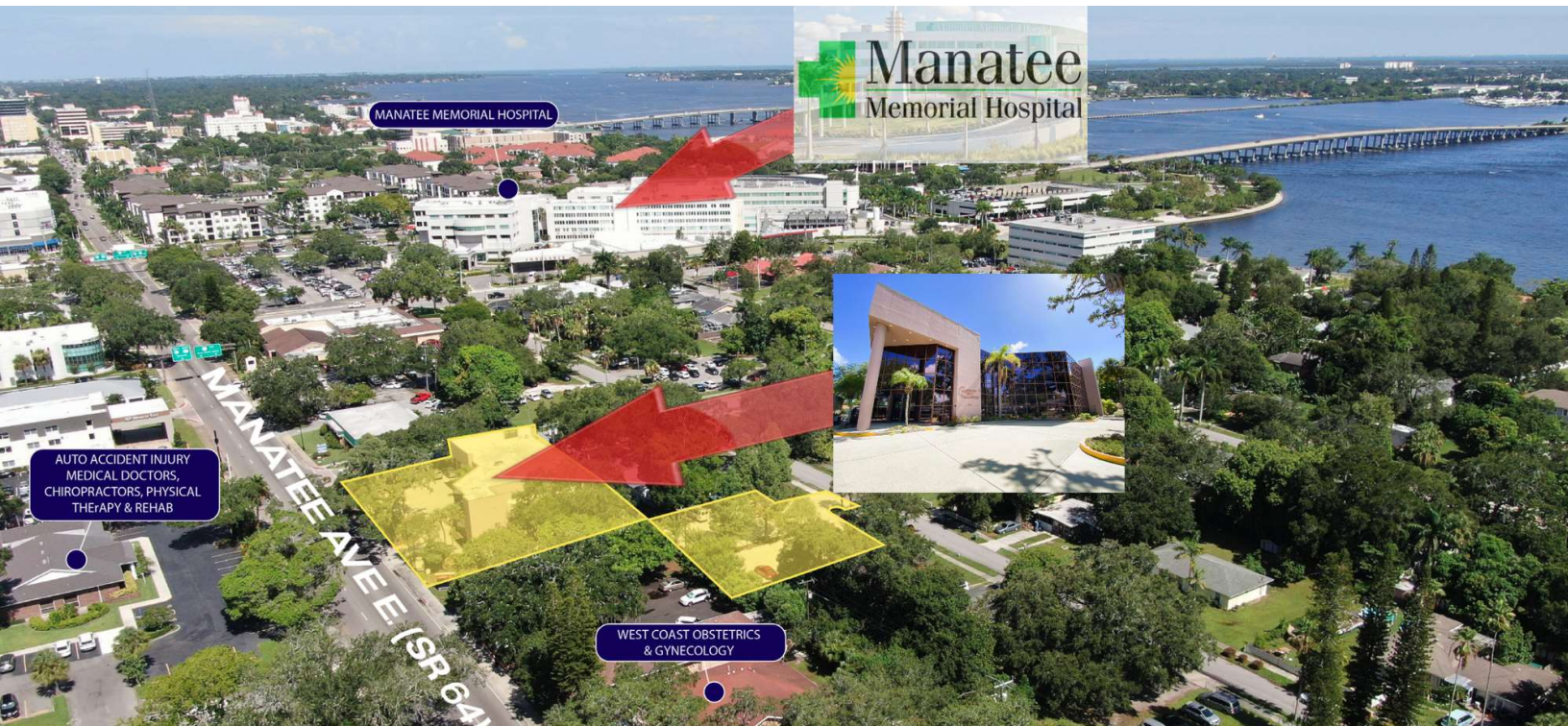
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401 Manatee Ave E

CLASS A MEDICAL FROM APPROX. 2,500 SF - 5,800 SF



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COMMON ATRIUM AND SUITE 101



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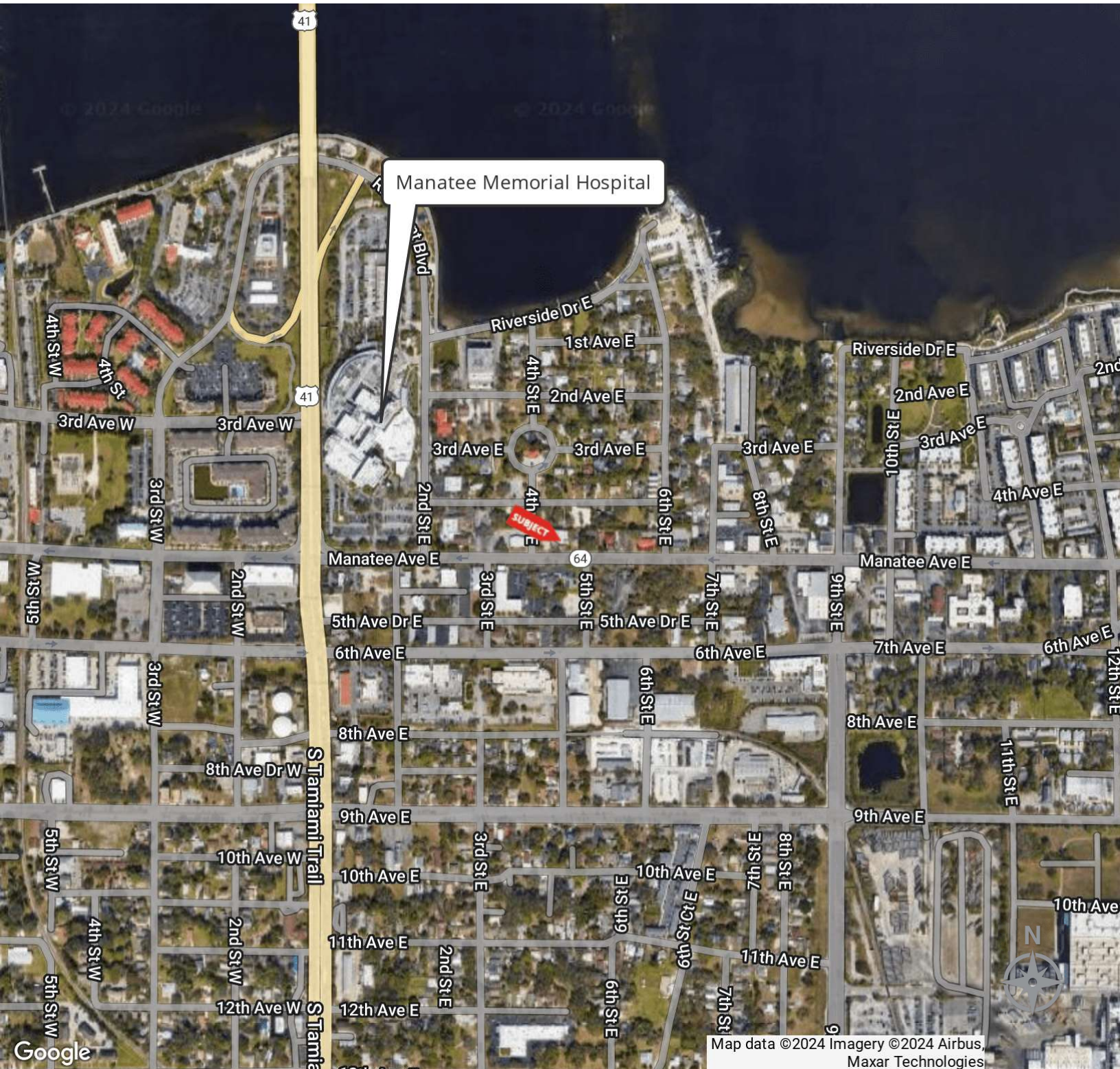
SUITE 101



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