

BMO Building

4502 Cortez Rd W, Bradenton, FL 34210

Presented By:
NRJ VENTURES LTD



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Property Details

These professional office spaces are in a 3-story Class A building. In a prime location on Cortez Road with over 45,000 daily car traffic. Located on the first and second floors, these professional office suites are surrounded by medical and professional offices throughout the building.

This is a great opportunity to lease these Class A suits at the famous BMO Harris Building. This beautiful building has a very attractive glass-enhanced façade, a spacious lobby with comfortable and easy access elevators, and high-quality, modern, well-maintained interiors. It has ample parking, easy access from Cortez Road, and great views from Main Street (Cortez Road). Great location! The property is located across from Publix and adjacent to a shopping center with Hobby Lobby and Outback Steakhouse.

Price: \$14.00 - \$18.50 /SF/YR

- ALL BROKERS WELCOME OR SEND YOUR CLIENTS - PAYING TENANT BROKER FEE
- CLASS A OFFICE
- ATTRACTIVE BUILDING
- EXCELLENT LOCATION
- FULLY FURNISHED OFFICES

View the full listing here: <https://www.loopnet.com/Listing/4502-Cortez-Rd-W-Bradenton-FL/28699998/>

Rental Rate:	\$14.00 - \$18.50 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area	27,882 SF
:	
Year Built:	2006
Walk Score ®:	76 (Very Walkable)
Rental Rate Mo:	\$1.54 /SF/MO

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Listing spaces

1st Floor Ste 101B

Space Available: 2,300 SF
Rental Rate: \$18.50 /SF/YR
Date Available: Now
Service Type: Triple Net (NNN)
Built Out As: Standard Office
Space Type: Relet
Space Use: Office
Lease Term: Negotiable

Great layout office space. There are 7 fully furnished private offices and 1 fully furnished conference room.

2nd Floor Ste 203

Space Available: 689 SF
Rental Rate: \$14.00 /SF/YR
Date Available: Now
Service Type: Triple Net (NNN)
Built Out As: Standard Office
Space Type: Relet
Space Use: Office
Lease Term: Negotiable

Unit's current buildout is open space with one private office.

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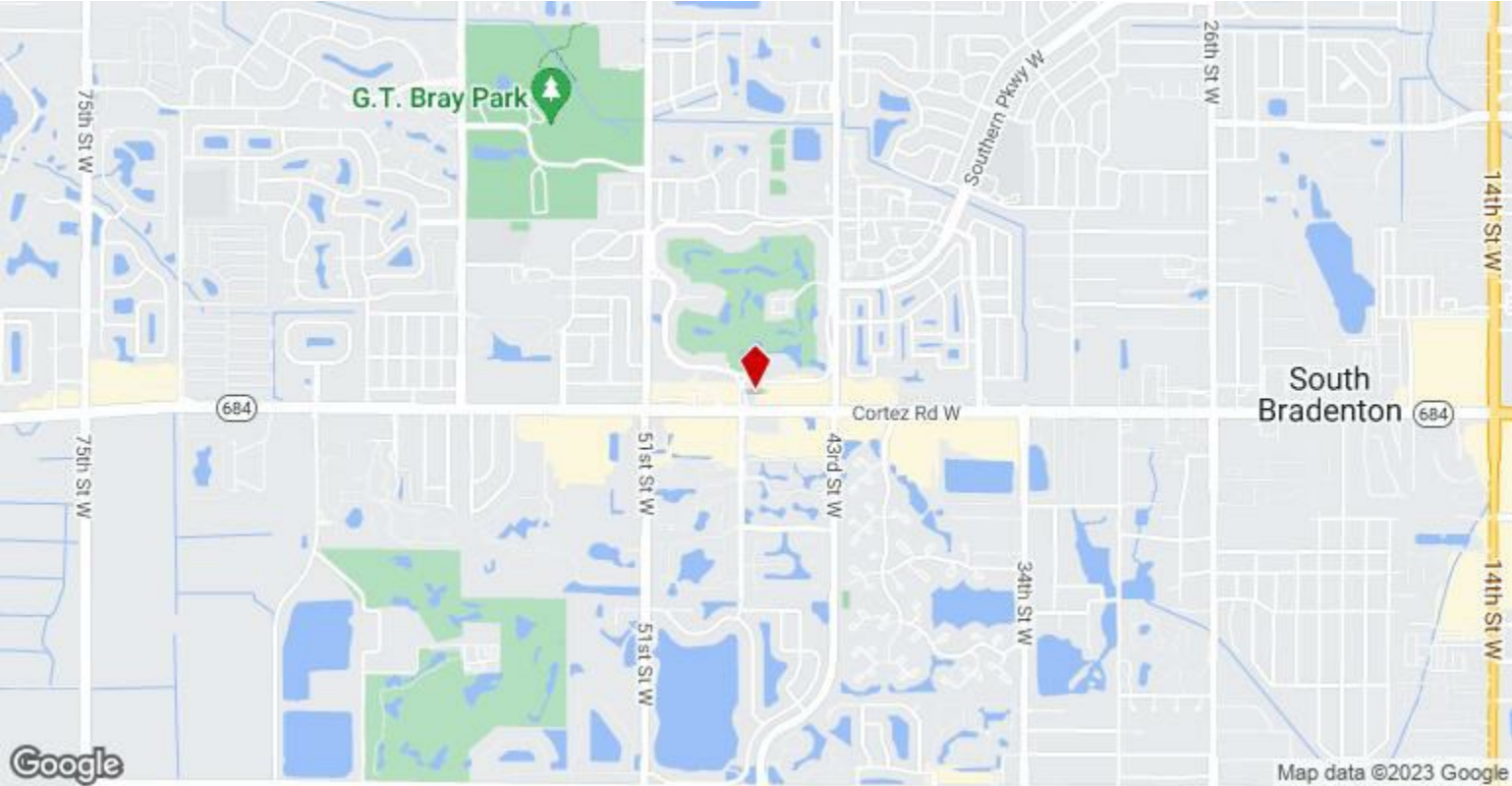
Major Tenant Information

Tenant	SF Occupied	Lease Expired
BMO	-	
Bradenton Primary Care	-	
Center for US Immigration Services	-	
Centrus Financial Strategies	-	
Digestive Disease Specialists If Manatee	-	
Edward Jones	-	
Florida Home Health	-	
The Vascular Group of Bradenton Llc	-	

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Location



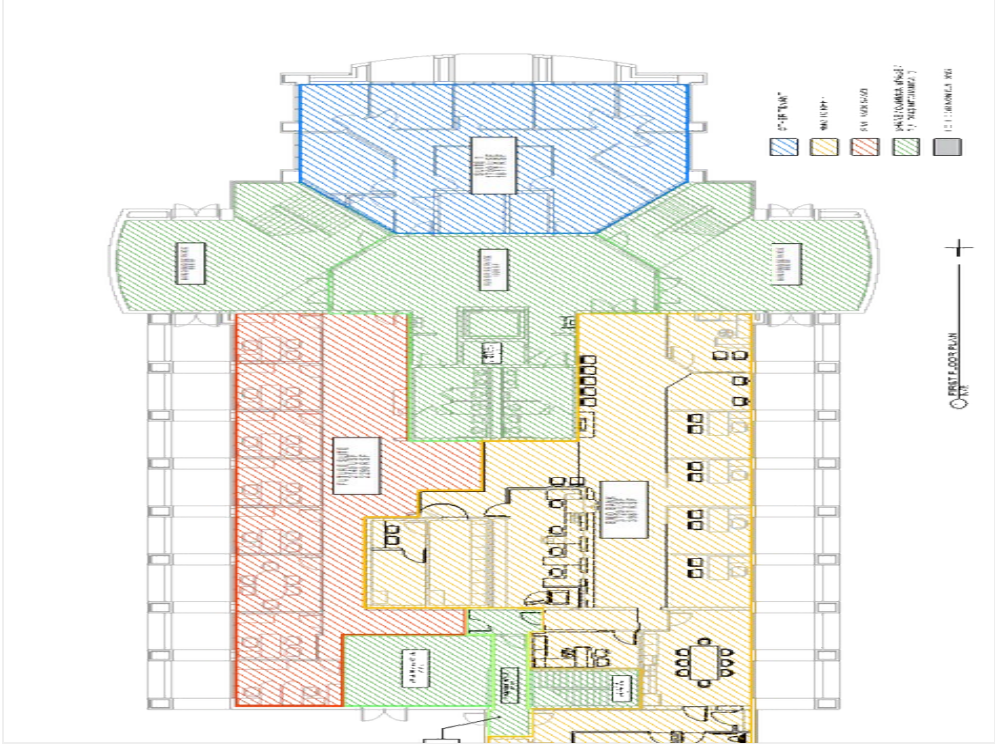
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Property Photos



Primary Photo

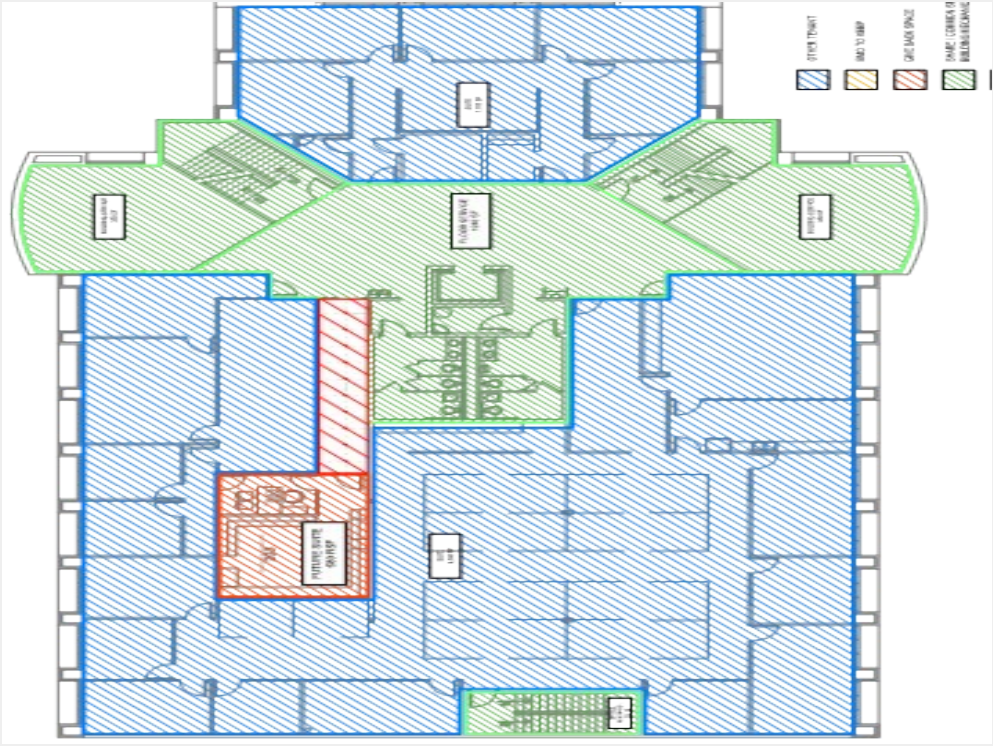


Unit 101B

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Property Photos



Unit 203



Building Photo

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Property Photos



Interior Photo



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Lobby



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Interior Photo



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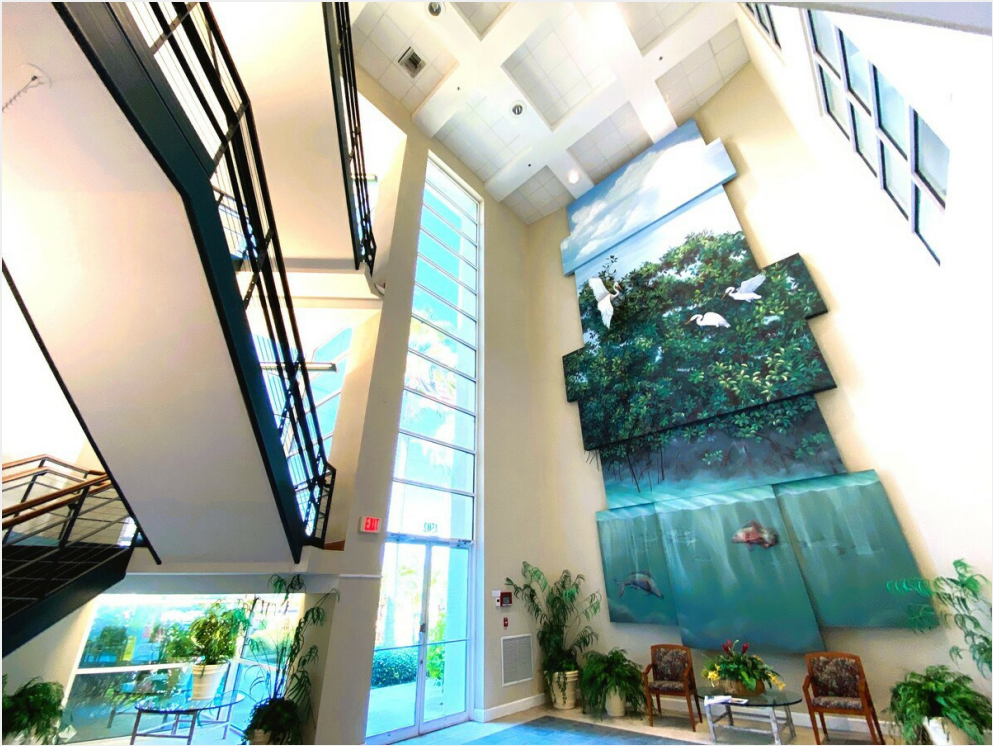


Interior Photo

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Lobby



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Aerial



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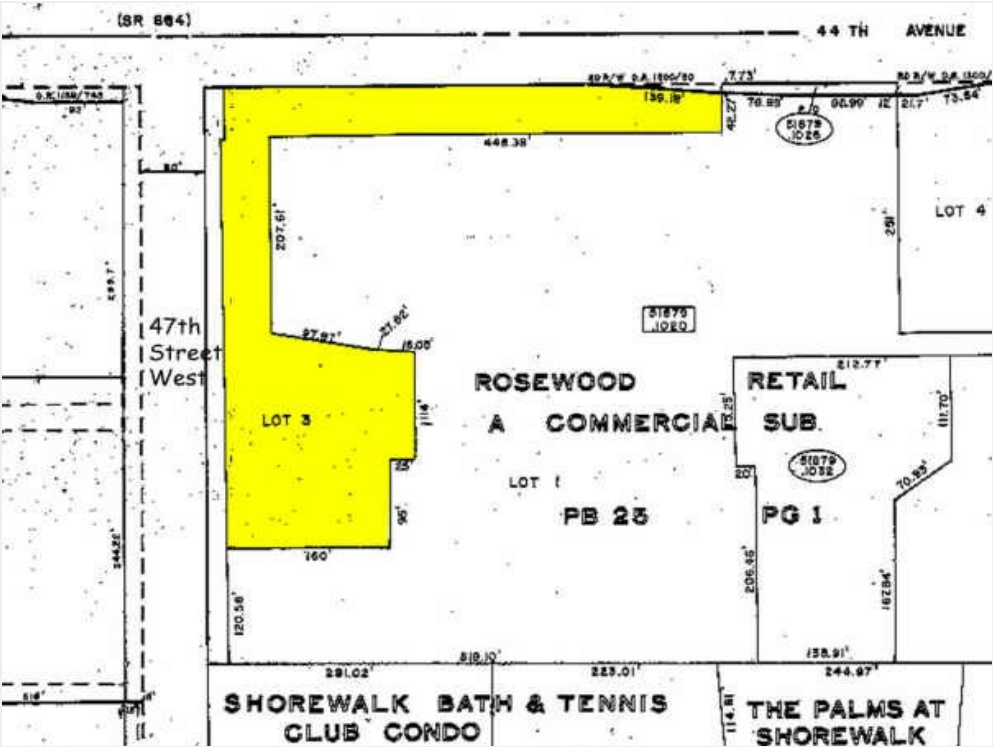


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Plat Map

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Mercedes Martin

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