

## Commercial Units for Lease - Bradenton, FL

9030 58th Dr E Bradenton FL 34202 – Units 102 & 103

### Unit Features

Each unit is 828 sq ft and includes:

- 3 private offices
- 1 large working office connected to reception area with windows
- Small closet/server room
- Kitchenette & Bathroom
- New paint, flooring, ceiling LED lights, and programable office locks
- Gross Lease: \$38 per sq ft or \$2,622 per month
- Available move in date March 1, 2026.

### Building Overview

- 3,500 sq ft one-story building with three units
- One unit occupied by Kenneth Jarvis PLLC (CPA firm and owner)
- Two 828 sq ft units available for lease
- Exterior & Interior upgrades with nice finishes. Exterior upgrades will be finished by December 2025. Interior upgrades will be finished by February 28, 2026.
- Plenty of parking
- Close to shopping, restaurants, etc.
- Ideal for many types of uses

### Why Choose This Property?

- Most NNN leases in the area are \$31–\$35/sq ft + and average \$10 in Common Area Charges
- Actual cost of NNN leases: \$41–\$45/sq ft
- GROSS LEASE, NOT Triple NNN. Below market value by \$3 per sq ft.
- Avoid hidden costs and 13th month rent surprises
- Save time and money with a fixed-rate gross lease
- Includes water and garbage utilities
- Gross lease includes HVAC repairs, quarterly maintenance, and replacement.

### Location Highlights

- Great tenant mix in surrounding office park
- Abundant parking
- Easy access to I-75 (less than 1 mile east), SR 70, and Lakewood Ranch

### Contact Information

Kenneth Jarvis

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