

RIVERSIDE

MEDICAL OFFICE BUILDING

300 RIVERSIDE DRIVE EAST
BRADENTON, FL 34202

Premier Medical Office Space for Lease



Full Floor Available



**CUSHMAN &
WAKEFIELD**

Building owned and managed by
HEALTHCARE REALTY

BRIAN BREEDING, CCIM

Managing Director

+1 813 204 5369

brian.breeding@cushwake.com

WENDY GIFFIN

Executive Director

+1 727 599 3799

wendy.giffin@cushwake.com

Features

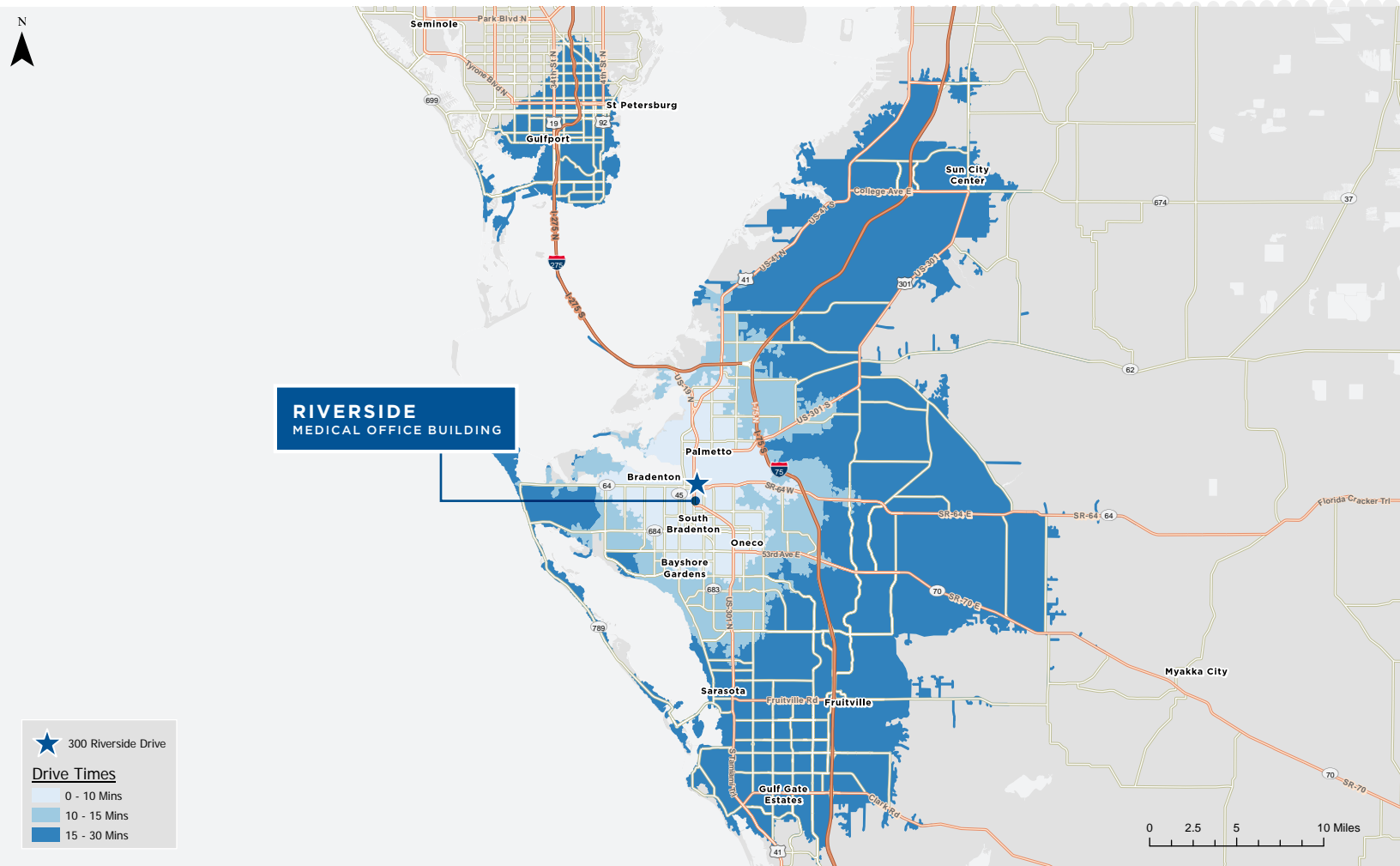
- 59,388 rsf, 4 story medical office building
- Located on the Manatee Memorial Hospital campus
- Built in 1986, renovated in 2007
- Specialty tenants include diagnostics, dermatology and podiatry.
- 3.85/1000 parking includes covered patient parking
- On a bus line
- Beautiful waterfront location on the Bradenton Riverwalk

SIZE

59,388 RSF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 TOTAL POPULATION	106,722	242,327	740,546
2022 MEDIAN AGE	42.6 Yrs	46.7 Yrs	48.7 Yrs
2022 AVERAGE HOUSEHOLD INCOME	\$53,281	\$57,153	\$68,409



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Nearby Amenities



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Nearby Medical



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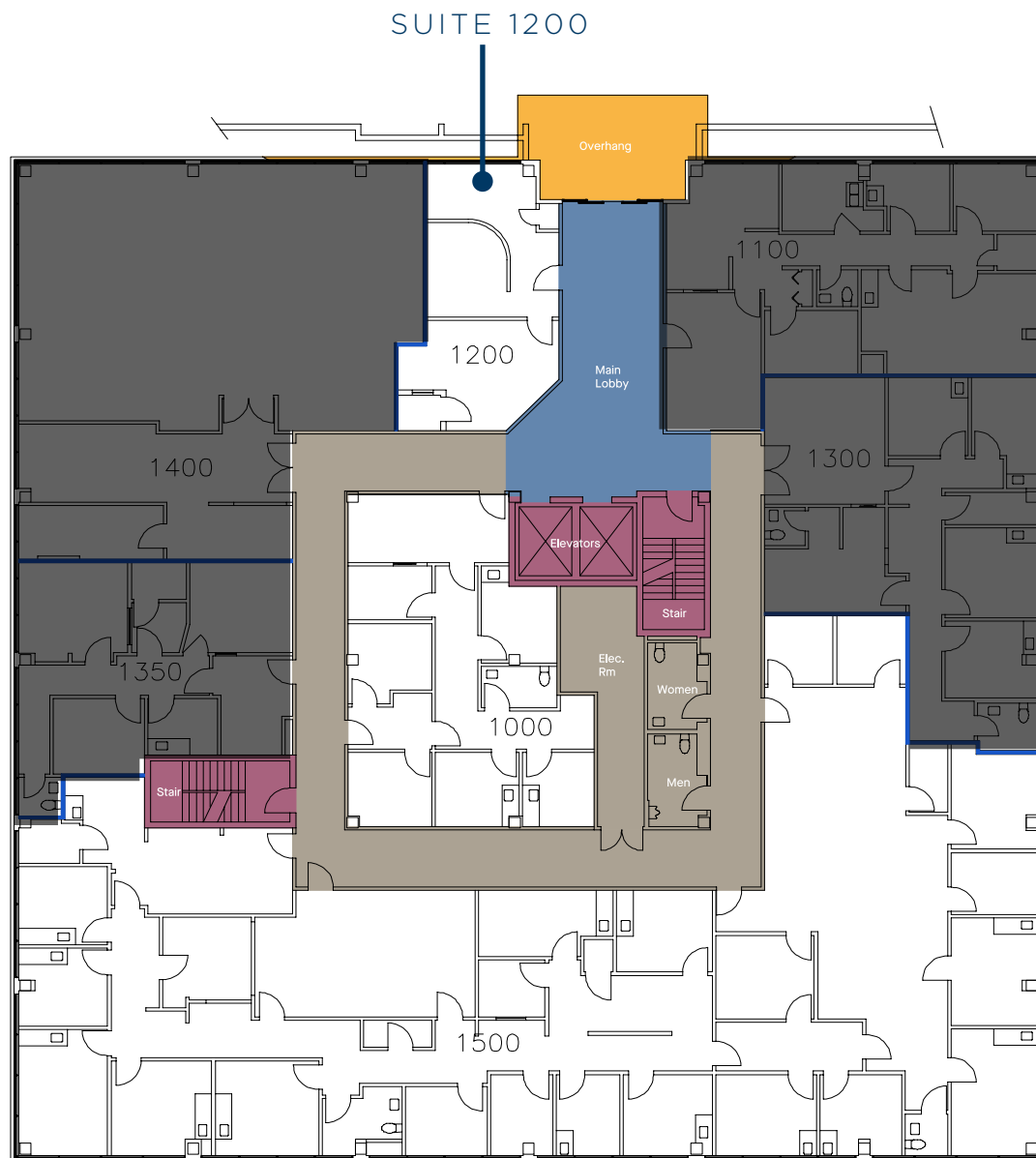


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RIVERSIDE MOB FLOOR PLAN

1ST FLOOR AVAILABLE SUITES

- SUITE 1200: 625 RSF
- SUITE 1500: 6,067 RSF



SUITE 1500

Exclusively Listed By:



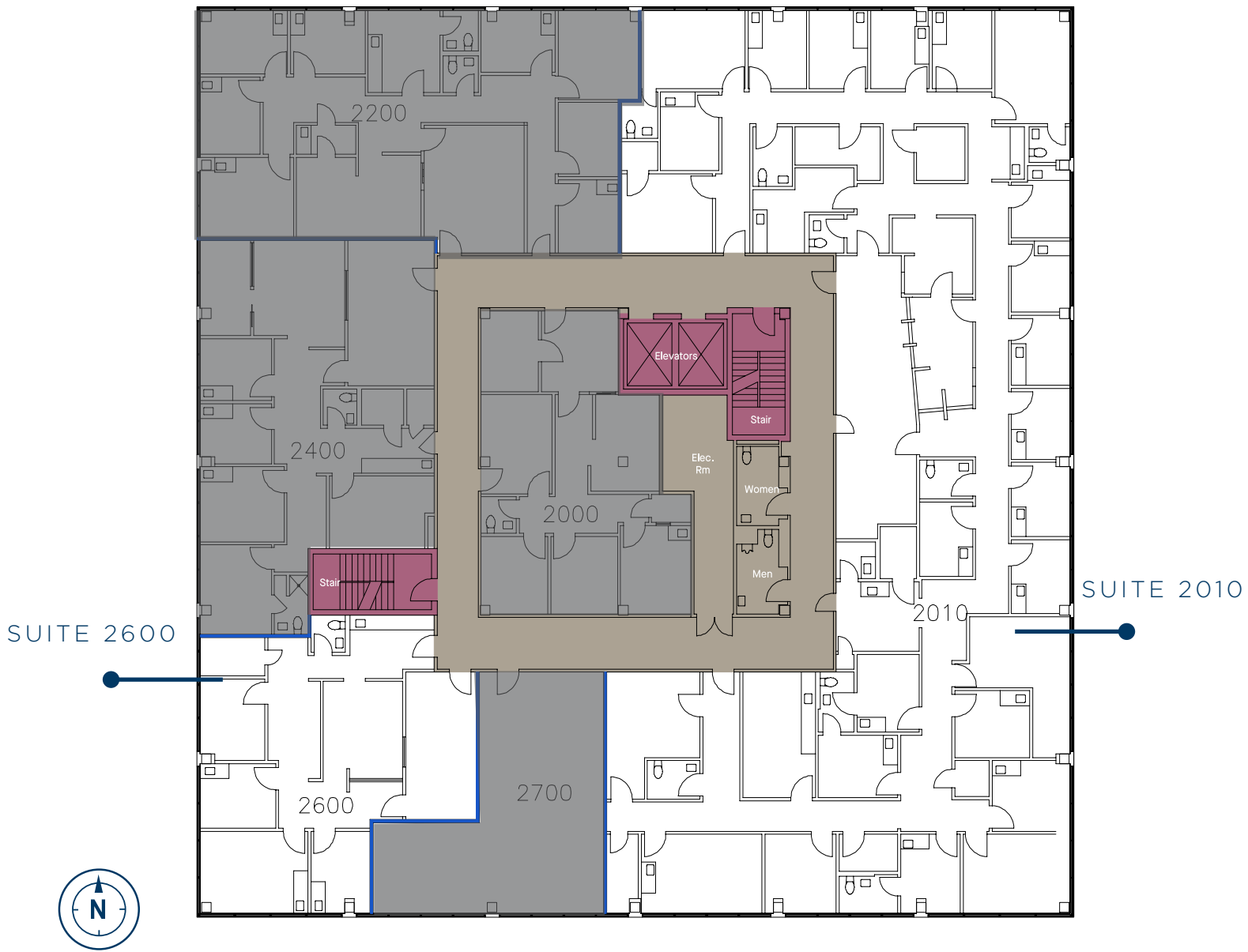
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RIVERSIDE MOB FLOOR PLAN

2ND FLOOR AVAILABLE SUITES

- SUITE 2010: 7,094 RSF [#2010 VIDEO NORTH SIDE](#)
 [#2010 VIDEO SOUTH SIDE](#)
- SUITE 2600: 1,519 RSF [#2600 VIDEO](#)



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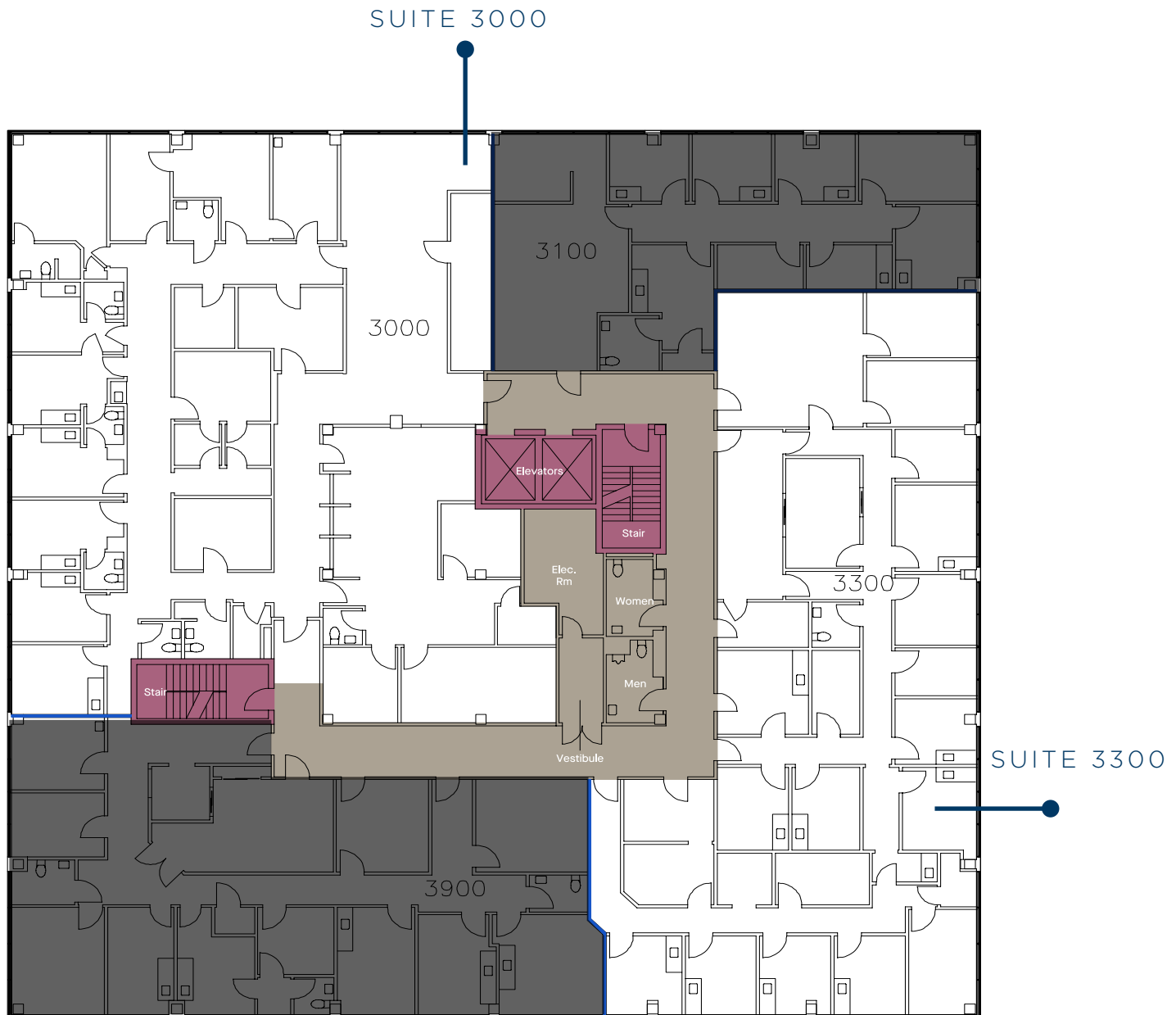
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RIVERSIDE MOB FLOOR PLAN

3RD FLOOR AVAILABLE SUITES

- 3000: 5,801 RSF
- 3300: 4,473 RSF



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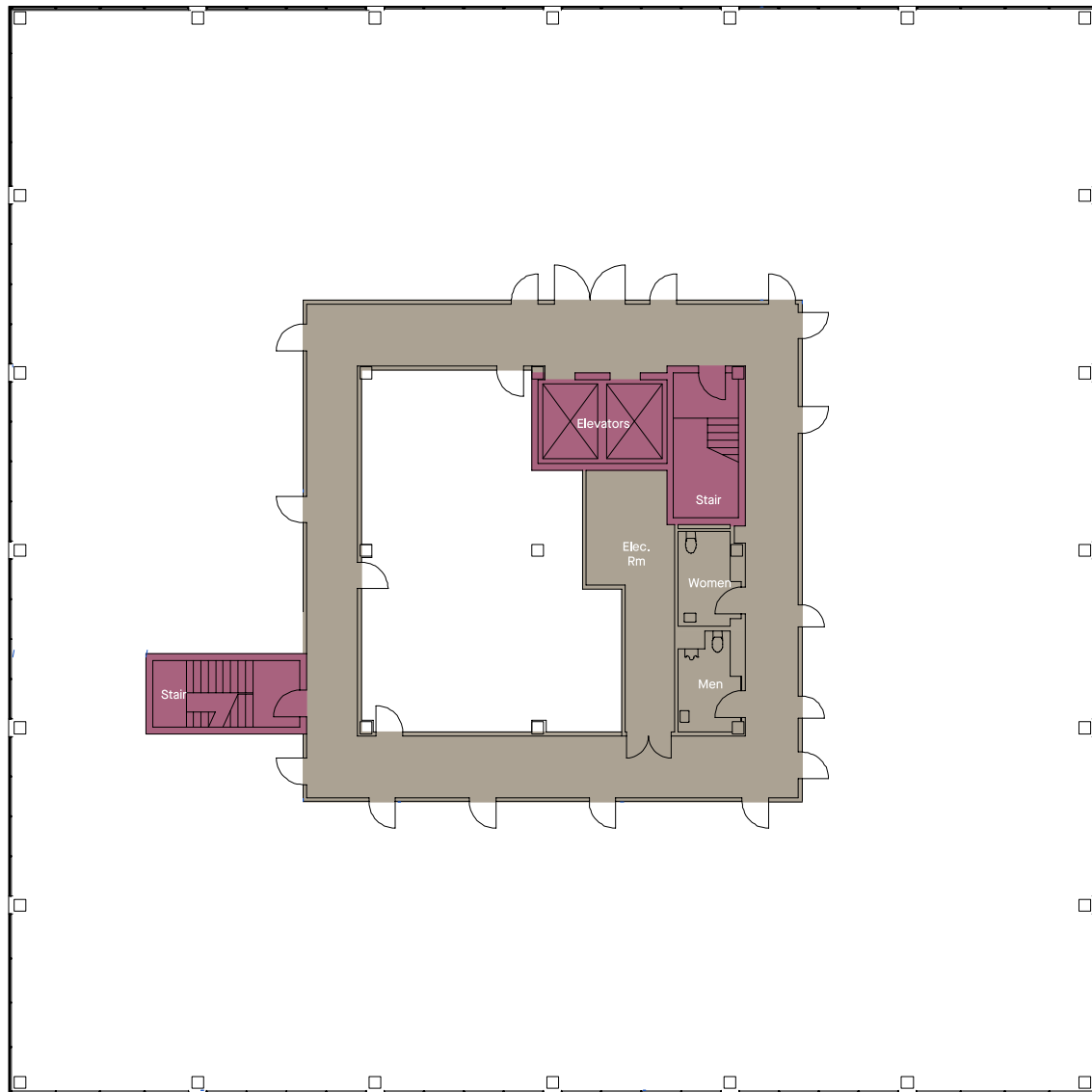
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RIVERSIDE MOB FLOOR PLAN

4TH FLOOR FULLY AVAILABLE

- 4000: 14,855 RSF



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