



PROPERTY DESCRIPTION

2620 Manatee Ave West Suite A consists on 1,100 square feet of professional office space. Excellent visibility directly on Manatee Ave West just west of the traffic light at 26th Street West. Building has 4 suites in total with a shared parking lot behind the building. Fantastic Monument signage on Manatee Avenue as well as signage on your front door and or windows. Current layout has a check-in/out reception area with 4 private office and additional rooms for storage or overflow work stations. Desirable small office space in fantastic location with direct frontage on Manatee Ave West.

PROPERTY HIGHLIGHTS

- Excellent Location and Visibility directly on Manatee Ave W
- Spacious 1,100 Sq.Ft. Office Space
- Great Signage Opportunity on Building Front and Monument
- Fantastic location for private Office or small Retail

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Number of Units:	7
Available SF:	1,100 SF
Building Size:	1,100 SF

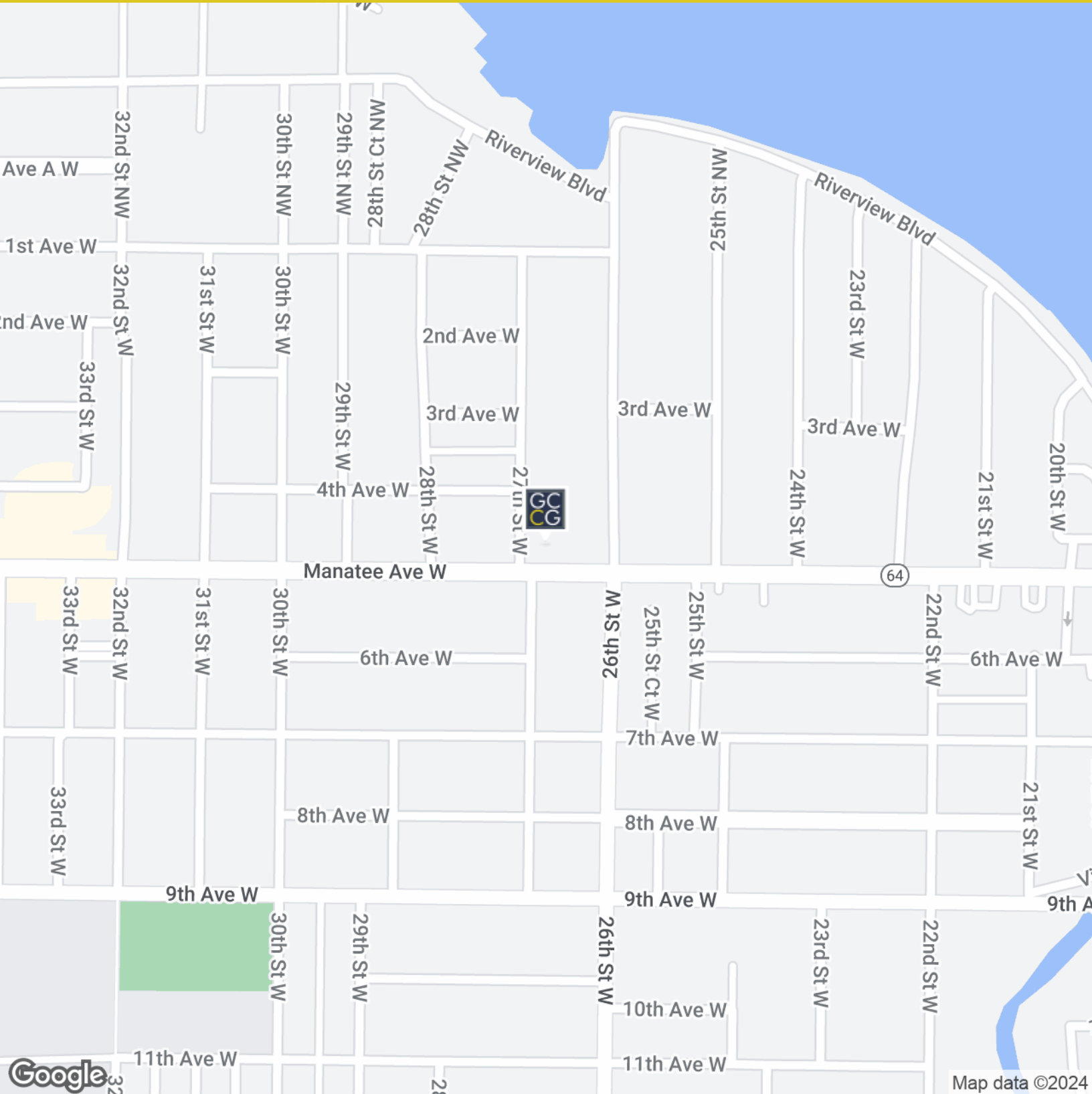
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	265	1,072	4,330
Total Population	595	2,426	10,362
Average HH Income	\$73,708	\$75,052	\$77,064

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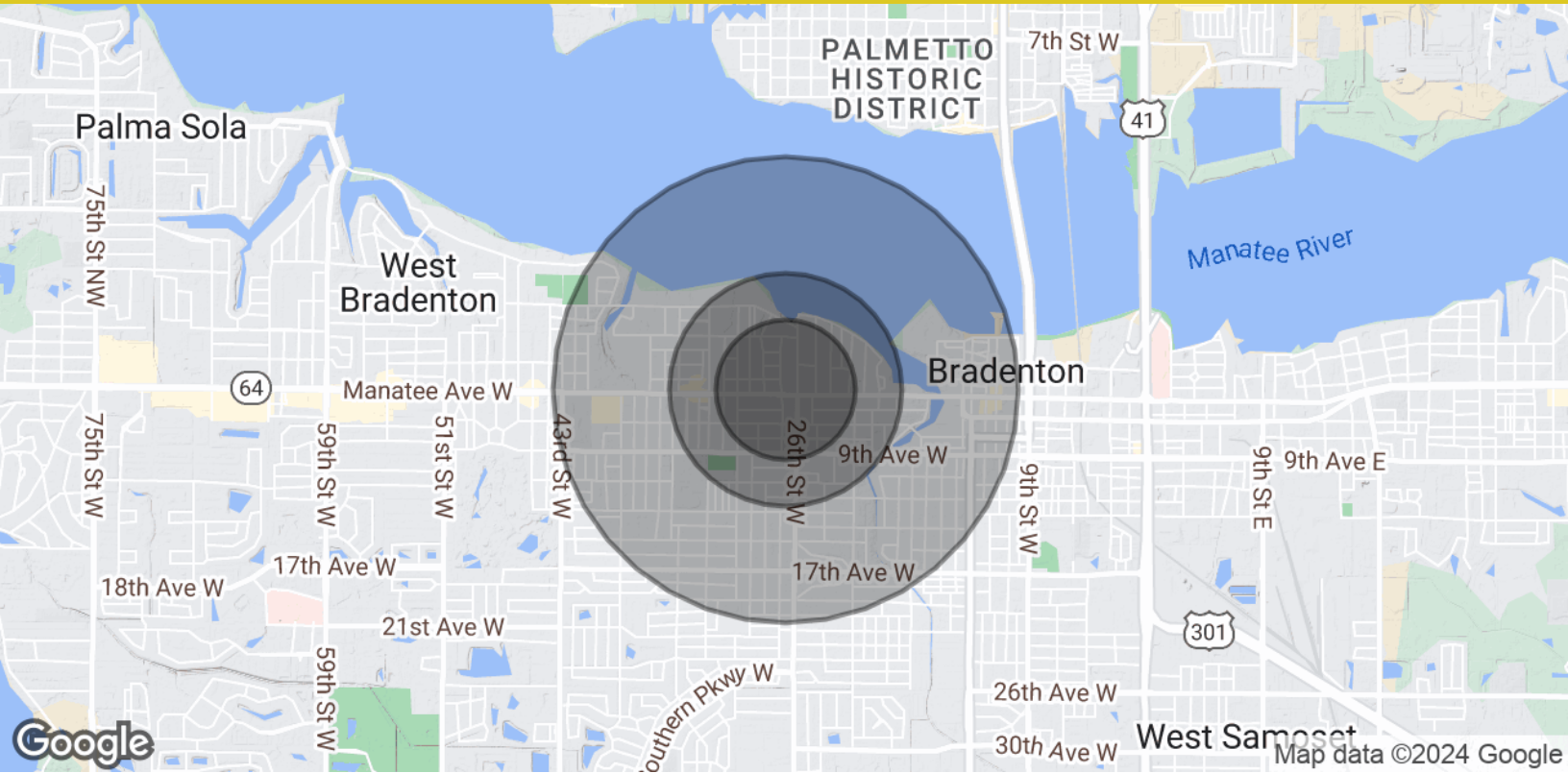
Small Office Space on Manatee Ave West | Office Building For Lease
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	595	2,426	10,362
Average Age	44	44	45
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	265	1,072	4,330
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$73,708	\$75,052	\$77,064
Average House Value	\$345,096	\$333,554	\$313,941

Demographics data derived from AlphaMap

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