

Bradenton Business Park

4301 32ND STREET W BRADENTON, FL 34205



PROPERTY DESCRIPTION

Bradenton Business Park is a multi-tenant Professional Park with multiple sizes, floor plans and use types available.

Storefront entrance into a furnished waiting room with an onsite receptionist. The receptionist works 9-5 Monday through Friday. Each suite has access to common restrooms, large conference room, utilities which includes internet, and ample parking. Spaces starting at 90 SF executive offices and larger.

Also available are multi-office suites. These private office suites have a storefront entrance into each unit, reception area and multiple private offices.

OFFERING SUMMARY

Lease Rate:	\$375.00 - 1,650.00 per month (MG; Full Service)
Available SF:	145 - 1,017 SF
Building Size:	56,000 SF



TROY ROBBINS

Broker - Chief Operating Officer

941.356.1613

Troy@RobbinsCommercial.com



Bradenton Business Park

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LEASE INFORMATION

Lease Type:	MG; Full Service	Lease Term:	Negotiable
Total Space:	145 - 1,017 SF	Lease Rate:	\$375.00 - \$1,650.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
E-1 Available	Available	282 SF	Full Service	\$675 per month	Spacious office w/ window
E-7 Available	Available	225 SF	Full Service	\$725 per month	Two room office space w/ window
E-14 Available	Available	390 SF	Full Service	\$795 per month	2 room office space w/ window
C-17 Available	Available	555 SF	Modified Gross	\$1,045 per month	555SF Office space w/ reception area, two offices, storage and private restroom.
C-18 Available	Available	552 SF	Modified Gross	\$1,040 per month	555SF Office space w/ reception area, two offices, storage and private restroom.



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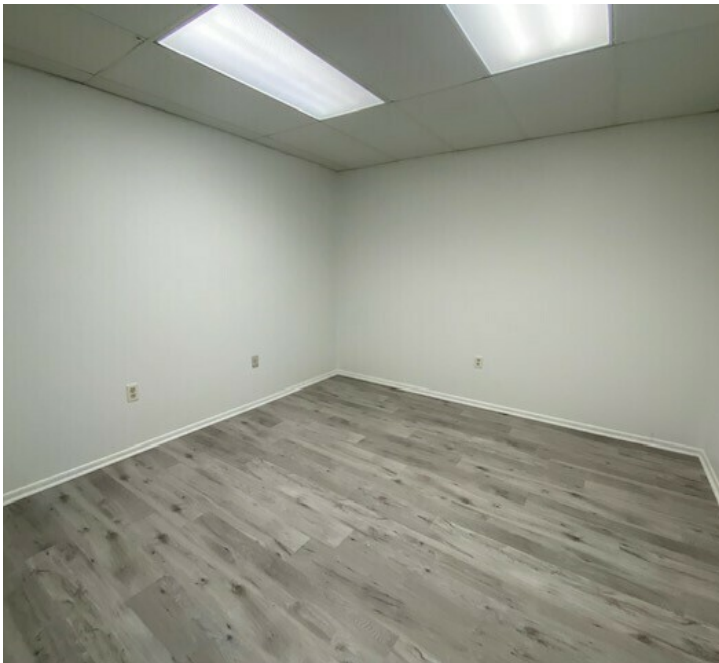
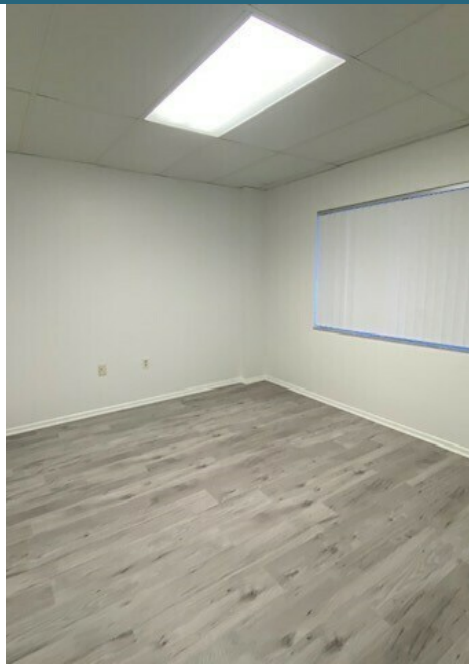
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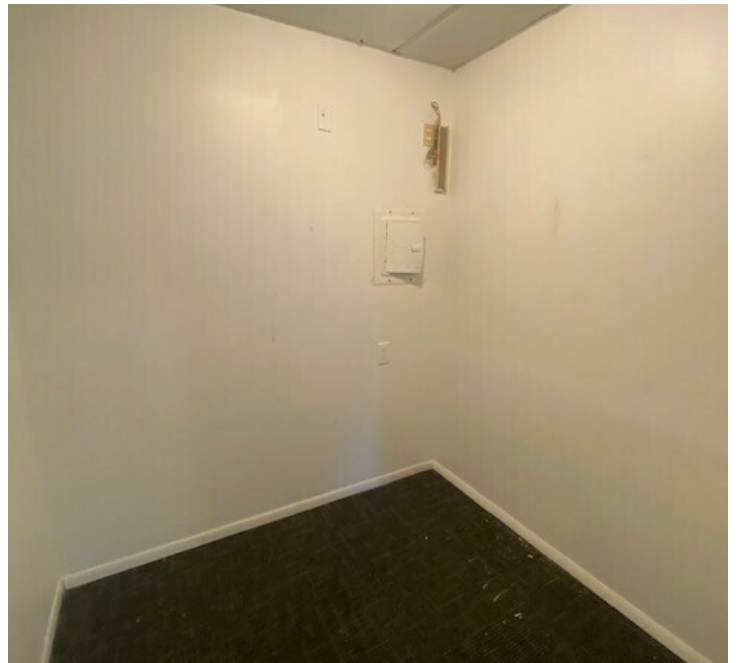
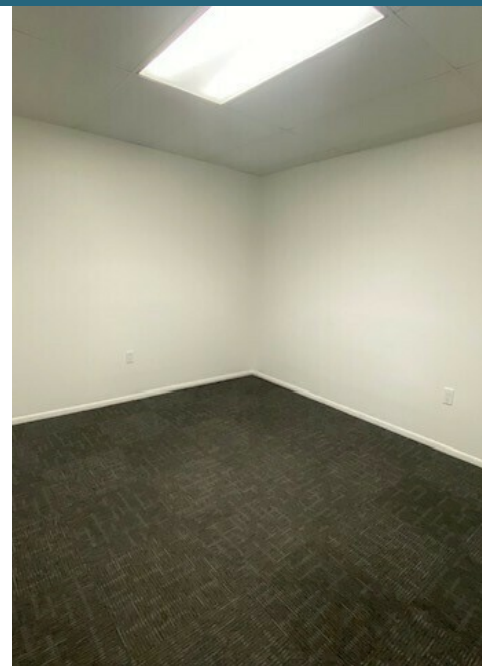
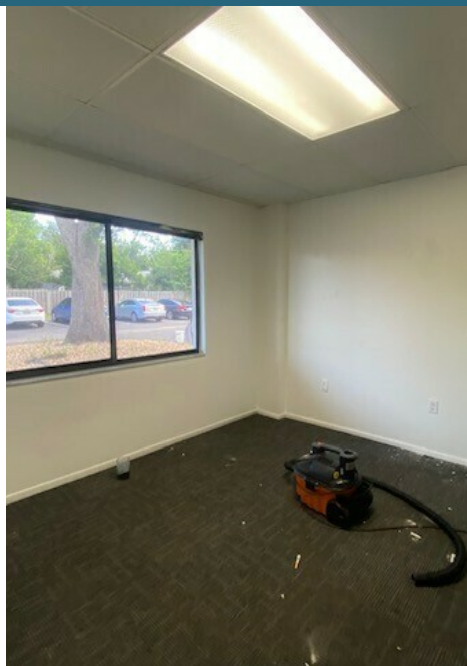


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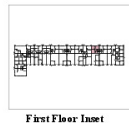
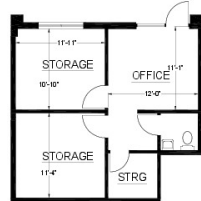
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BRADENTON BUSINESS PARK
4301 32nd STREET WEST
BRADENTON, FL 34205
(As Measured: November 2021)

Occupant Area: 555 s.f.
Rentable Area: 555 s.f.

SUITE C - 17

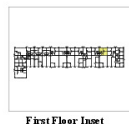
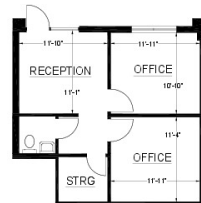


SCALE: 1/8" = 1' - 0"

BRADENTON BUSINESS PARK
4301 32nd STREET WEST
BRADENTON, FL 34205
(As Measured: November 2021)

Occupant Area: 552 s.f.
Rentable Area: 552 s.f.

SUITE C - 18



SCALE: 1/8" = 1' - 0"



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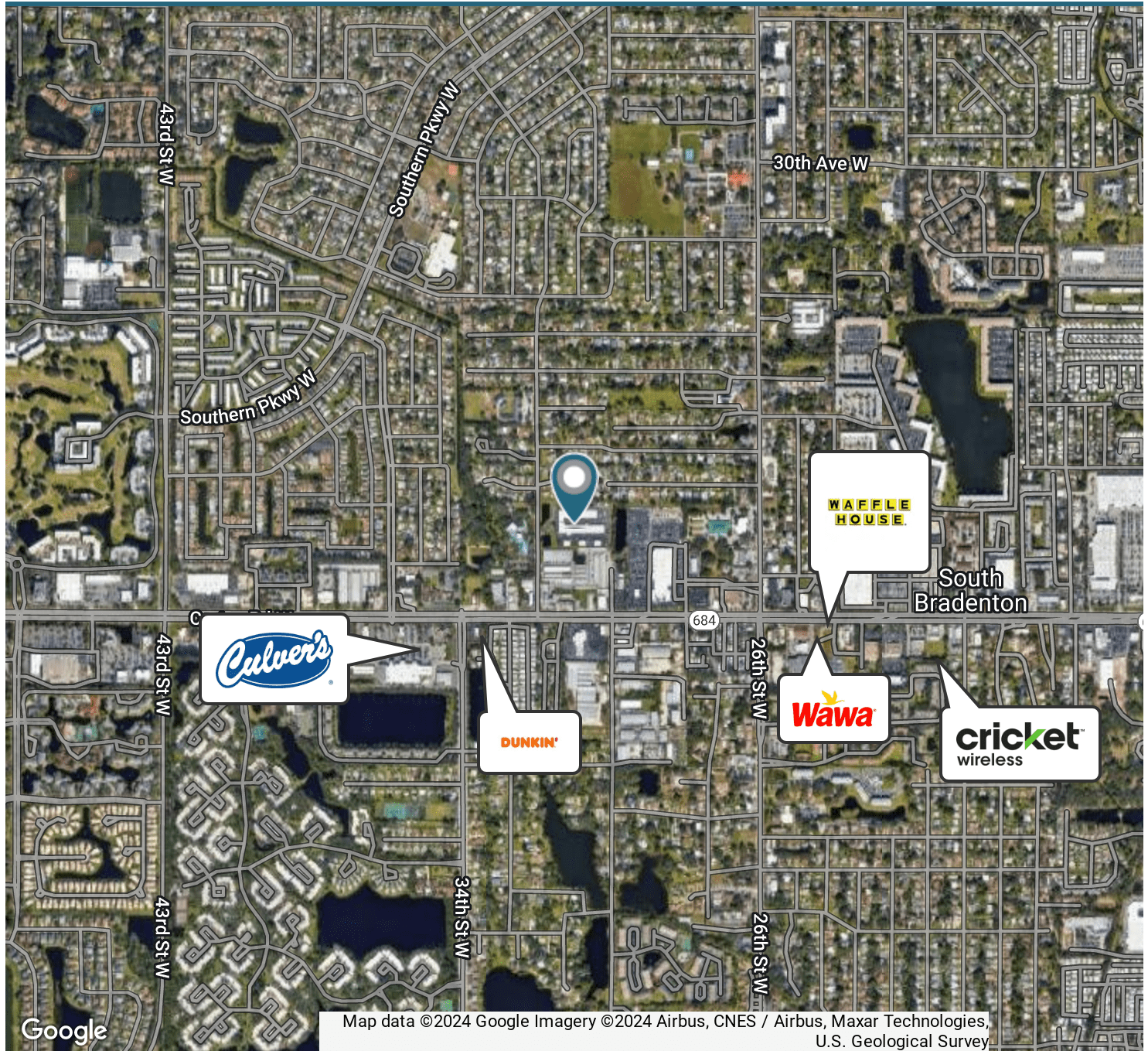
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Agent: Troy Robbins

BROKER-ASSOCIATE | HARRY E. ROBBINS ASSOCIATES, INC



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FL #BK3169642

PROFESSIONAL BACKGROUND

Troy Robbins was born and raised in Sarasota and is a 2nd Generation Sarasota, FL Native. He joined the family business, Harry E. Robbins Associates Inc., as a sales associate in 2006 when he was 19 years old and then completed his Brokerage License in 2016.

Troy specializes in assisting Buyers, Sellers, Landlords and Tenants through the process of their Commercial Real Estate Transactions. Troy also works with investors that buy/sell cash flow properties that produce net income for his clients. Before joining the Family Business Troy graduated from Riverview High School where he was a year 3 letter-man on the Varsity Basketball team, 2 year president of the Fellowship of Christian Athletes and 4 year recipient of the Student-Athlete award. Upon Graduation he attend MCC, now State College of Florida, while studying and eventually passing his Florida Real Estate Exam.

Troy is an active member of Sertoma, an assistant coach for the boys' varsity basketball team at Riverview High School and an active member of the Distinguished Alumni Foundation at Riverview High School. He also runs one of the chapters for City Commit, which is a non-profit organization focusing on helping men become better husbands, fathers, business men and leaders in our community.

Robbins Real Estate

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