
1401 MANATEE AVENUE WEST
BRADENTON, FL 34205



BRADENTON FINANCIAL CENTER



116,839 RSF

Property Highlights

Bradenton Financial Center is Bradenton's most premier office tower featuring an on-site café, stunning water views of the Manatee River, beautiful recent renovations to common areas, professional on-site property management, plentiful parking, strong ownership, easy access and high visibility with monument signage available.

- **Building:** Class A 12-story office tower containing 116,839 rsf in the heart of downtown Bradenton with gorgeous water views of the Manatee River.
- **Renovations:** Fully renovated in 2019 with over \$1 million in Upgrades
- **Parking:** 270 free parking spaces (2.31/1000) in the contiguous 5 level parking garage with manned gated entrance. Covered walkways on the ground and 3rd floors directly to elevator lobbies.



Highlights

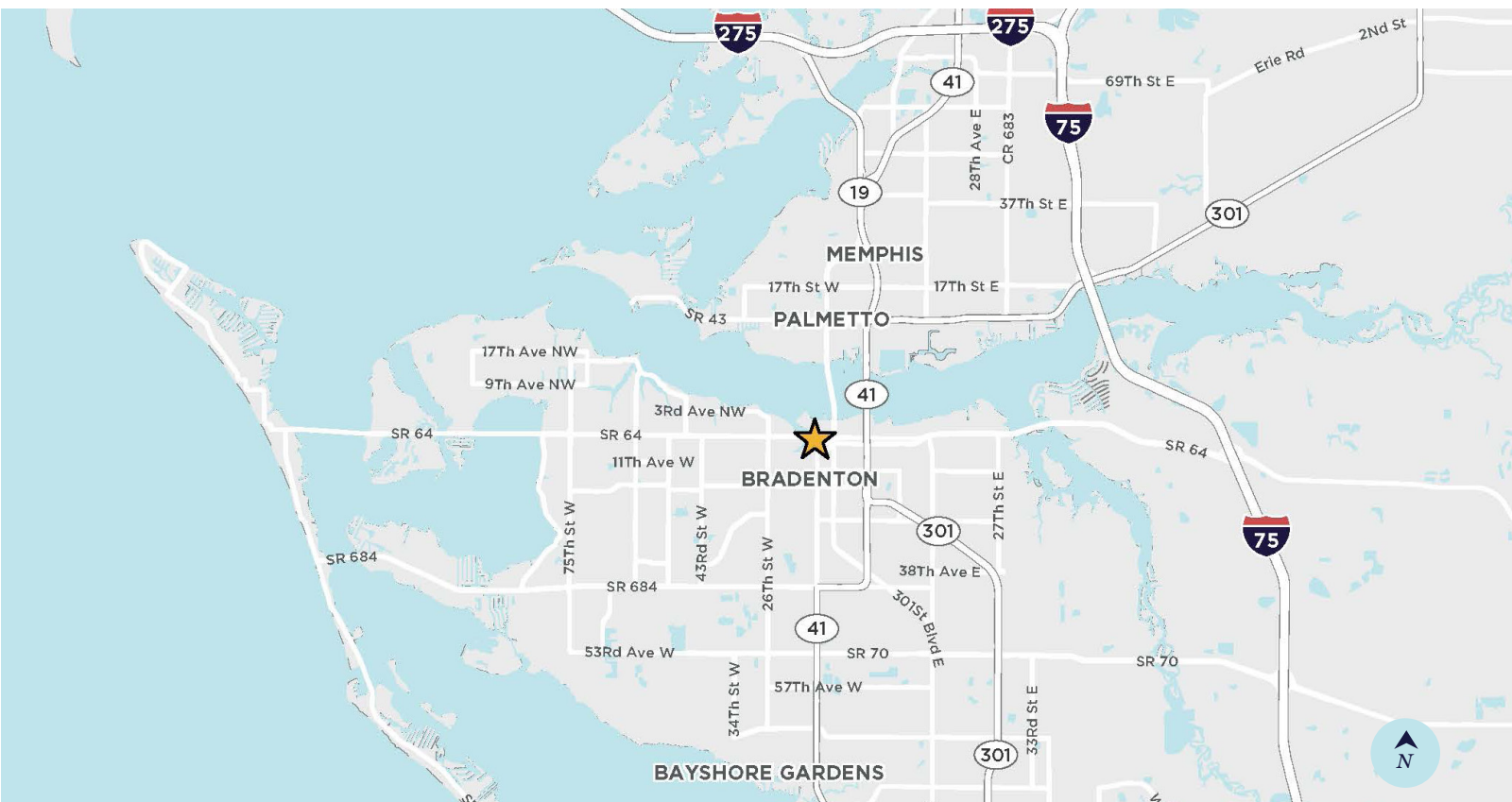
- **Tenants:** Anchor tenants include Bank of America, Merrill Lynch and Morgan Stanley
- **Flood Zone:** X-Zone (outside of the 100-year flood plain)
- **Year Built:** 1986
- **Lot Size:** 1.133 Acres



Amenities

- Stunning water views of the Manatee River
- On site cafe serving breakfast, lunch and brunch
- Three-story atrium lobby with featured artwork, and common area seating
- On site property management

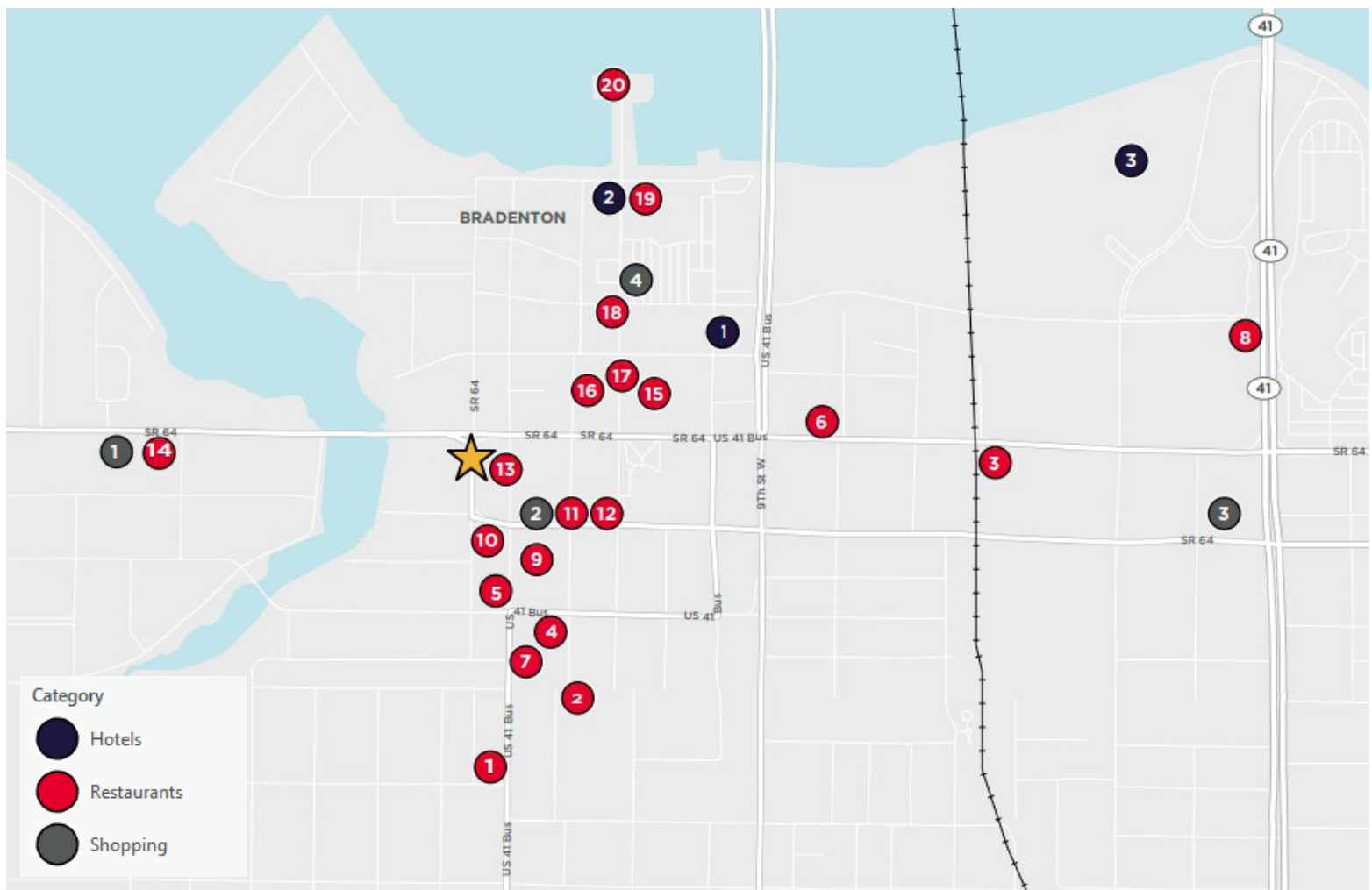




LOCATION

Located in the heart of downtown Bradenton, walking distance to Pier 22, many restaurants, Manatee County Courthouse, Judicial Center, Building Department and Clerk's Office, Bradenton City Hall, The Bishop Museum of Science and Nature, Central Library, and Marina. Within a short driving distance to Manatee High School, Bradenton Country Club, Robinson Preserve, Manatee Memorial Hospital, the Bradenton Riverwalk, Mantee Performing Arts Center, several hotels, and apartment buildings.





1. Hampton Inn & Suites Bradenton Downtown Historic District
2. SpringHill Suites Bradenton Downtown/Riverfront
3. Courtyard by Marriott Bradenton Sarasota/Riverfront
1. San Remo Pizza & Pasta
2. BirdRock Taco Shack
3. Tropical Smoothie Cafe
4. Arte Caffè
5. Turner Donut Shop
6. The Barnyard
7. Wilder's Pizza
8. Zeko's Mediterranean Grill
9. Taverna Toscana
10. Cafe Di Lorenzo

11. Clementines
12. Chateau 13 Restaurant & Wine Bar
13. Sage Biscuit Cafe - Downtown
14. The Lazy Ballerina Bistro
15. O'Bricks Irish Pub & Martini Bar
16. Robin's Downtown Cafe
17. Fav's Italian Cucina
18. Mccabes Irish Pub
19. Oak & Stone
20. PIER 22
1. Publix Food & Pharmacy
2. Madeline's Boutique
3. CVS Pharmacy
4. Pink & Navy Boutique



CONTACT INFORMATION

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