



MEDICAL OFFICE ACROSS FROM MANATEE MEMORIAL HOSPITAL

203 3RD AVENUE EAST
BRADENTON, FLORIDA 34208

PROPERTY HIGHLIGHTS

- ±3,750 SF medical or professional office space
- Near Manatee Memorial Hospital
- Nine exam rooms with sinks and one lab
- Five sleep study rooms with conversion potential
- Waiting and reception areas with private entrance
- 15 dedicated parking spaces and pylon signage
- CAM estimated at \$7.00/SF and subject to fluctuation



For More Information

ADAM DOAK

Commercial Realtor

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OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (NNN)
Building Size:	6,494 SF
Available SF:	3,750 SF
Zoning:	T5

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 203 3rd Ave E, Bradenton, FL

Property Type: Medical / Office Space for Lease
Property Size: ±3,750 SF

Perfect space a managed care!

203 3rd Ave E, Bradenton is ideally located in Bradenton’s established medical corridor, this ±3,750 SF office/medical suite offers a premier opportunity for healthcare or professional users seeking proximity to Manatee Memorial Hospital. Property provides excellent accessibility and visibility in one of the area’s most sought-after professional areas.

The space features a private entrance leading into a spacious waiting area and reception, creating an inviting and functional layout for patient or client-facing operations. The interior includes two private offices (current sleep study rooms you can have more offices), two private restrooms, 9 exam rooms with sinks, 1 lab and 5 sleep study rooms.

This space has 15 dedicated parking spaces.

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Abundant windows throughout the suite provide excellent natural light, enhancing both the work environment and overall patient/client experience. The layout is well-suited for medical, dental, physical therapy, counseling, or general professional office use.

Additional highlights include private parking and prominent pylon signage along 2nd Street, offering strong exposure and convenience for both staff and visitors.

This is a rare opportunity to lease a well-appointed space in a prime Bradenton location, surrounded by established medical and professional users.

CAM is \$7.00 psf but can fluctuate

LOCATION DESCRIPTION

Jurisdiction: CITY OF BRADENTON

Tax District: 0021; CITY OF BRADENTON

CRA/TIF District: B; DOWNTOWN CRA

Sec/Twp/Rge: 25-34S-17E

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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

203 3rd Avenue East

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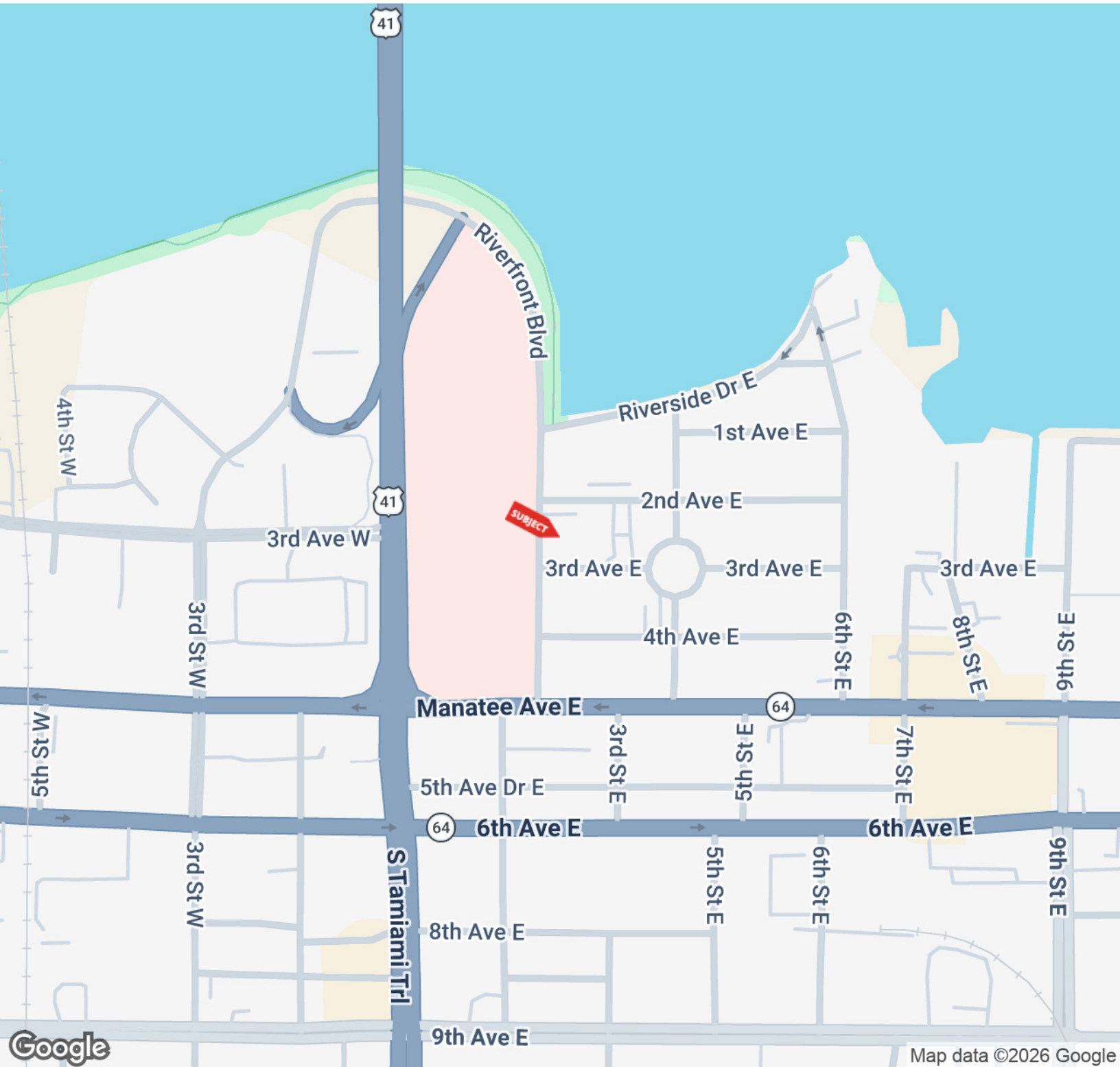
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