



MAXHEALTH CORTEZ

4351 & 4401 Cortez Rd W
Bradenton, FL 34210

\$8,714,486

SALES PRICE

22,974 SF

PROPERTY SIZE

100%

OCCUPANCY

5.26 YRS

WALT

\$22.76 PSF

AVERAGE LEASE RATE

\$522,869

CURRENT NOI

100%

MAXHEALTH BUILDING SHARE

KEY TENANTS



HIGHLIGHTS

Year Renovated	2012 & 2014
Acres	4.2
Zoning	City of Bradenton - Suburban Commercial Corridor (SCC)
Traffic Count	31,500

CORTEZ

4351 & 4401 Cortez Rd W
Bradenton, FL 34210

PROPERTY DESCRIPTION

Two-building, West Bradenton, medical office complex on Cortez Road, one of the busiest retail corridors in the area. This offering combines a single-tenant MaxHealth building (8,204 +/- SF) with an adjacent two-story, multi-tenant building (14,770 +/- SF) fully-occupied by MaxHealth and their affiliate partners, that share a 4.2 +/- acre parcel.

The parcel has cross-access with an Applebee's restaurant, Regions Bank and a Publix grocery store at the Bradenton Commons Shopping Center, and offers ample parking and a central location between I-75 to the east and the Gulf beaches to the west, with great access to Florida HCA Blake Hospital (10 minutes) and Manatee Memorial Hospital (15 minutes). Though primarily a retail corridor, there are multiple large office buildings/complexes in close proximity to these buildings.



PROPERTY LOCATION

Positioned on Cortez Road, which is one of the three major east-west roadways through Bradenton, Cortez Road connects Bradenton Beach to Lakewood Ranch, with a number of north-south roads connecting to State Road 64 and State Road 70, including US-41 (Tamiami Trail).

Cortez Road has a recently completed extension project connecting it directly into Lakewood Ranch, an award-winning master-planned community that has an average resident age of 53 years old, which helps drive the demand for medical facilities in the area.

The buildings are well positioned within a myriad of national retailers including Publix, Walmart, Hobby Lobby, McDonald's, Chipotle and MD Now Urgent Care. Downtown Bradenton is a short drive northeast while downtown Sarasota is around 20 minutes to the south, just past the rapidly growing Sarasota-Bradenton International Airport.

AREA OVERVIEW

Florida remains one of the fastest-growing states in the U.S., with over 1,000 new residents per day. The state's pro-business climate, which includes no state income tax, ongoing infrastructure investments, rapid real estate expansion, and an enviable quality of life, continues to attract both residents and businesses alike.

The Bradenton/Sarasota area is located on Florida's beautiful West Coast on the Gulf of America about one hour south of Tampa. With a projected 6% population growth over the next five years, the region is well-positioned for continued expansion—making this portfolio a valuable asset within a thriving, high-demand healthcare market.

Both cities are best known for their beautiful beaches; Bradenton features Anna Maria Island with Holmes Beach, Bradenton Beach and Coquina Beach, while Sarasota is best known for Siesta Key and Lido Key Beach, with both Counties sharing Longboat Key.

Manatee County is an ideal spot for nature enthusiasts with attractions such as De Soto National Memorial, Robinson Preserve, Lake Manatee State Park, Palma Sola Botanical Park, Neal Preserve, Perico Preserve, Rye Preserve, Terra Ceia Preserve State Park, and the Bradenton Riverwalk, to name a few. Other attractions bringing visitors each year include the Village of the Arts, the Bishop Museum of Science, LECOM Park (Spring Training home of the Pittsburgh Pirates), the Florida Railroad Museum and the Florida Maritime Museum.

Manatee County draws national attention each year through the highly esteemed IMG Academy, which services elite athletes from around the world.

Vibrant hot spots in Sarasota County driving visitors to the area include St. Armands Circle, Mote Marine, Marie Selby Botanical Gardens, The Van Wezel Performing Arts Hall, Ed Smith Stadium (Spring Training home of the Baltimore Orioles), Sarasota Jungle Gardens, The John and Mable Ringling Museum of Art, Nathan Benderson Park and it's internationally acclaimed rowing facility, Historic Downtown Venice, and CoolToday Park (Spring Training Home of the Atlanta Braves).

Many nationally recognized companies call the Bradenton/Sarasota Area home or have major facilities located here. These include Tropicana Products (PepsiCo), Air Products & Chemicals, Beall's Department Stores, Chris-Craft Boats, Yellowfin Yachts, Feld Entertainment (Ringling Brothers Circus / Monster Jam), Sunz Holdings, Sun Hydraulics, Sysco West Coast, and Pierce Manufacturing.



AREA OFFICE MARKET

NORTH PORT-BRADENTON-SARASOTA MSA OFFICE OVERVIEW

Demand for office space is stronger than the national average as this area has a very high residential in-migration resulting in faster absorption of office space. As a result, rent prices rose faster than the national average and vacancy rates are lower.

LARGEST OF THE SOUTHWEST FLORIDA MARKETS

The North Port-Bradenton-Sarasota MSA office market is the largest of the Southwest Florida markets with over 28 million square feet of office inventory.

CONSISTENT LEASING ACTIVITY

Office leasing activity has remained consistent over the last few years with medical office development leading the charge for new construction projects. This MSA has remained one of the more desirable office markets in all of Florida.

HEALTHCARE REMAINS A LARGE COMPONENT OF THE REGIONAL ECONOMY

Healthcare is a large component of the region's economy, only behind the Trade, Transportation, and Utilities industry. Several hospital groups are expanding their offerings, either through new outpatient facilities or by upgrading existing hospitals.

\$29.70

MARKET ASKING RENT/SF

2.6%

ASKING RENT GROWTH PER YEAR

5.4%

MSA OFFICE VACANCY RATE

14.1%

NATIONAL OFFICE VACANCY RATE

\$57 BILLION

MSA GROSS DOMESTIC PRODUCT (GDP)

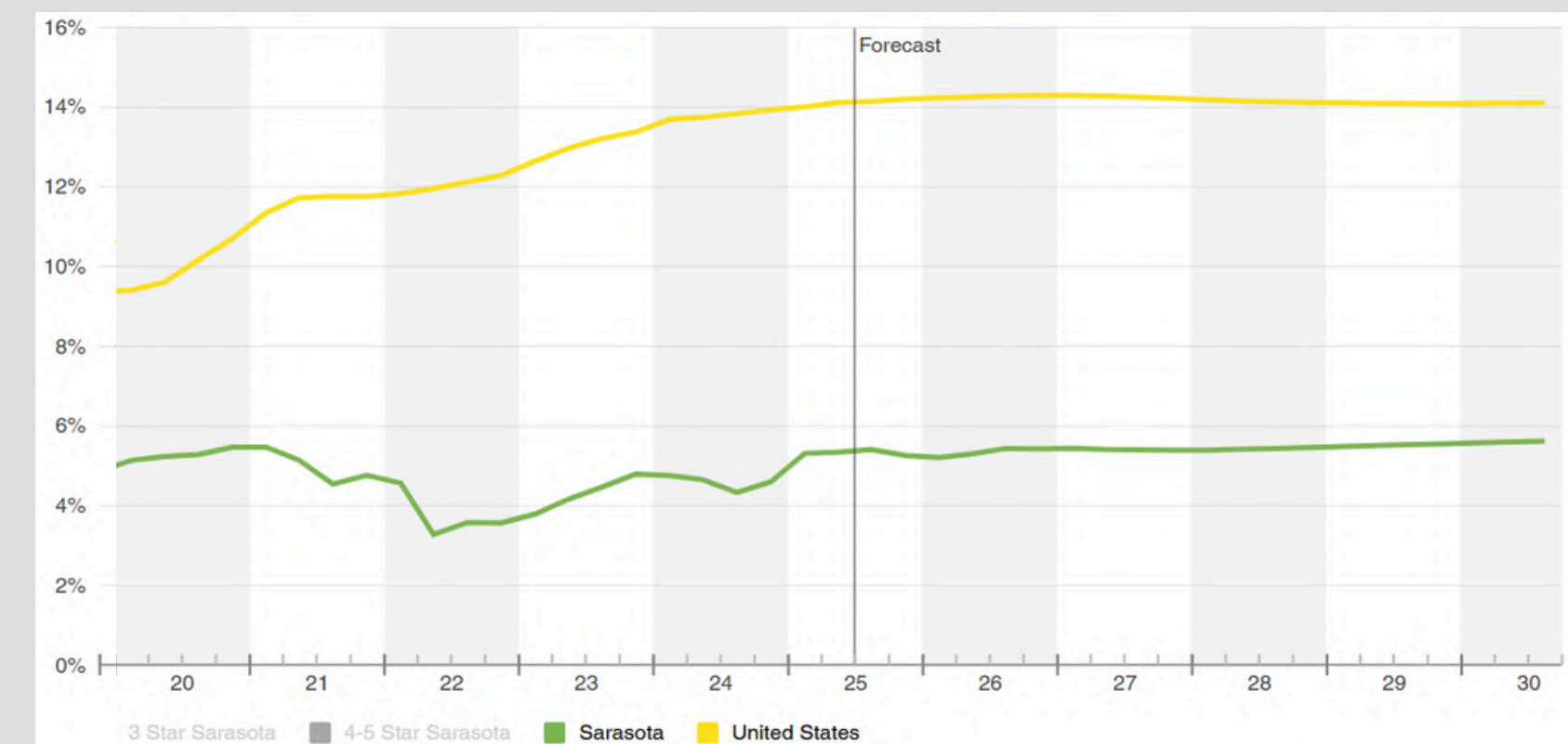
28 MILLION

OVERALL OFFICE INVENTORY SF

*Data derived from CoStar & FRED



MSA OFFICE VACANCY RATES COMPARED TO NATIONAL AVERAGE



HEALTHCARE ECOSYSTEM

HEALTHCARE & EDUCATION LEADING JOB GROWTH

The Education and Health Services Industry in the North Port-Bradenton-Sarasota MSA is the fastest growing industry in the area with a 2.78% current growth rate. This industry includes services pertaining to hospitals, physician offices, schools, colleges, universities, training centers, and more.



GROWTH AND EXPANSION



SARASOTA MEMORIAL HEALTH CARE SYSTEM (SMH)

Established in 1925, SMH remains one of the largest healthcare providers in the region, operating two major hospitals—one in Sarasota and one in Venice—and currently constructing a third in North Port. The network also includes seven urgent care centers and numerous physician offices throughout the area.

HCA FLORIDA

HCA Florida is a statewide network of hospitals and healthcare facilities, operating 50 hospital campuses and more than 90 urgent care centers. The network continues to grow along Florida's west coast, with a new hospital proposed in Parrish and numerous newly-built Freestanding Emergency Departments around the two-county region.

BAYCARE

Founded in 1997, Central Florida-based BayCare is a leading not-for-profit, community-based healthcare system. Its network now includes 16 hospitals, recently expanding into Manatee County with the addition of the first hospital north of the Manatee River.

UNIVERSAL HEALTH SERVICES (UHS)

UHS, one of the nation's largest healthcare providers, operates in 39 states and owns Manatee Memorial Hospital & Lakewood Ranch Medical Center. As the primary hospital east of I-75, LWRMC is currently expanding with a new tower that will add 60 in-service beds with the opportunity to add 60 more at a later date.



PROVIDERS PER 100,000 RESIDENTS

322.7 199.3

SARASOTA COUNTY MANATEE COUNTY

*Data derived from Florida Department of Health



DEMOGRAPHICS



930,000

2023 MSA TOTAL POPULATION

1.07 MIL

PROJECTED 2030 POPULATION



1.54%

POPULATION GROWTH/YR

4.2%

UNEMPLOYMENT RATE



\$82,683

MEDIAN HHI

0.9%

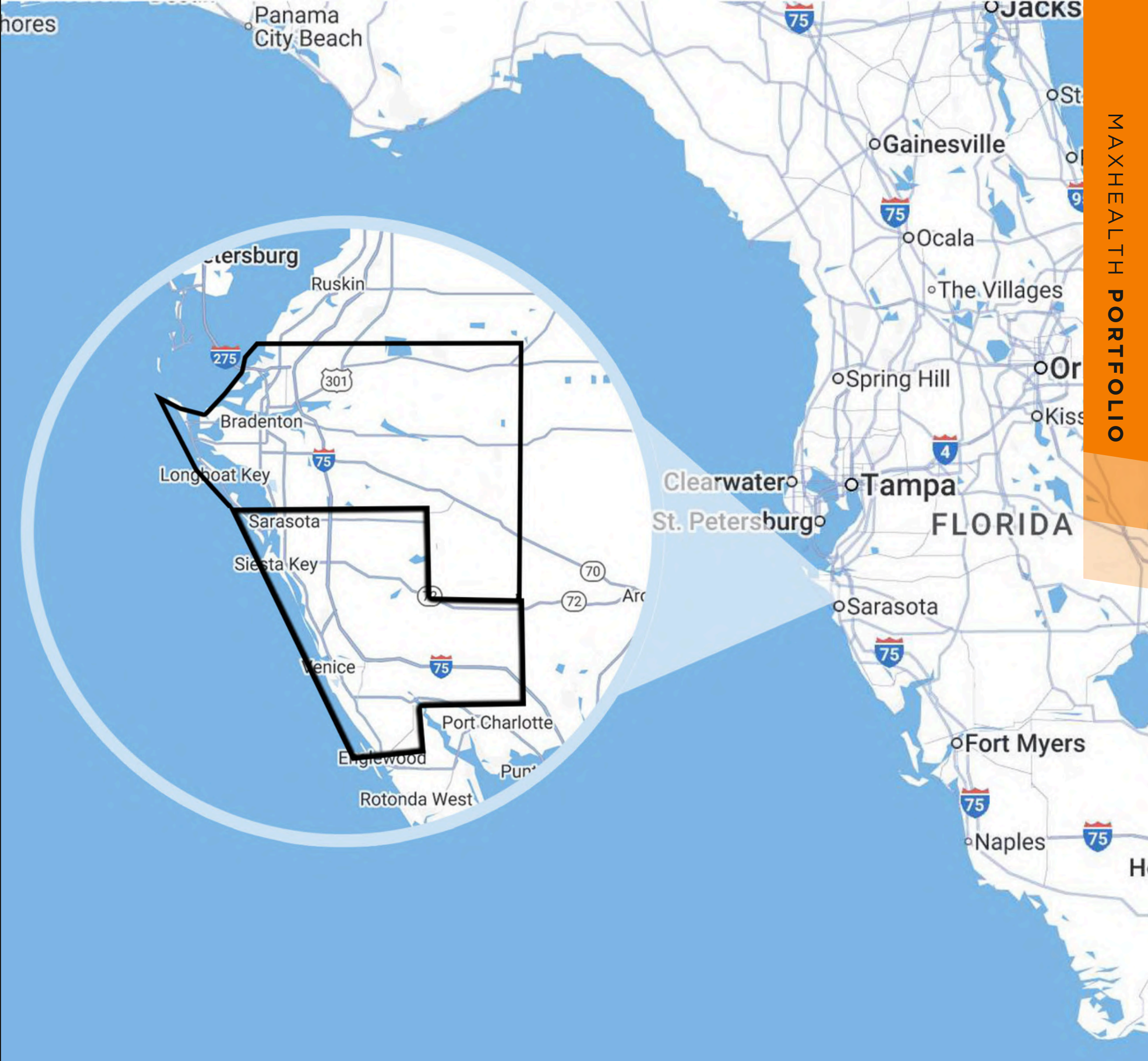
JOB GROWTH YOY

*Data derived from CoStar

EDUCATION & HEALTH SERVICES EMPLOYMENT

Current Number of Health Services Jobs	64,800
Overall Nonfarm Jobs	353,500
Health Services as % of Overall Nonfarm Jobs	18.3%
12-Month % Health Services Job Growth	1.1%

*June 2025 employment data from the U.S. Bureau of Labor Statistics



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