

708 53RD AVE E. BRADENTON, FLORIDA 34203
900 - 2,170 SF of Office Space Available



GREAT OFFICE SPACE ON 53RD/SR 70, HIGH TRAFFIC FRONTAGE

- 2 Offices Available
- 900 sq/ft - Suite C
- 1270 sq/ft. Suite B is currently built out for a dentist.
- Both units have TI available.
- Signage
- Air Conditioned

1ST FLOOR, SUITE B - OFFICE

- 1,270 SQ FT - \$25.00 / SF / YR
- Terms - Negotiable
- Full Build Out as Standard Office
- Office intensive layout
- Reception Area
- Central Air Conditioning and Heating - After Hours HVAC
- Available Now
- Pictures are for this existing Office Only
- Prime Location. Great road frontage. Plenty of parking. Currently built out for a dentist office. \$25.00 plus NNN or \$3300 a month gross. Lease rate does not include utilities, property expenses or building services.

1ST FLOOR, SUITE C - OFFICE

- 900 SQ FT - \$23.00 / SF / YR
- Full Build Out as Standard Office - 8 Private Offices
- Available Now
- Pictures unavailable for this office
- Prime Location - Great frontage. 7 offices 8x11.5 with sinks in the room and one office without a sink. \$23.00 plus NNN or \$2,250.00 gross a month. Lease rate does not include utilities, property expenses or building services.



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