

# Manatee Offices on Wares Creek

## 1720 Manatee Ave W, Bradenton, FL 34205

WYMAN, GREEN & BLALOCK  
REAL ESTATE INC.  
Since 1908

Listing ID: 30049157  
Status: Active  
Property Type: Office For Lease  
Office Type: Office Building  
Contiguous Space: 687 SF  
Total Available: 687 SF  
Lease Rate: \$850 (Monthly)  
Unit Price: \$14.85 PSF (Annual)  
Base Monthly Rent: \$850  
Lease Type: Gross Lease



### Overview/Comments

Uniquely located historic office building with highly visible frontage on Manatee Ave./SR 64. AADT 21,000. Ample signage available for multiple tenants.

The 40,000 sq. ft. waterfront lot provides gorgeous views.

687 square feet available on the first floor.

Please contact broker for more details.

### More Information Online

<http://blalockrealestate.cdylist.com/listing/30049157>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	Manatee County	Class of Space:	Class B
Tax ID/APN:	3370100004	Gross Building Area:	3,262 SF
Office Type:	Office Building	Land Area:	40,000 SF

### Available Space

Suite/Unit Number:	1	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	03/31/2017
Space Available:	687 SF	Lease Rate:	\$850 (Monthly)
Minimum Divisible:	687 SF	Lease Type:	Gross Lease
Maximum Contiguous:	687 SF		

### Area & Location

Property Visibility: Excellent  
Highway Access: SR 64; US 301; US 41; I-75

### Building Related

Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	2	Freight Elevators:	0
Year Built:	1917	Heat Source:	Central
Parking Type:	Surface	Air Conditioning:	Package Unit
Parking Description:	Ample on site parking		

### Land Related

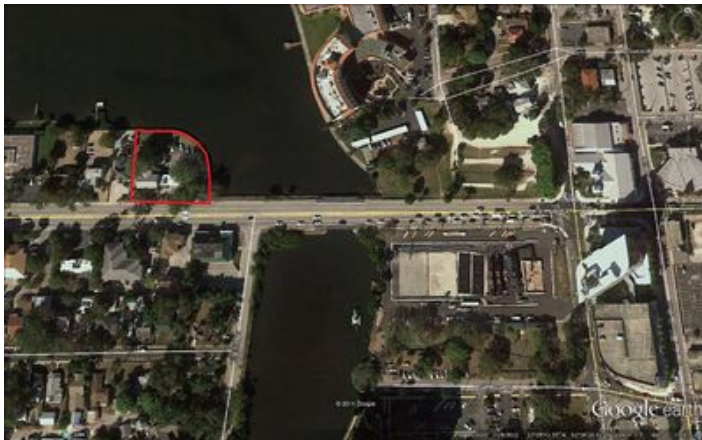
Water Service: Municipal  
Sewer Type: Municipal

### Location

Address: 1720 Manatee Ave W, Bradenton, FL 34205  
County: Manatee  
MSA: North Port-Sarasota-Bradenton



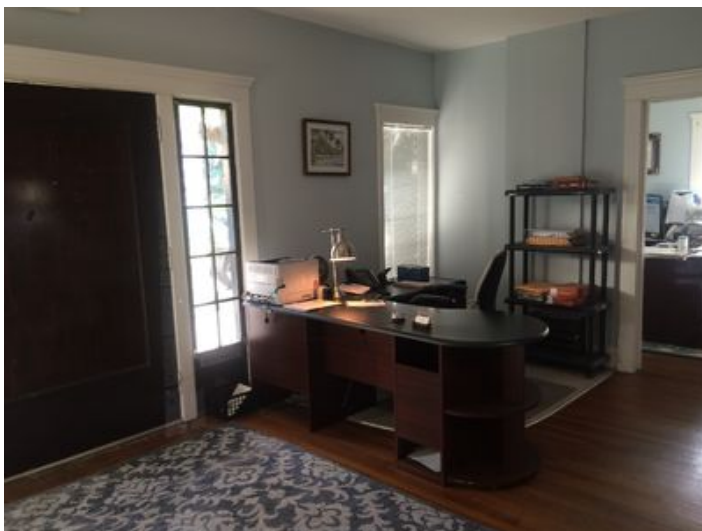
### Property Images



Wade Thompson Aerial



Interior 1



Interior 4



Interior 3

## Property Contacts

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**William M Blalock**

WYMAN GREEN BLALOCK RL EST INC

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