



LEASE

Riverwalk Professional Park

100 3RD AVENUE WEST

Bradenton, FL 34205

PRESENTED BY:

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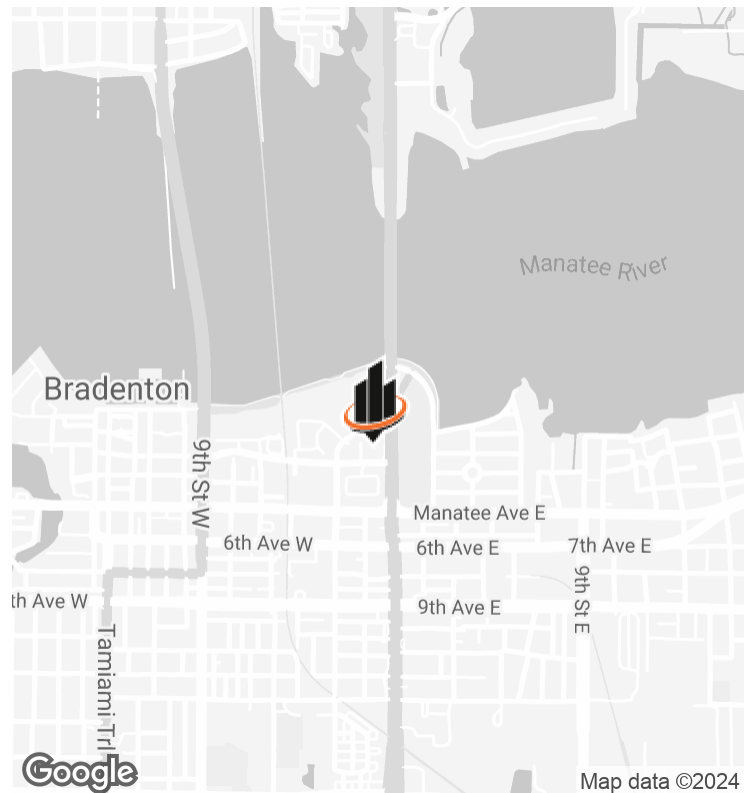
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PROPERTY SUMMARY



LEASE RATE	\$16.00 SF/YR
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PROPERTY OVERVIEW

Well maintained professional office building for sublease in Riverwalk Professional Park directly across from Manatee Memorial Hospital. Located very near the intersection of US-41 & SR-64 (Manatee Avenue), with frontage directly on US-41, this beautiful complex is easily accessible from all areas of Bradenton, Sarasota, Lakewood Ranch and Palmetto, as well as Tampa and St. Petersburg just to the north via I-75 and I-275.

Positioned in the downtown core among numerous offices, medical offices, retail, hotels, the arts/museum district, downtown Main Street, and the nearby 1.5 mile Riverwalk Park which features a gorgeous walking path spanning the waterfront of downtown Bradenton; this is a premium location opportunity for your business or medical practice.

Sublease opportunity available with just under 7 years remaining. Additional term could be negotiated with Landlord. Pass-Thru Expenses are \$9.20 PSF and include Real Property Taxes, Building Insurance and all Common Area Maintenance.

PROPERTY HIGHLIGHTS

- Long-term sublease opportunity directly across from Manatee Memorial Hospital
- Located in the Downtown Core along the Bradenton Riverwalk
- Near Downtown Main Street among retail, hospitality, and the arts district
- Pass-Thru Expenses are \$9.20 PSF

OFFERING SUMMARY

BUILDING SIZE:	50,216 SF
AVAILABLE SF:	2,607 SF
LOT SIZE:	4.19 Acres
YEAR BUILT:	2006
ZONING:	T-5 Urban Center
SUBMARKET:	Downtown Bradenton
TRAFFIC COUNT:	62,000

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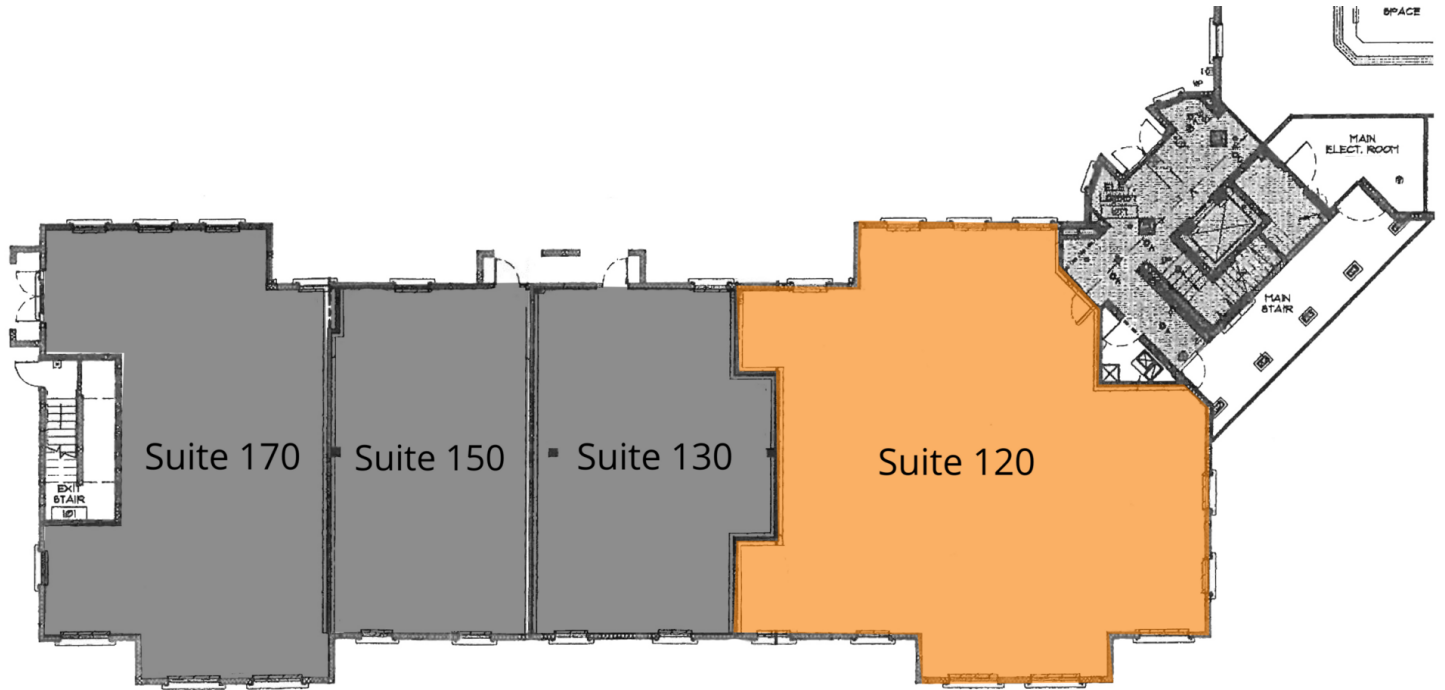
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PLANS



AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
Building 100- Suite 120	2,607 SF	NNN	\$16.00 SF/yr

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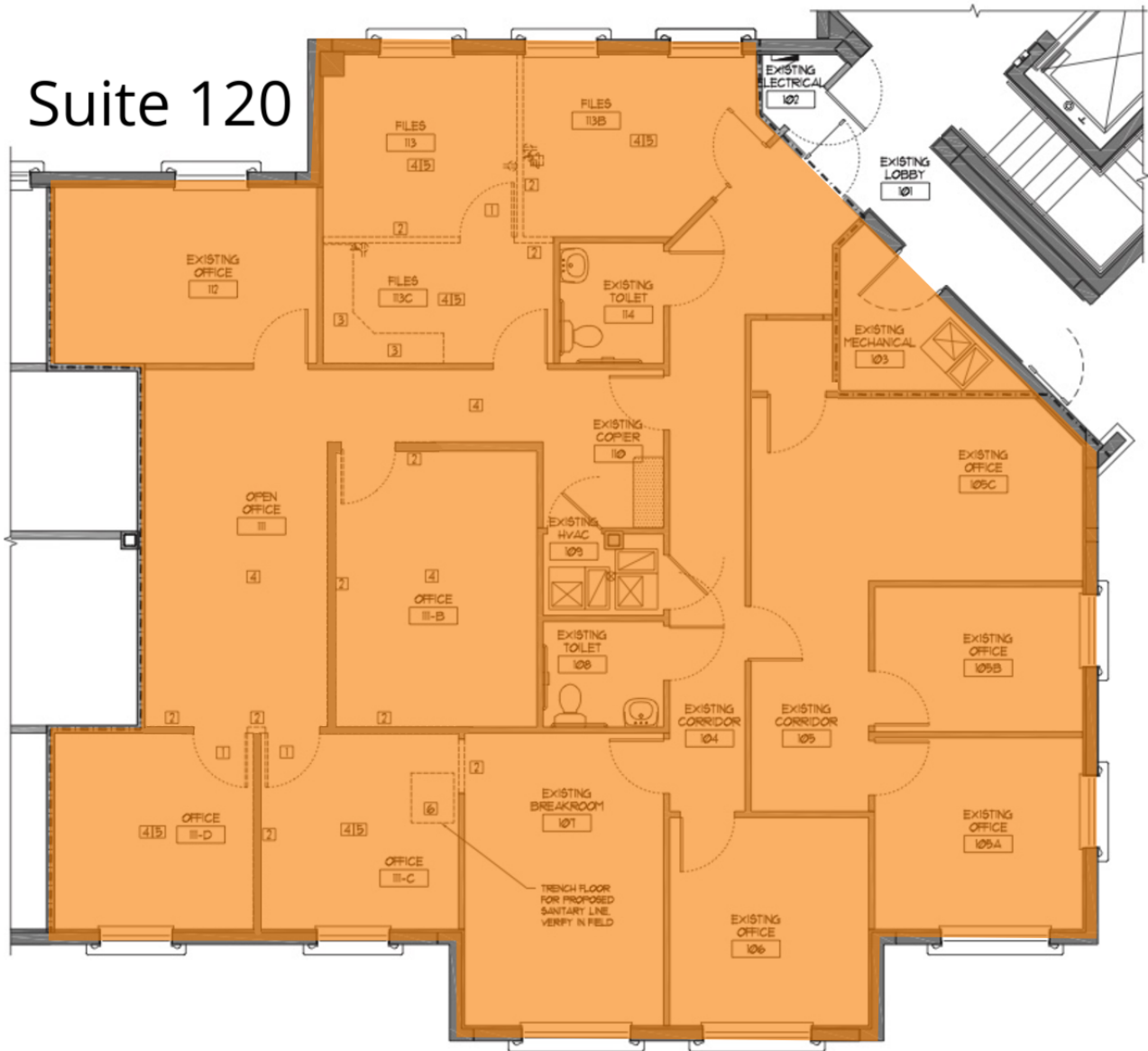
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AERIAL NORTHEAST & AERIAL WEST



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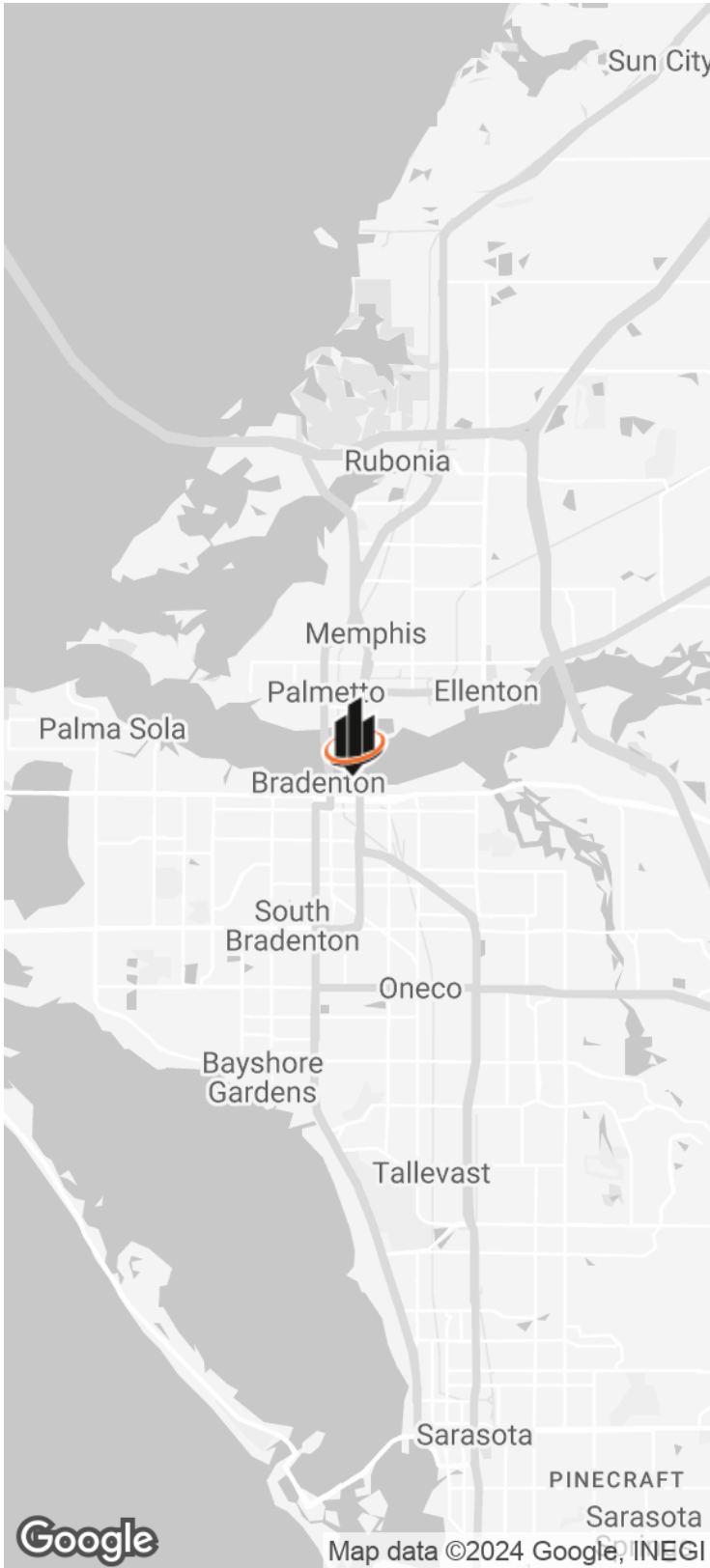
AERIAL PHOTOS



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LOCATION MAPS



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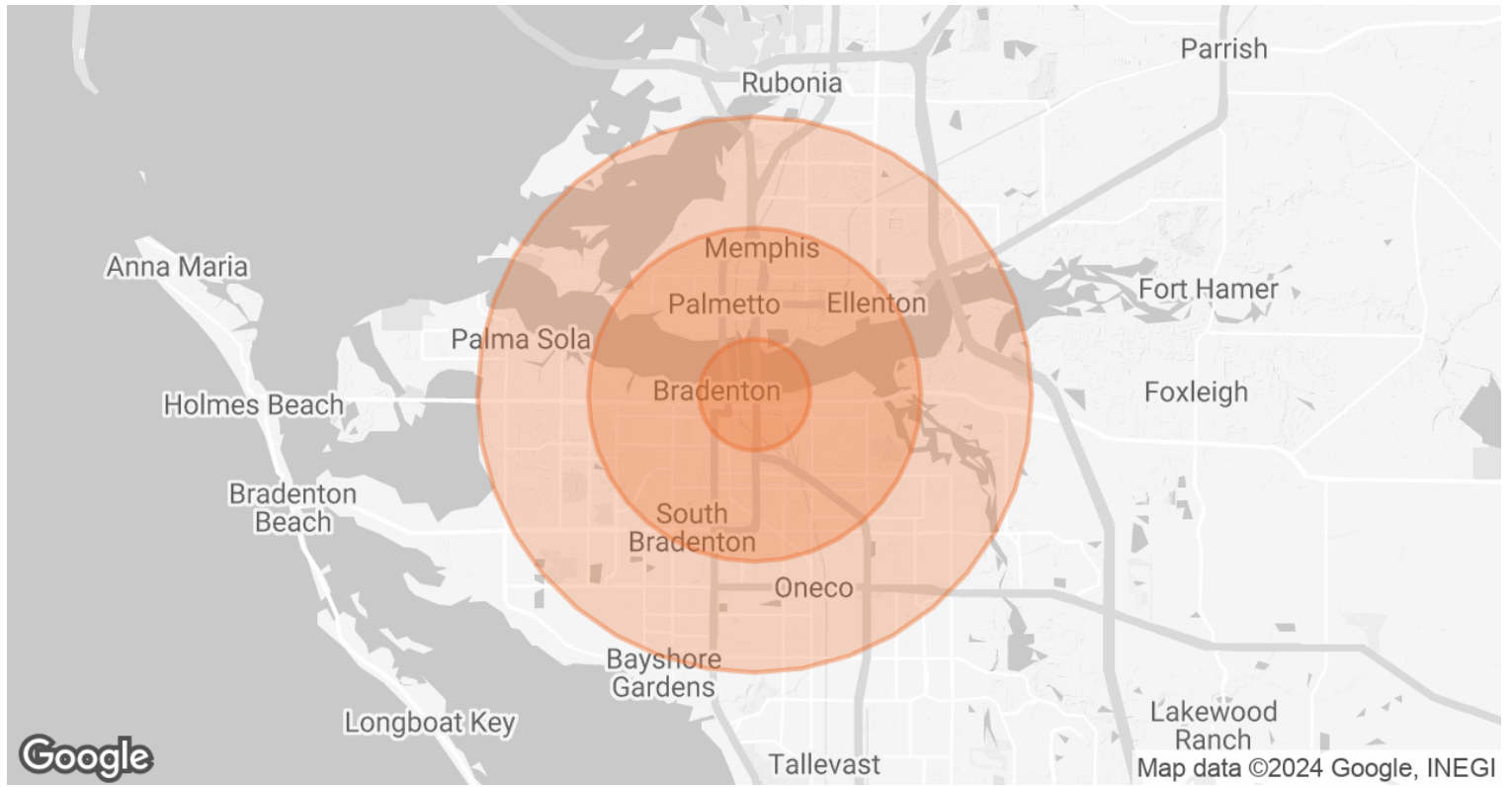
RIVERWALK DISTRICT



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,618	86,918	198,560
AVERAGE AGE	39.5	40.3	44.5
AVERAGE AGE (MALE)	35.7	39.0	42.6
AVERAGE AGE (FEMALE)	42.8	41.1	45.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,410	37,813	93,823
# OF PERSONS PER HH	1.9	2.3	2.1
AVERAGE HH INCOME	\$47,481	\$46,914	\$54,139
AVERAGE HOUSE VALUE	\$172,005	\$141,063	\$167,251

2020 American Community Survey (ACS)

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ALL ADVISOR BIOS



Tony Veldkamp, CCIM

Senior Advisor
SVN | Commercial Advisory Group

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. His primary focus is on office and industrial investment properties, and all types of vacant land for development in Manatee, Sarasota and Charlotte Counties. With over thirty years of commercial real estate experience exclusively in this area, he has numerous sales and leasing transactions with a career sales volume in excess of \$350 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group in Sarasota since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM), 2016 President of the Commercial Investment Division of RASM, and 2023 President of the RASM Realtor® Charitable Foundation. He is also a Florida Realtors® Board Member and serves on their Public Policy Committee, Florida CCIM Committee Chair, and will be Chair of the Florida Realtors® Commercial Alliance in 2025.

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Matt Fenske

Senior Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over \$100 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the Alpha Tau Omega National Leadership Development Fraternity and completed numerous internships at high-end private golf courses across the United States.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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