

LEASE

Pointe West Medical Center

2301 60TH STREET COURT WEST

Bradenton, FL 34209

PRESENTED BY:

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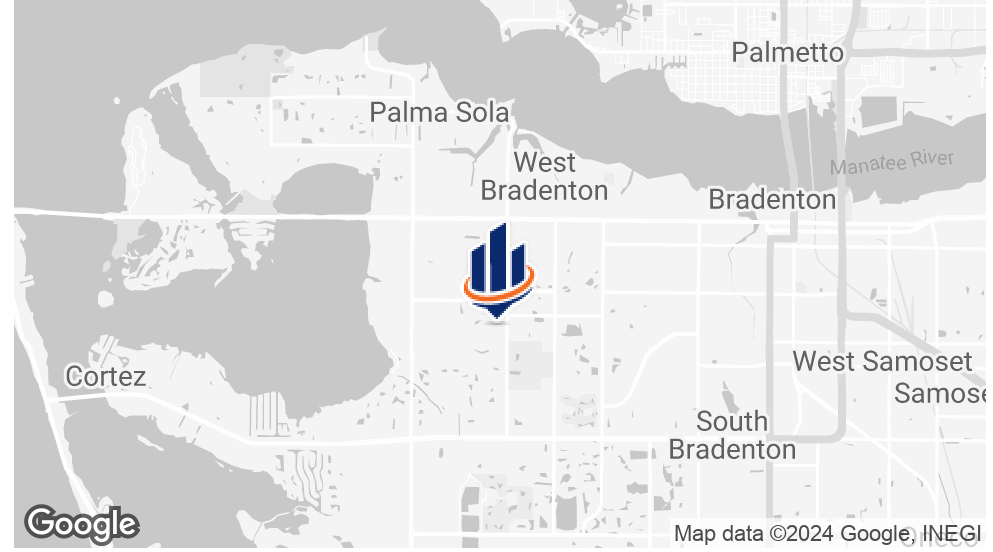
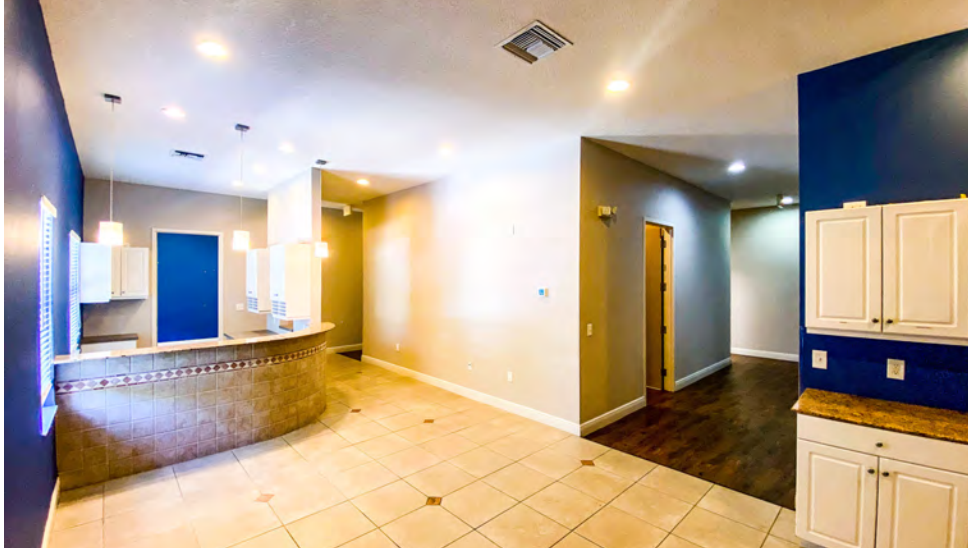
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PROPERTY SUMMARY



LEASE RATE	\$15.60 SF/YR
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OFFERING SUMMARY

BUILDING SIZE:	9,680 SF
AVAILABLE SF:	3,000 SF
LOT SIZE:	0.982 Acres
YEAR BUILT:	2002
ZONING:	Office

MARKET:	Bradenton- Sarasota
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PROPERTY OVERVIEW

Beautiful, clean 3,000 +/- SF Office Space on a corner lot for lease near HCA Florida Blake Hospital. Located by G.T. Bray Park and just off 59th Street West between Manatee Avenue West and Cortez Road. This location is perfect for a medical or professional tenant wanting quick and easy access to west Bradenton and the gulf beach communities.

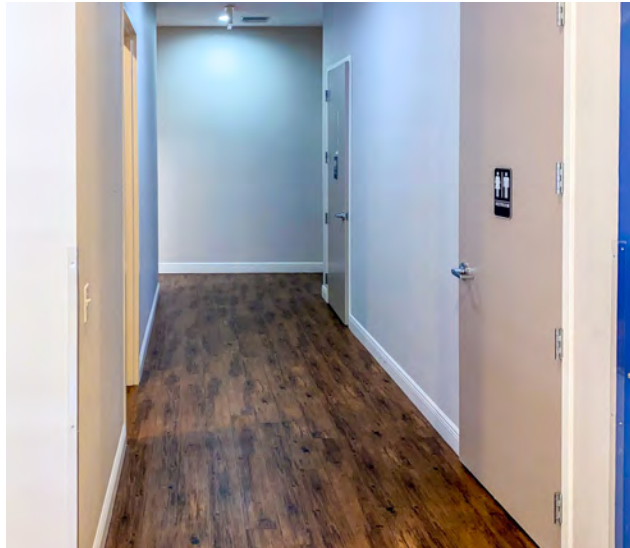
Very attractive building features beautiful landscaping with windows lining the front for natural light. The available space boasts a built in reception area with wrap around desk, two restrooms, kitchen, as well multiple offices/exam rooms and a large conference room.

Available space on pylon signage and ample shared parking available. Join the many current medical and professional tenants in this Blake Hospital District today!

PROPERTY HIGHLIGHTS

- Situated among numerous other medical offices, just minutes from Blake Medical Center!
- Easy access from 59th Street West in densely populated West Bradenton
- 3,000 +/- sf available for immediate occupancy
- Pass Thru expenses are only \$7.98 per square foot

INTERIOR PHOTOS



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EXTERIOR PHOTOS



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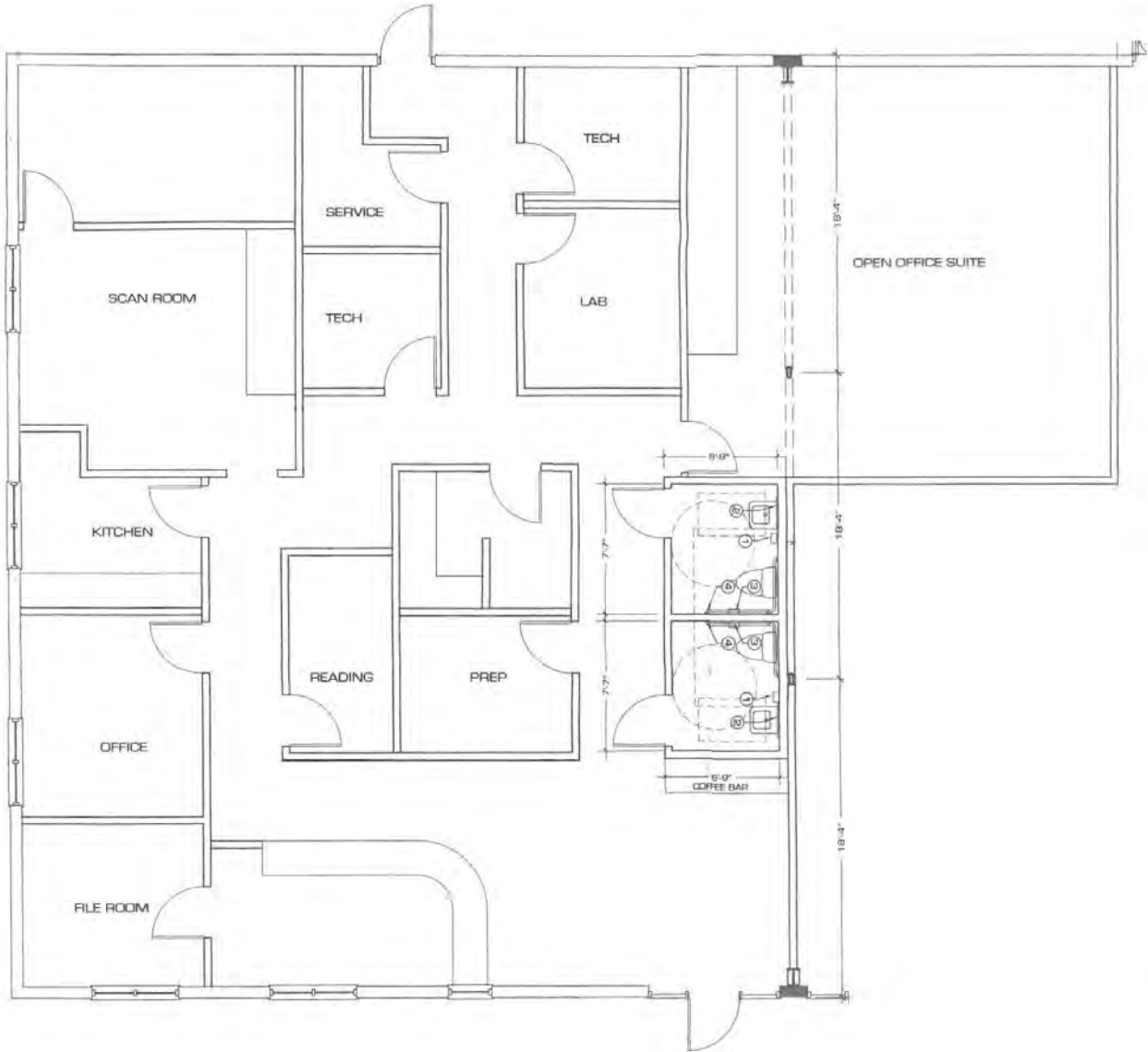
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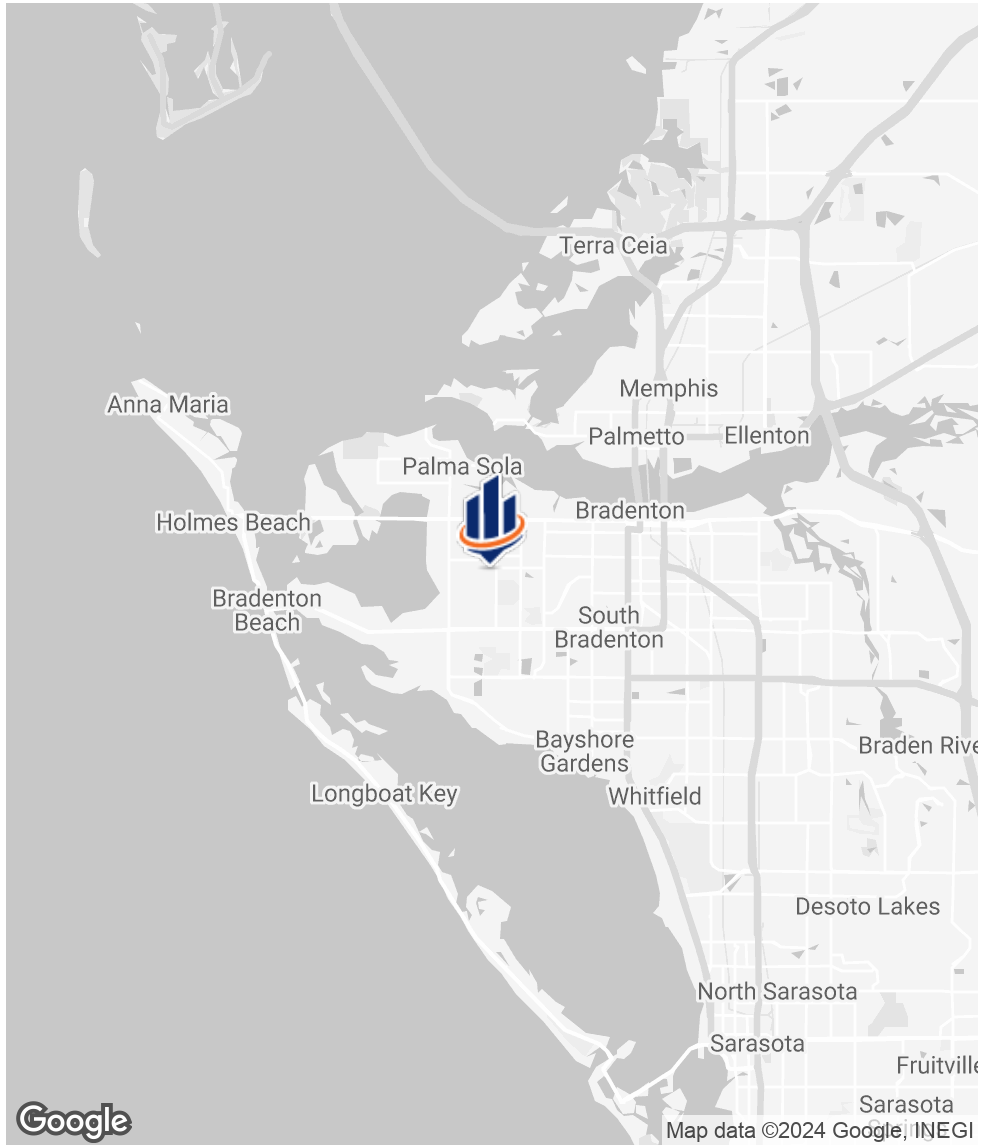
FLOORPLAN



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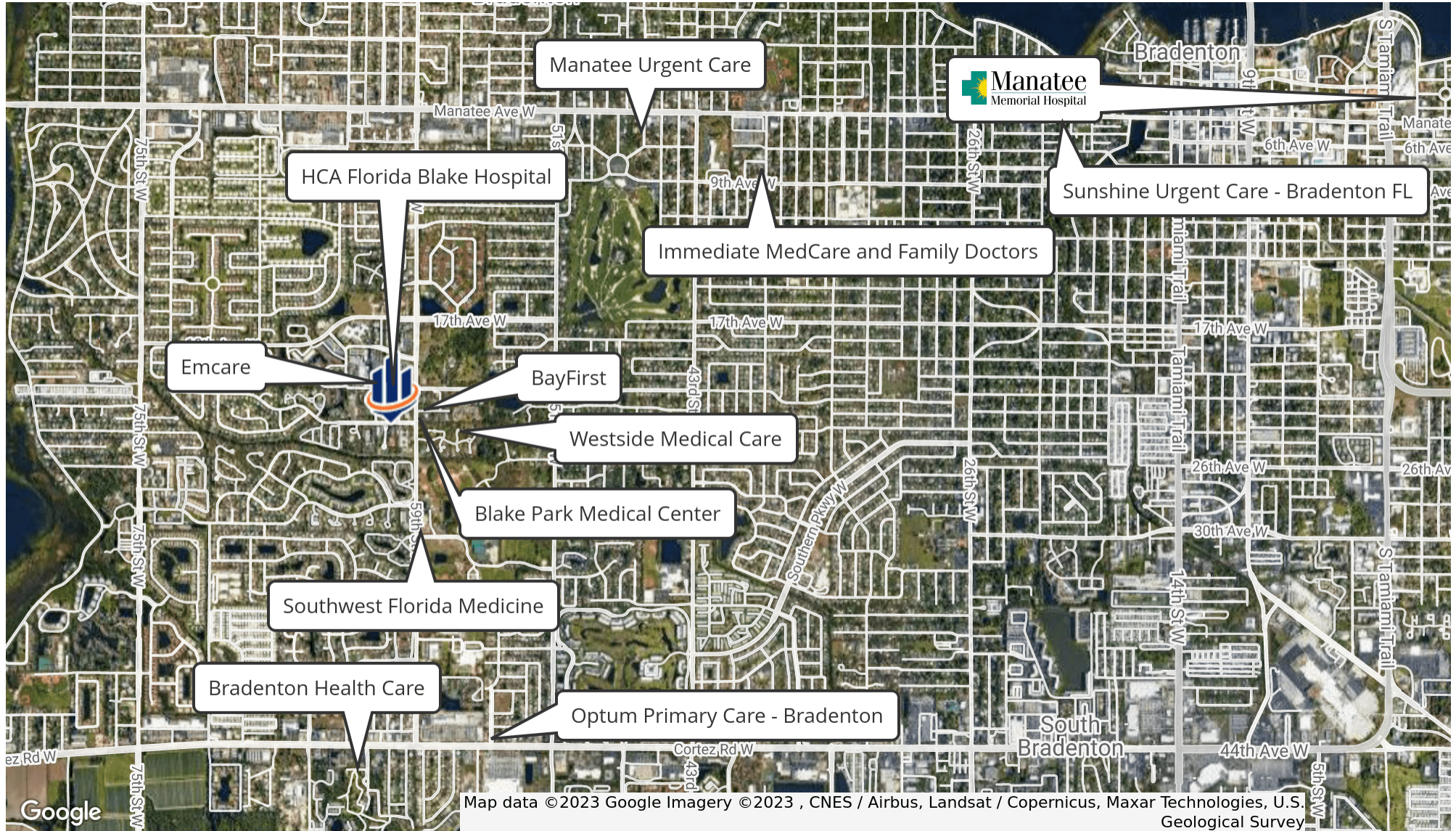
LOCATION MAPS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

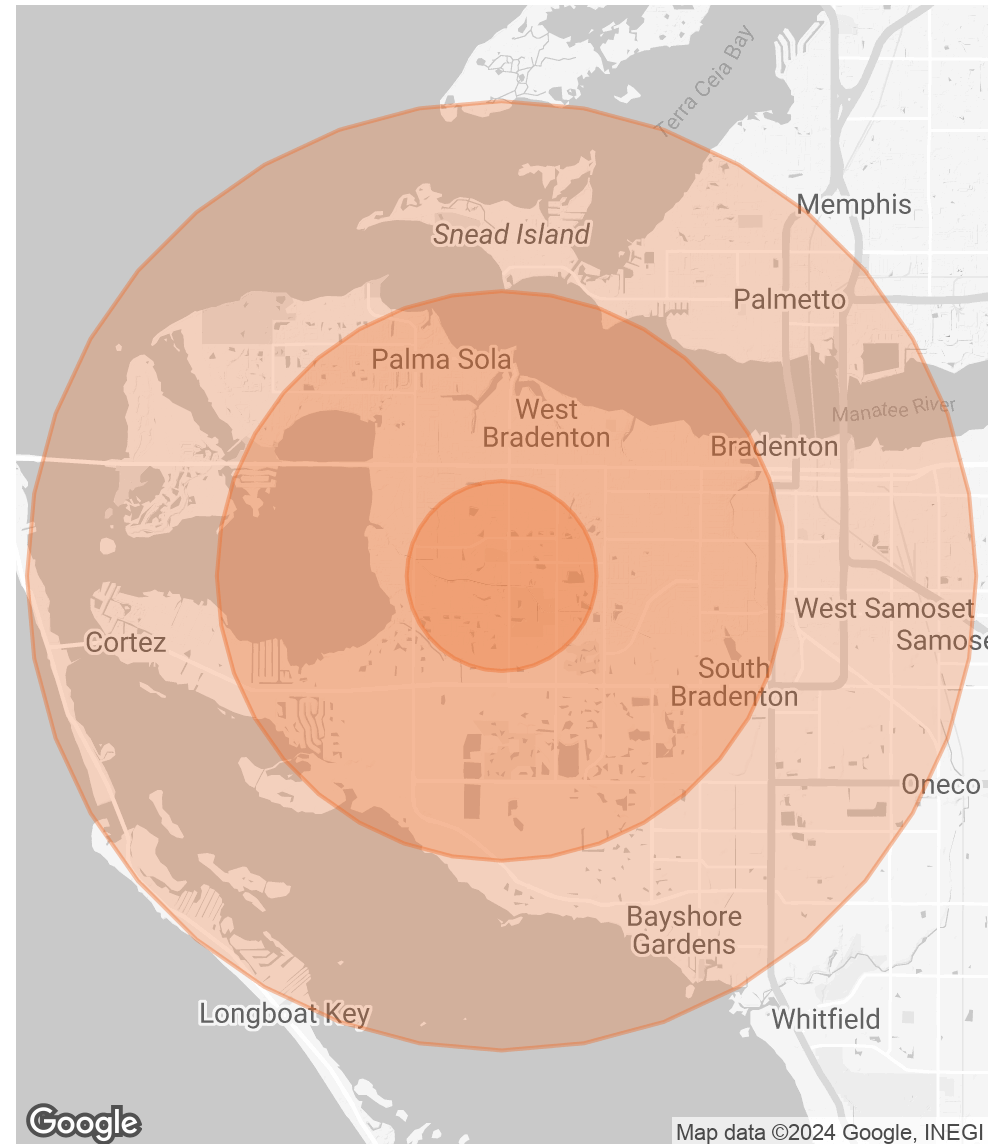
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,569	66,529	141,038
AVERAGE AGE	58.9	47.7	46.3
AVERAGE AGE (MALE)	55.7	45.6	44.6
AVERAGE AGE (FEMALE)	60.6	49.1	47.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,540	29,293	61,568
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$56,528	\$61,950	\$56,254
AVERAGE HOUSE VALUE	\$239,546	\$263,987	\$234,876

* Demographic data derived from 2020 ACS - US Census



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ALL ADVISOR BIOS



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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 \$300 Million.

Prior to joining SVN, Tony served as a 12-year veteran Commercial Broker for Michael Saunders & Company in Sarasota. He specialized in land and development, but also handled office and industrial buildings, retail, and apartment complexes. Previous to that he served as a Land Broker for Brown Real Estate in Bradenton, Florida, but he began his real estate career here on the Sun Coast as a real estate appraiser.

Tony will be the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM). In 2016 he was President of the Commercial Investment Division of RASM, and he also won the 2016 Commercial Realtor® of the Year awarded by them. RASM has also awarded him the Presidents Award in 2019, and Distinguished Service Award in 2020. He is recognized annually by SVN International as a top ranking producer nationwide winning the Achiever Award, President's Award, and the coveted Partner's Circle Award. In 2018 he was ranked #1 in the State of Florida and #8 in the World with SVN.



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Matt Fenske

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 \$80 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.

Matt grew up in New Hampshire, before moving to Bradenton over ten years ago. Matt currently resides in Bradenton and enjoys playing golf and spending time on the water.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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