

SALE

Southwest Florida NNN Multi-Tenant Office Investment Opportunity

4730 STATE ROAD 64

Bradenton, FL 34208

PRESENTED BY:

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PROPERTY SUMMARY



SALE PRICE	\$5,250,000
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OFFERING SUMMARY

BUILDING SIZE:	27,390 SF
LOT SIZE:	2.31 Acres
PRICE / SF:	\$191.68
CAP RATE:	6.8%
NOI:	\$355,485.00

PROPERTY HIGHLIGHTS

- Beautiful, well-maintained NNN Office Investment.
- Very low vacancy rates in the area.
- Below market rents and CAM, allow value-add opportunity.
- High traffic, high visibility area.
- Close to I-75 and Lakewood Ranch.
- Great tenant mix high value income
- Large Pylon Signage on SR 64

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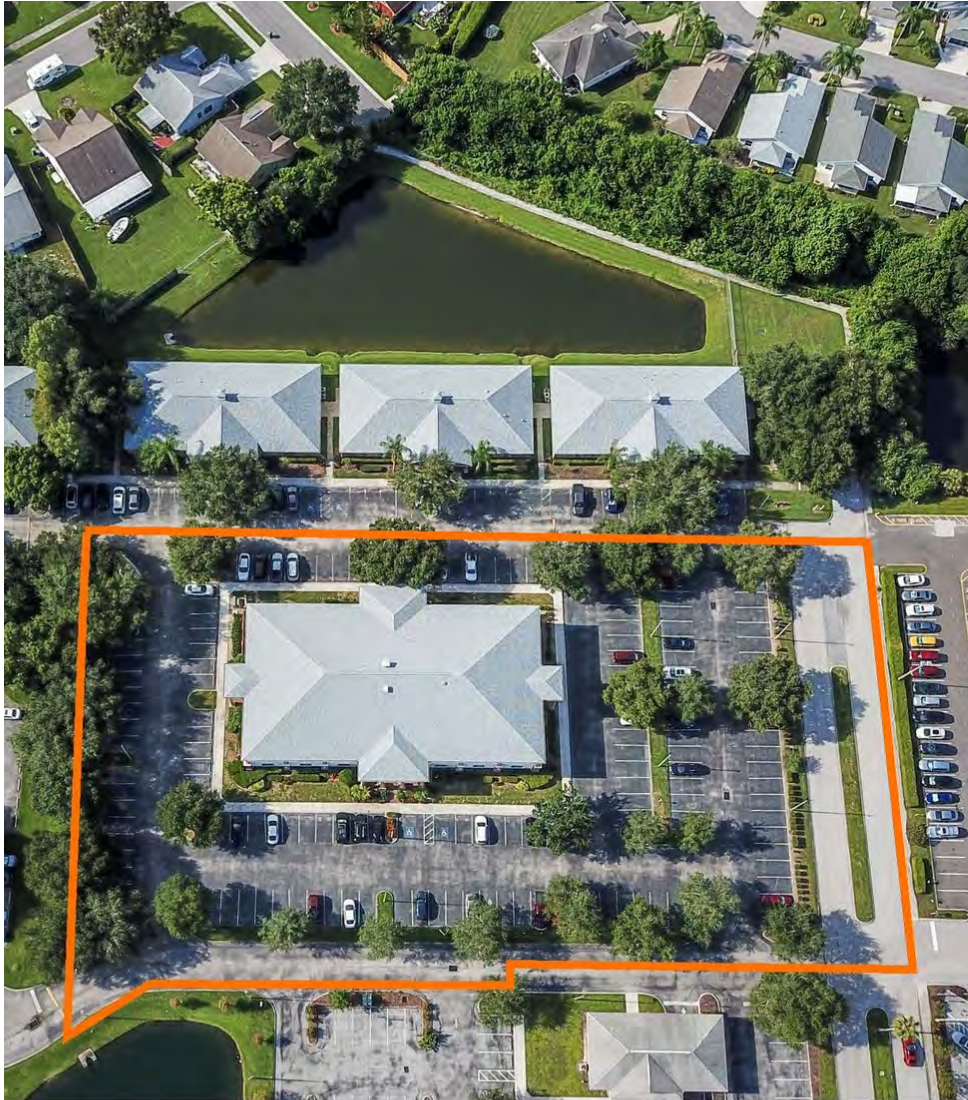
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PROPERTY DESCRIPTION



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Braden River Business Center is a beautiful, well maintained, Income Producing multi-tenant office building available for purchase. Located on the high-traffic and high-visibility SR 64 corridor just west of I-75. Below market rents and CAM allow for increases over time making this a value-add opportunity. Part of a 8-building office complex with Owners Association that has replacement reserves for exterior maintenance and replacement.

This building is located in the front of the Braden River Office park, behind Culver's Restaurant and in front of other occupied office buildings. This business center overlooks a small lake with fountain, drawing attention from SR 64.

Being 27,000+ SF with six tenants, this two story office building has ample space for multi-tenant occupancy with reduced risk. With beautiful large columns in the front of the building, ample parking spaces, and well-maintained landscaping, this is a beautiful setting for any professional or medical office tenant.

LOCATION DESCRIPTION

Excellent SR 64 location just west of I-75 and Lakewood Ranch. Site has high traffic and visibility with easy access to downtown Bradenton and Lakewood Ranch, as well as points to the north (Tampa & Saint Petersburg) and Sarasota to the south via I-75. Adjacent to the popular Braden River retail plaza that has Tractor Supply, Applebees, Outback and Geckos restaurant among others.

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RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END	COMMENTS
A	Good Medicine	3,309 SF	\$15.76	\$52,140.36	8/1/2020	8/1/2025	3% Ann Inc, One 5-yr Renewal Option
A-2	Opticall, Inc	3,540 SF	\$15.38	\$54,445.20	6/1/2022	5/31/27	3% Ann Inc
B	Patient's First Home Care	3,132 SF	\$15.45	\$48,389.40	1/5/2023	3/31/2028	3% Ann Inc, One 3-yr Renewal Option
C	Med Tel Communications	3,714 SF	\$14.75	\$54,781.50	1/1/2023	12/31/2027	\$0.50 psf Ann Inc, One 5-yr Renewal Option
200	Jon M. Waage Trustee	9,415 SF	\$14.71	\$138,494.65	12/1/2010	11/30/2026	2.5% Ann Inc
201	CareSouth HHA Holdings	4,280 SF	\$17.39	\$74,429.20	3/1/2019	2/28/2029	3% Ann Inc

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TENANT PROFILES



SUITE A- GOOD MEDICINE

Good Medicine exists to be the conduit for better health and wellness for those that they serve. They work to identify unearthed dysfunction and to align with necessary lifestyle modifications to restore their clients body to its innate and proper function.

Good Medicine works on addressing areas of concern with empathy and customizing treatment plans to restore proper body function. They seek to treat Cardiovascular + Neurovascular Problems, Digestive Complaints and Nutrition Deficiencies, Family Planning, Head and Neck Wellness, Hormonal Imbalance, Inflammatory Problems, Mental Health, Metabolic Concerns, Skin Complaints, and Thyroid Complaints.

SUITE A-2- OPTICALL, INC

Established in 2002, Opticall offers a customer facing service for medical practices offering elective procedures.

Their services include a First Contact Phone Answering Program, a Patient Recovery Program to identify due or overdue patients, Web Lead Response, and Employee Phone Training.

According to Opticall, within the first 30 seconds of an initial phone call, patients make a decision of whether to proceed with that practice or look elsewhere and 65% of patients do not book with the first practice they contact. Therefore, Opticall seeks to provide the ultimate customer service experience for your future patients.



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TENANT PROFILES



SUITE B- PATIENTS FIRST HOME CARE

Patients First Home Care is a Home Health Care Team that was established as a way to meet the growing need for dependable in-home patient care on Florida's West Coast. They offer customized in-home health care services that physicians and their patients can count on.

Services provided by Patients First Home Care include Skilled nursing care, Medical social worker services, Therapy services, Post-hospitalization care, and Home health aids to assist with a variety of different home tasks.

The primary goal of Patients First is to create positive outcomes for patients.



SUITE C- MED TEL COMMUNICATIONS

Headquartered out of the Braden River Business Center with satellite offices around the country, Medtel Communications provides telecommunications equipment, converged communications platforms, and software solutions.

Medtel Communications is a pioneer in the telecommunications industry that seeks to make communications seamless by bringing everything and everyone together- creating the connections that organizations need to stay ahead, and giving businesses a tangible advantage.

As a company, they are committed to helping businesses adapt to ever-changing workplace demands for communication and collaboration by providing extremely reliable, easy-to-use products and software applications.

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**JON M. WAAGE
STANDING CHAPTER 13 TRUSTEE**



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SUITE 200- JON M. WAAGE TRUSTEE

The office of Jon M. Waage, standing Chapter 13 trustee for the middle district of Florida. They Administer Chapter 13 bankruptcy cases in the Tampa and Fort Myers Divisions.

Matters are heard before the judge and Jon M. Waage Trustee administers the Bankruptcy case under the supervision of the United States Trustee and acts as a clearinghouse, to receive and disperse funds exactly as prescribed by the orders of the court.

SUITE 201- CARE SOUTH HHA HOLDINGS

At enhabit Home Health & Hospice, patients are the number- one priority. They seek to deliver high- quality compassionate Through advanced technologies, enhanced clinical collaboration and superior patient- focused care, they help patients achieve their specific health care goals at home.

enhabit is driving the home health industry towards A Better Way to Care. They believe in being people focused, operating with Integrity, building meaningful connections with compassion, working with excellence, operating with team work, and providing transparent and respectful communications.

ADDITIONAL PHOTOS



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AERIAL NORTHWEST



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AERIAL NORTHEAST



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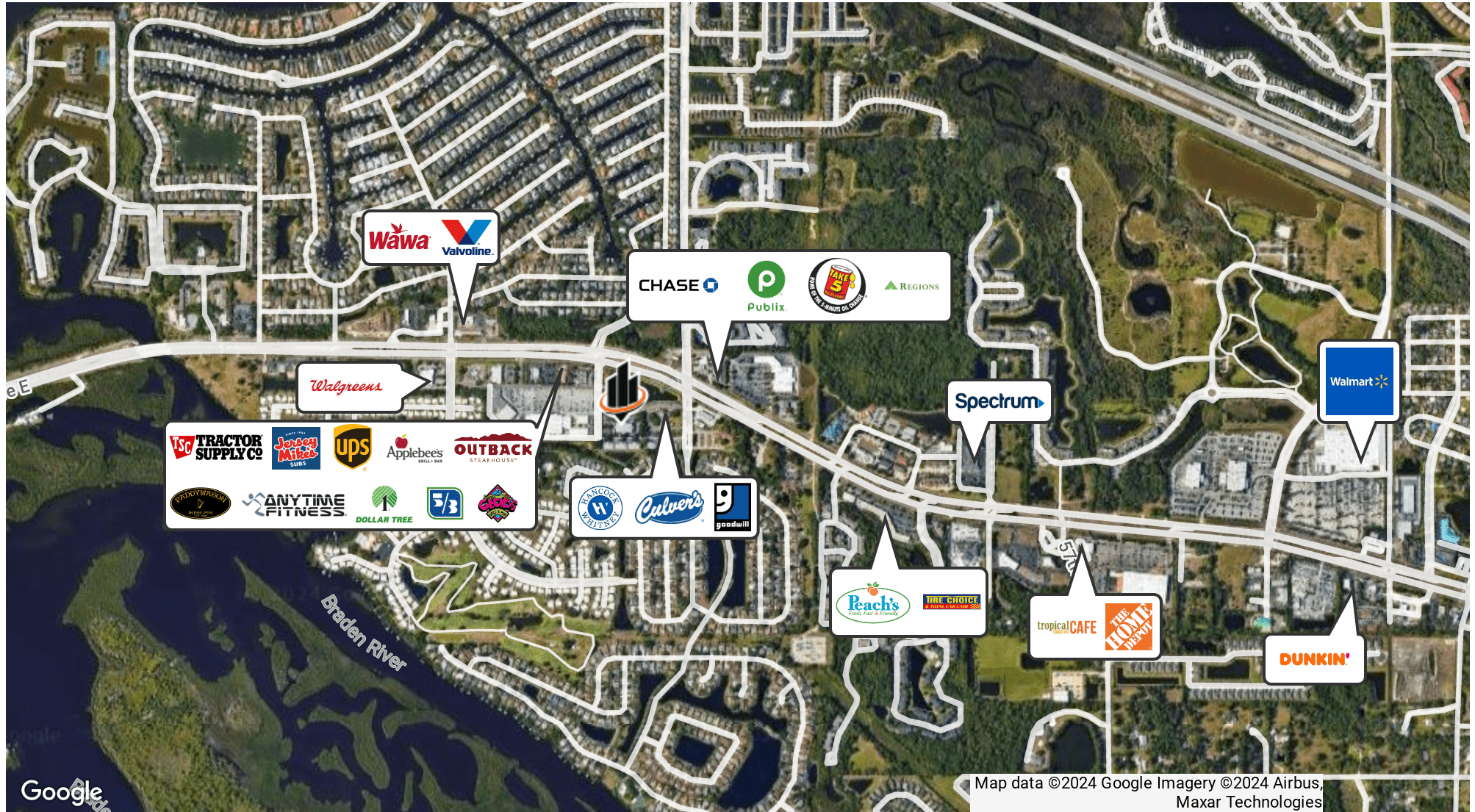
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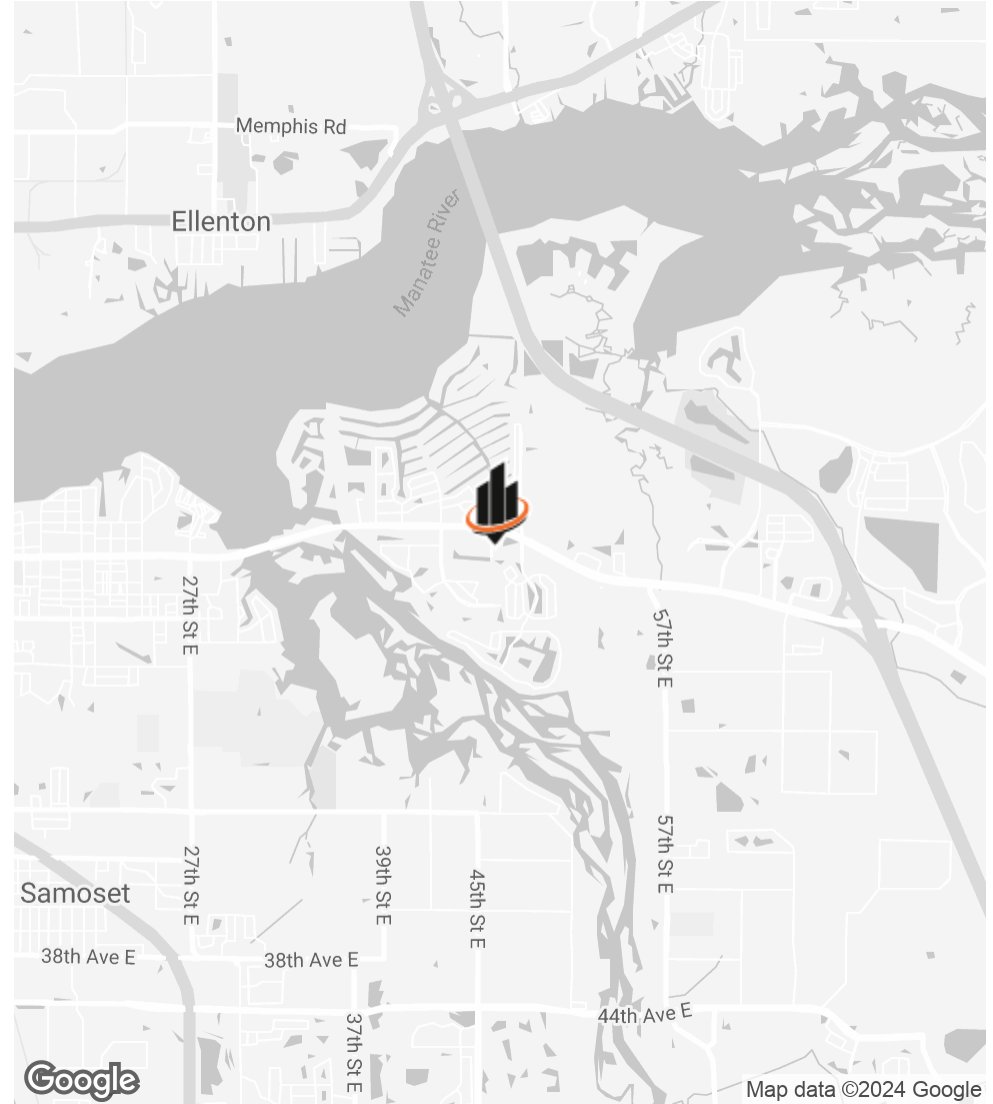
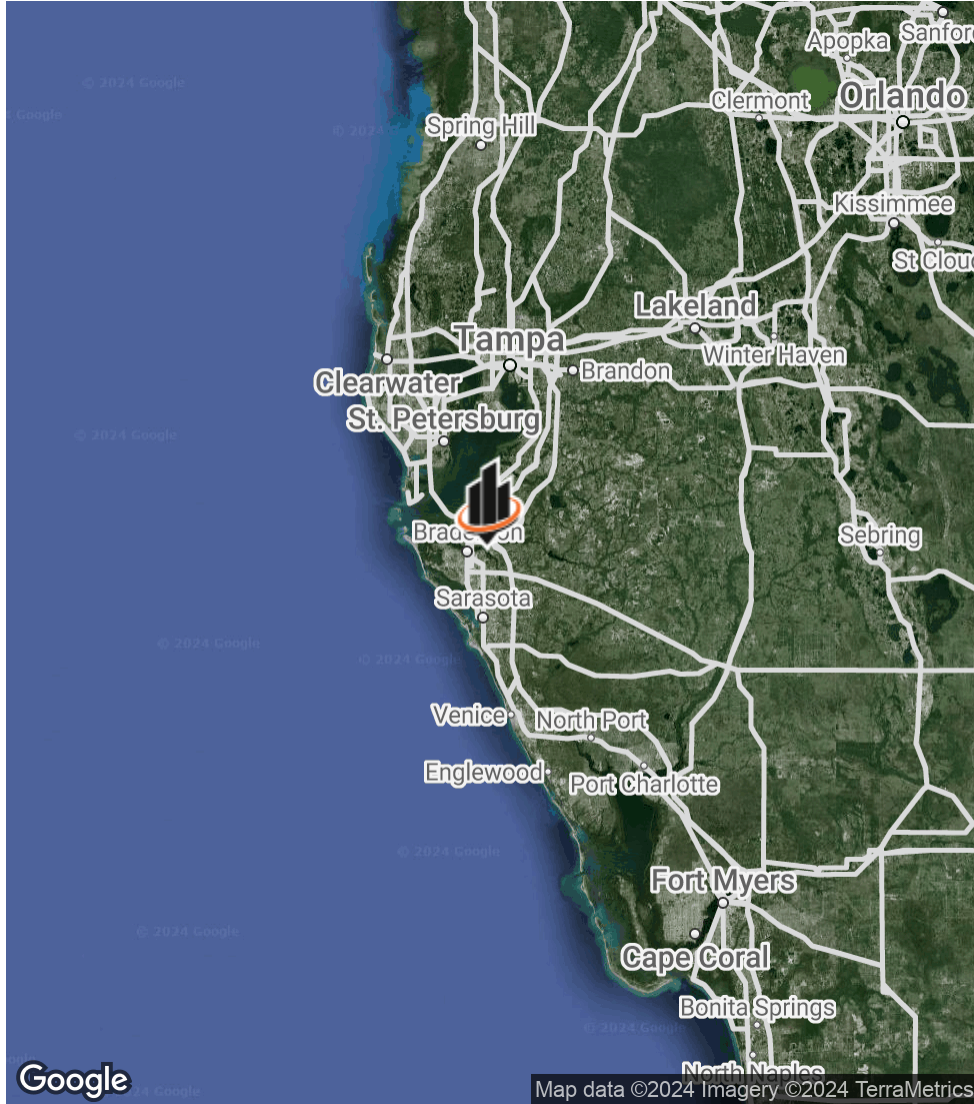
RETAILER MAP



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

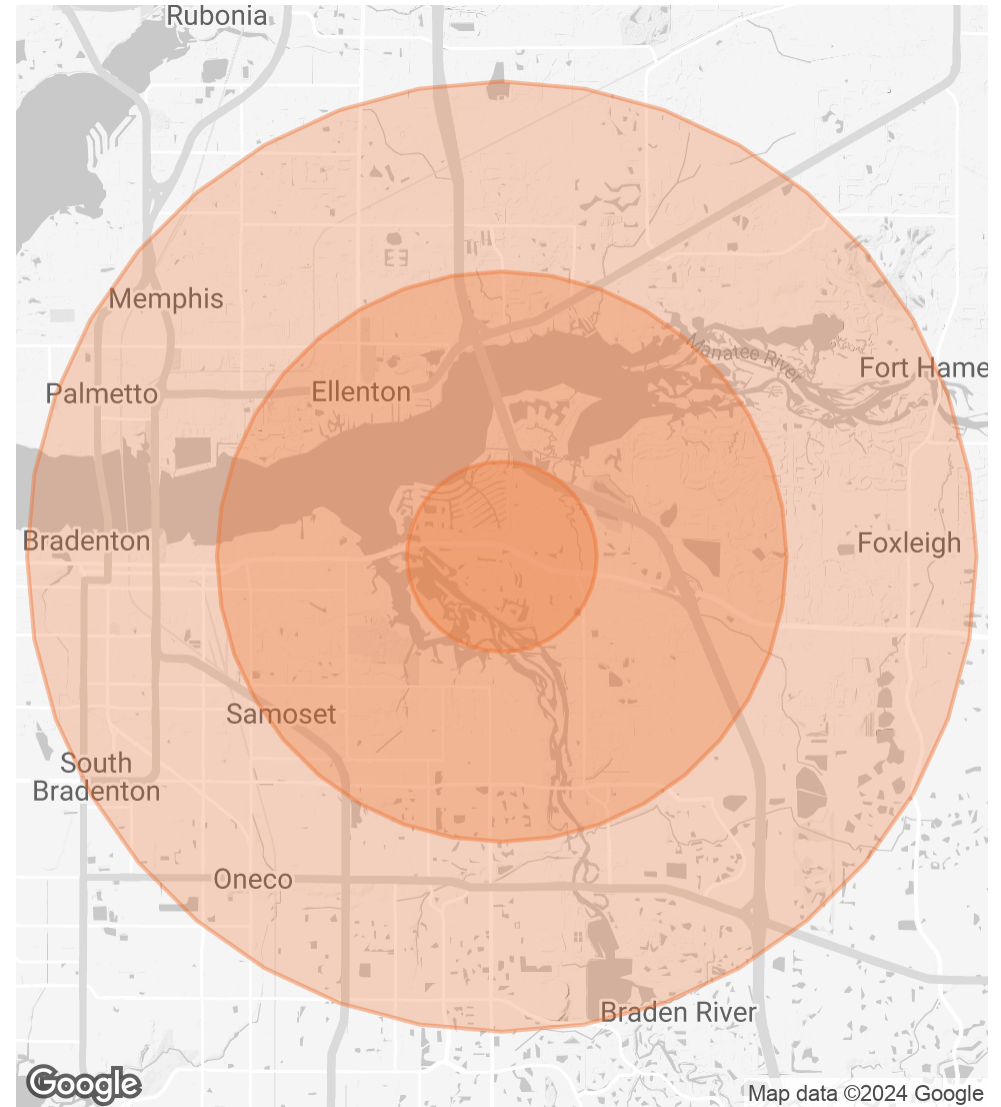
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,650	37,536	112,806
AVERAGE AGE	45.2	40.3	41.3
AVERAGE AGE (MALE)	45.8	39.6	40.4
AVERAGE AGE (FEMALE)	47.3	42.7	43.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,084	14,539	42,677
# OF PERSONS PER HH	2.2	2.6	2.6
AVERAGE HH INCOME	\$56,462	\$59,211	\$57,417
AVERAGE HOUSE VALUE	\$410,930	\$305,491	\$249,901

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.

Awards & Accolades include 2016 Commercial Realtor® of the Year, President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including

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Matt Fenske

Senior Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as a Senior 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.

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

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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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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