



LEASE

Freestanding Office Building For Lease

3701 CORTEZ ROAD WEST

Bradenton, FL 34210

PRESENTED BY:

TONY VELDKAMP, CCIM

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FL #BK576074

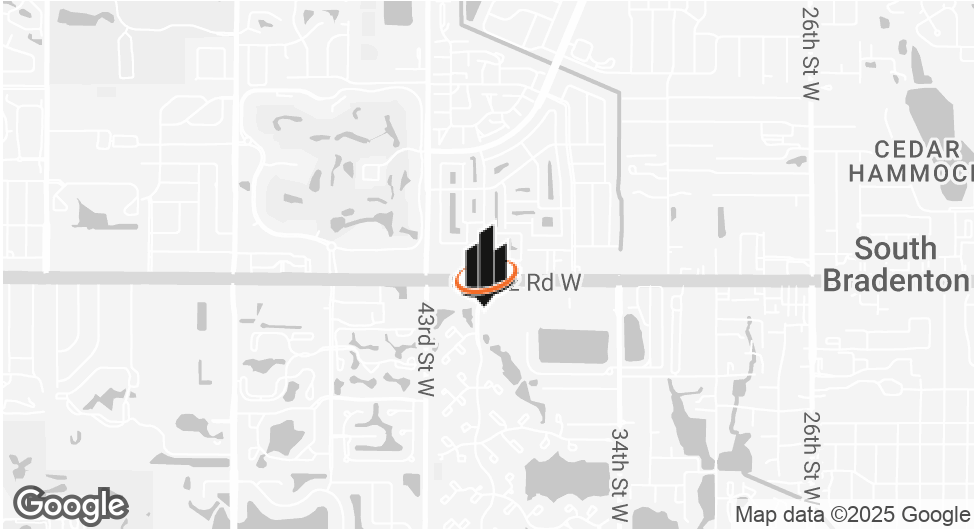
MATT FENSKE

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PROPERTY SUMMARY



LEASE RATE	\$14.50 SF/YR
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OFFERING SUMMARY

AVAILABLE SF:	6,684 SF
LOT SIZE:	1.04 Acres
ZONING:	PD-C
MARKET:	Bradenton
SUBMARKET:	Cortez Road Corridor
TRAFFIC COUNT:	30,500

PROPERTY HIGHLIGHTS

- Large Freestanding Office Building
- Mix of Open Collaborative Work Spaces and Offices
- Wooded and peaceful setting, yet in the center of everything
- Great Southwest Florida Location
- Traffic Count of 30,500 AADT on Cortez Road
- Walkable restaurants and retail shops
- Pass-through Expenses of CAM, Building Insurance, and Real Estate Taxes Estimated at \$8.54 PSF
- Also available for sale at \$1,175,000

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PROPERTY DESCRIPTION



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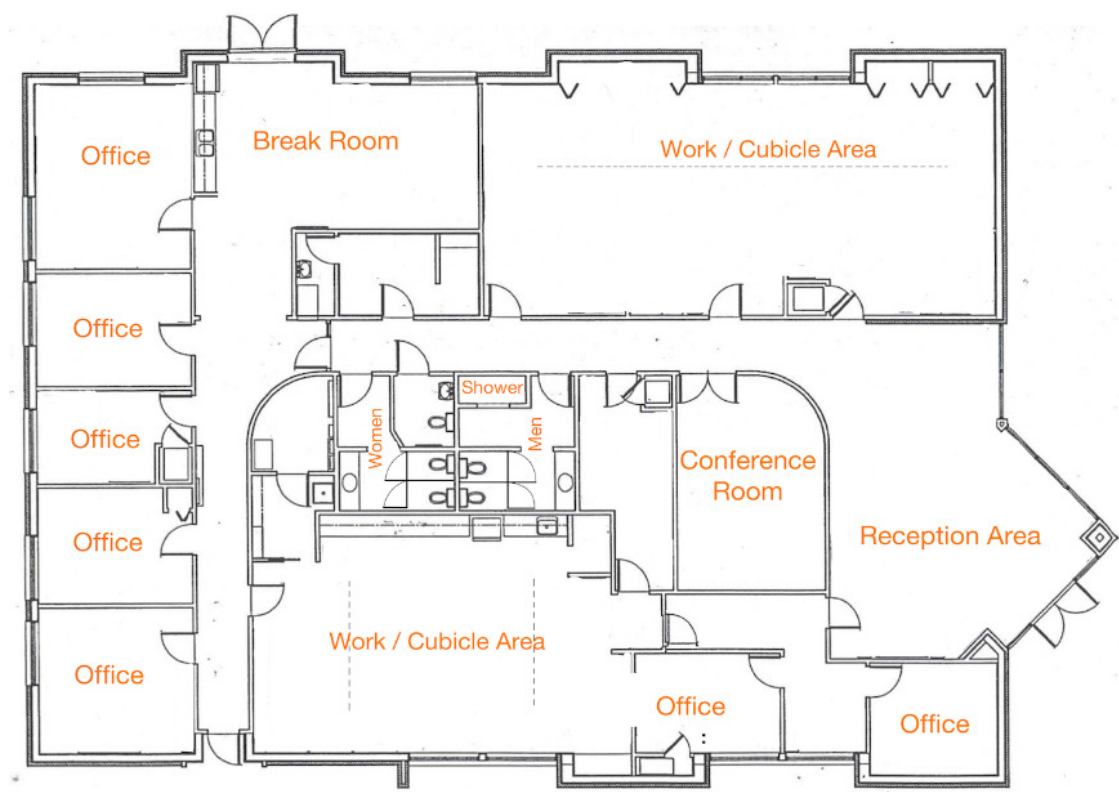
Beautiful Freestanding Office Building for Lease! 6,684+/- Sq Ft available to a new tenant.

Enter into a spacious reception area complete with ample natural light, hints of modern flare, and white-washed brick. A circular walk through of the building allows clients to reach the desired office on either side with ease and convenience. The current lay out of the unit features seven individual offices, a large conference room, two large work areas and/or cubicle areas, and an oversized breakroom. The breakroom features ample room for seating and vast windows for natural light and a small pond view. Whether your business is interested in collaborative work spaces or room for breakout/ independent work, this building has the opportunity for both!

For employee wellness and amenities, Wildewood Springs Boulevard offers a beautiful and tranquil place to walk during breaks. Within a quick 5 minute walk are a number of restaurants and retail stores including McDonalds, Culvers, Hoppy Lobby, Applebees, Outback, and Publix.

Wildewood is a well known established park and this is your opportunity to lease a full building inside the park!

PLANS



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3701 Cortez Road West	Available	6,684 SF	NNN	\$14.50 SF/yr	Pass-through Expenses of CAM, Building Insurance, and Real Estate Taxes Estimated at \$8.54 PSF

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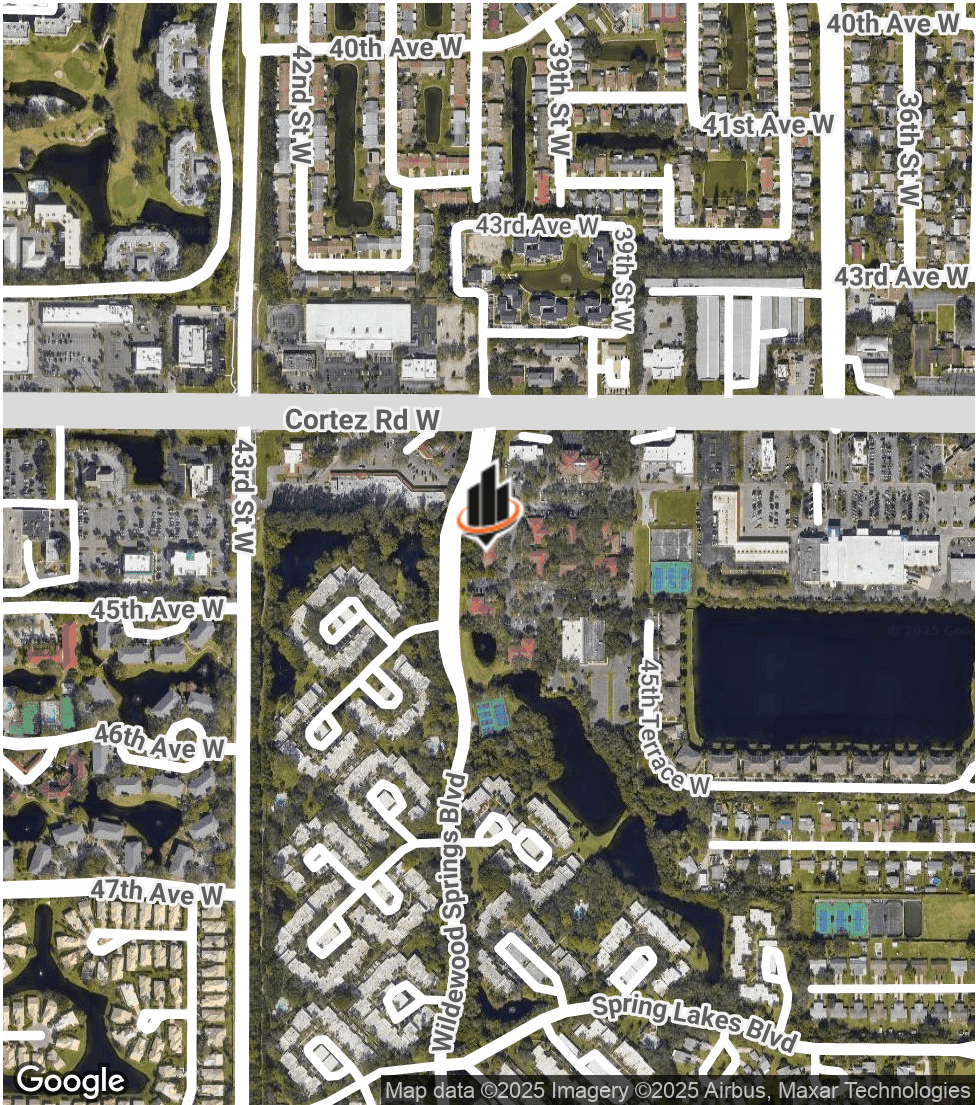
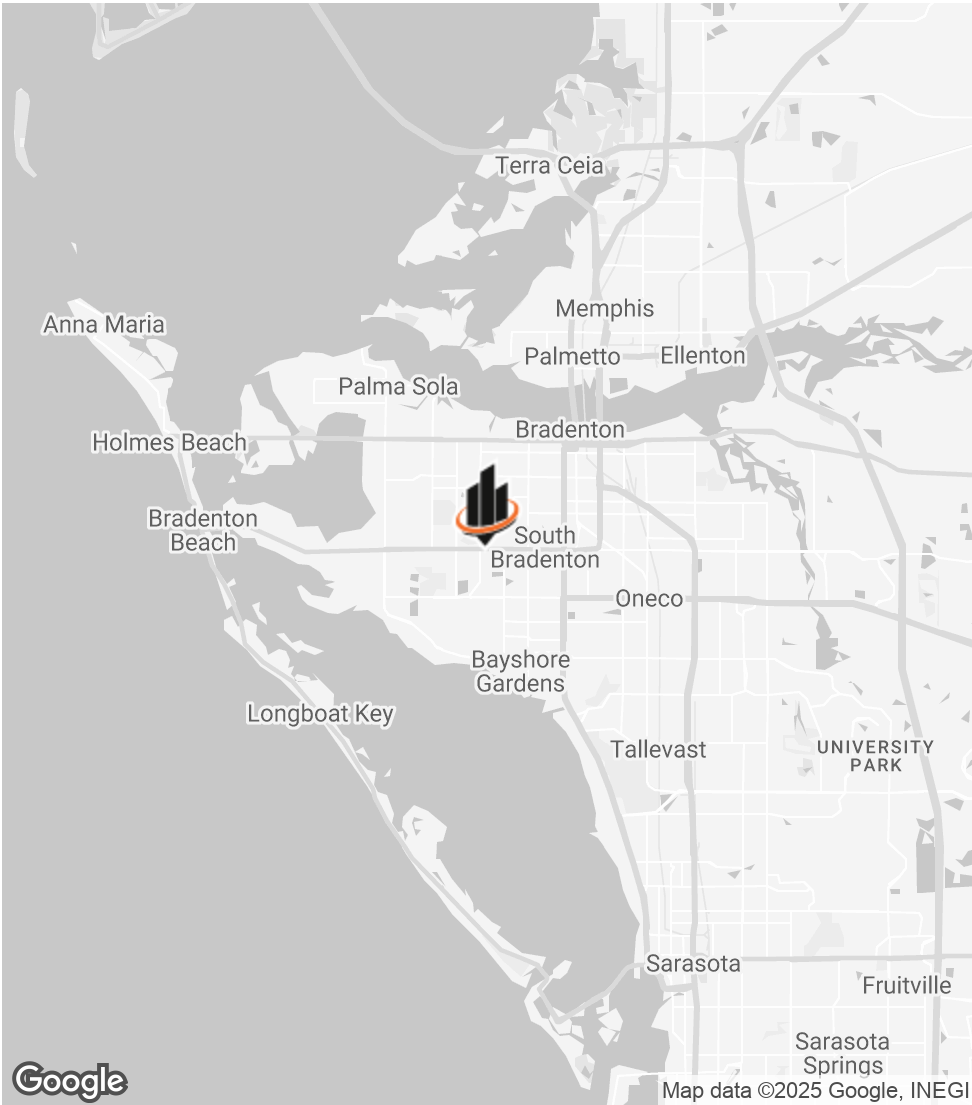
ADDITIONAL PHOTOS



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LOCATION MAP



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RETAILER MAP



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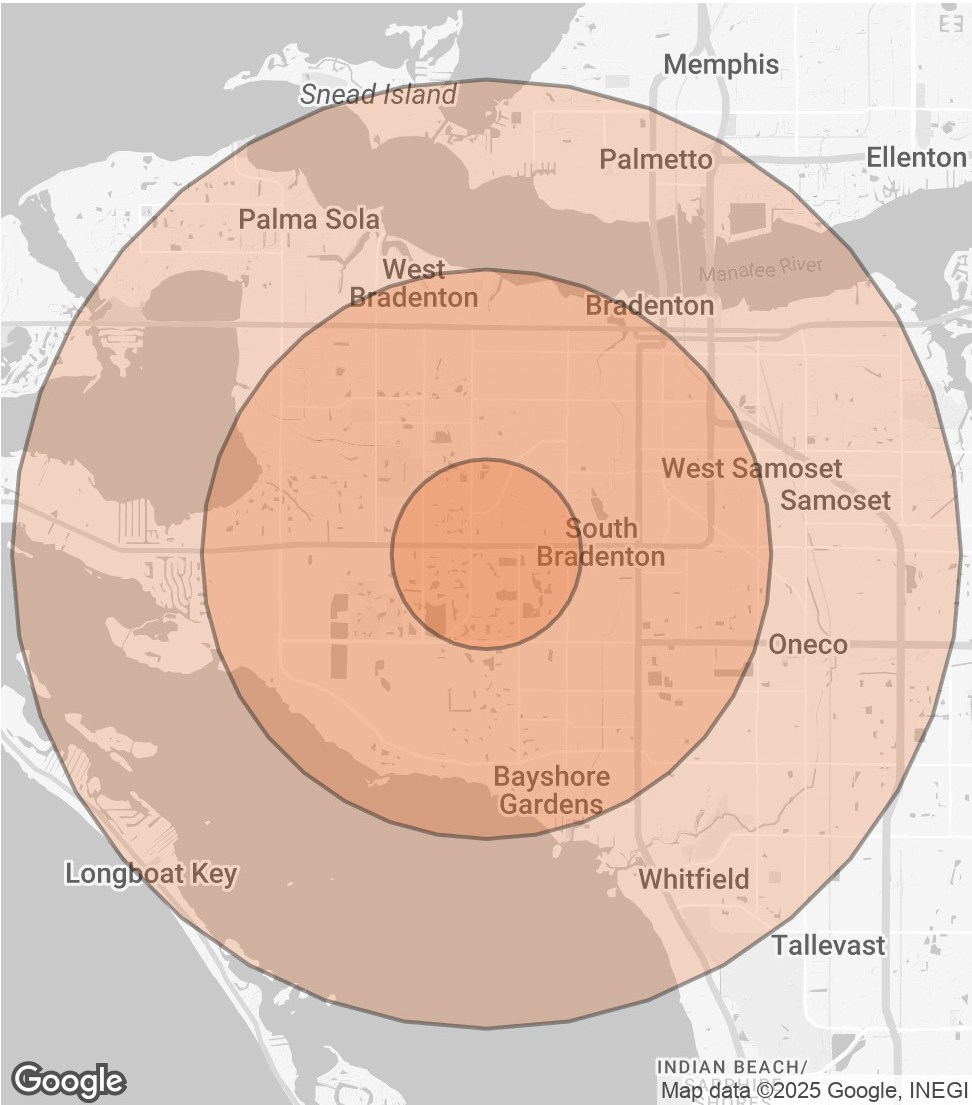
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,435	110,234	191,186
AVERAGE AGE	47	47	46
AVERAGE AGE (MALE)	46	46	45
AVERAGE AGE (FEMALE)	49	49	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,428	49,914	81,506
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$72,172	\$70,334	\$76,582
AVERAGE HOUSE VALUE	\$253,757	\$260,363	\$295,148

Demographics data derived from AlphaMap



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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 completed almost 1,000 sales and leasing transactions with a career volume in excess of \$360 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 since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the 9,000 member Realtor® Association of Sarasota and Manatee (RASM), the 2023 President of the RASM Realtor® Charitable Foundation, and the 2016 President of the Commercial Investment Division of RASM. He is also a Florida Realtors® Board Member and serves as the 2025 Chair of their Commercial Alliance and will be the 2026 Chair of their Public Policy Committee. He is the Legislative Chair for Florida CCIM.

Awards & Accolades include being the 2024 Realtor® of the Year, 2016 Commercial Realtor® of the Year, he received the 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 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.



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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 \$140 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 PGA Golf Management program and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton nearly 20 years ago. Matt currently resides in Sarasota 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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