

3639

LEASE

Wildewood Professional Park

3639 CORTEZ ROAD

Bradenton, FL 34210

PRESENTED BY:

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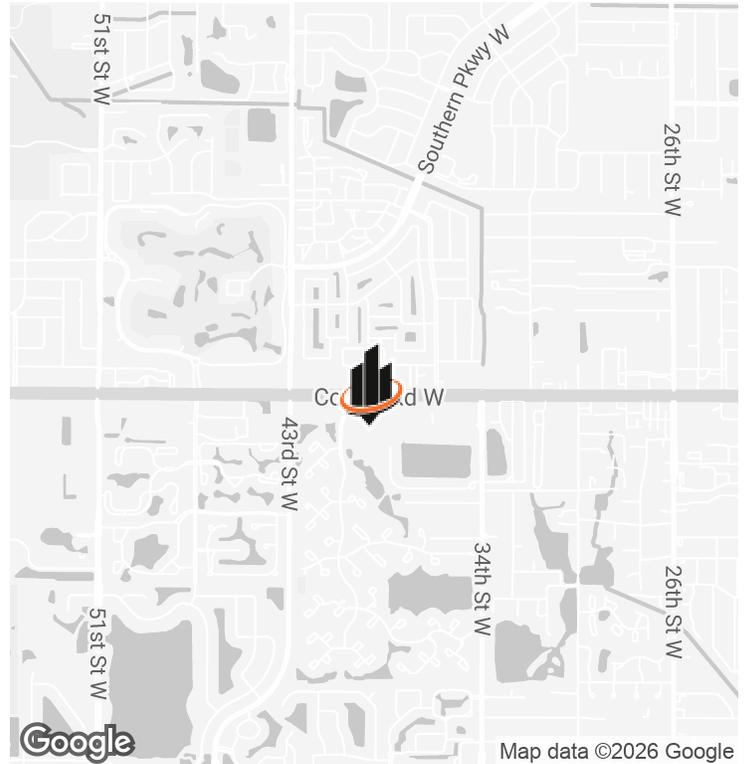
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PROPERTY SUMMARY



LEASE RATE	\$500 - 4,450.00 PER MONTH
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OFFERING SUMMARY

AVAILABLE SF:	158 - 6,684 SF
LOT SIZE:	12.9 Acres
YEAR BUILT:	1989
ZONING:	PD-C
MARKET:	Bradenton
TRAFFIC COUNT:	30,000
APN:	5182800809

PROPERTY OVERVIEW

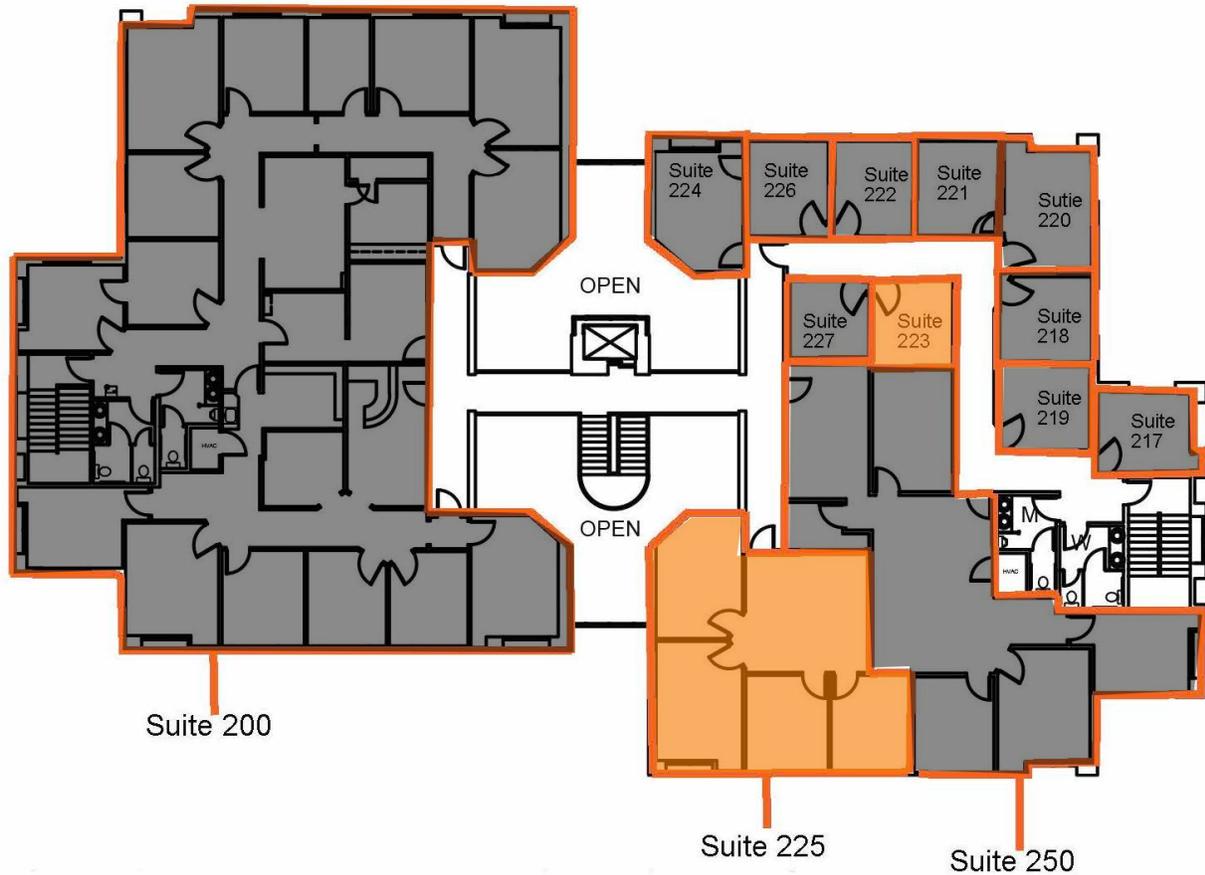
Office spaces in a variety of sizes for lease in the beautiful Wildewood Professional Park. Wildewood features a tranquil wooded and peaceful environment welcoming to any clientele while also being centrally located in Bradenton, Florida. This park is on the highly trafficked Cortez Road commercial corridor providing a prominent location with convenient access to West Bradenton, Downtown, and Lakewood Ranch.

PROPERTY HIGHLIGHTS

- Peaceful Wooded Office Park
- Beautiful Well-maintained Buildings
- New Owner is completing many Renovations
- Ample Parking

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3639 Cortez Road- 2nd Floor



AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
3639-223 Cortez Road	158 SF	Modified Gross	\$500 per month	Available NOW
3639-225 Cortez Road	1,196 SF	Modified Gross	\$2,300 per month	Available May 2026

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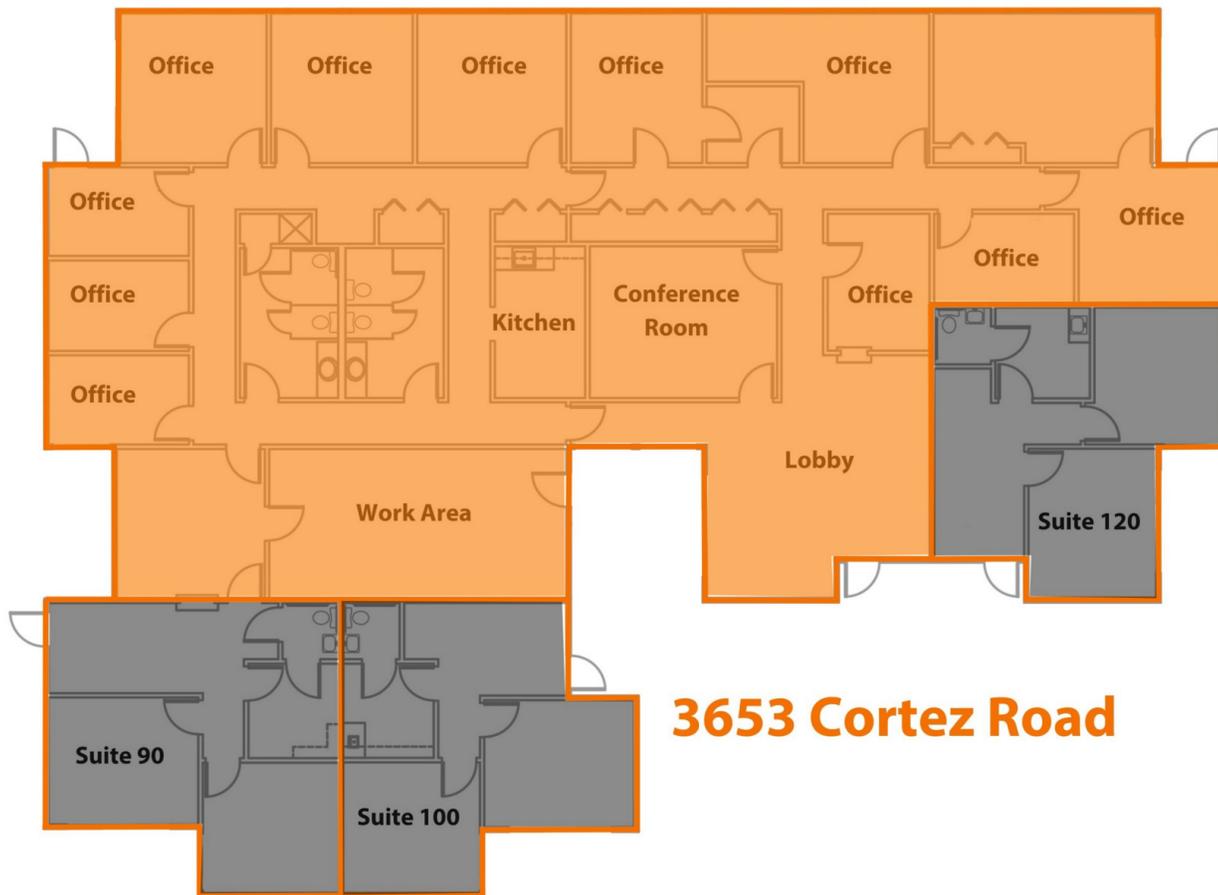
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PLANS



3653 Cortez Road

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
3653-110 Cortez Road	4,070 SF	Modified Gross	\$5,975 per month	Available in 30 days

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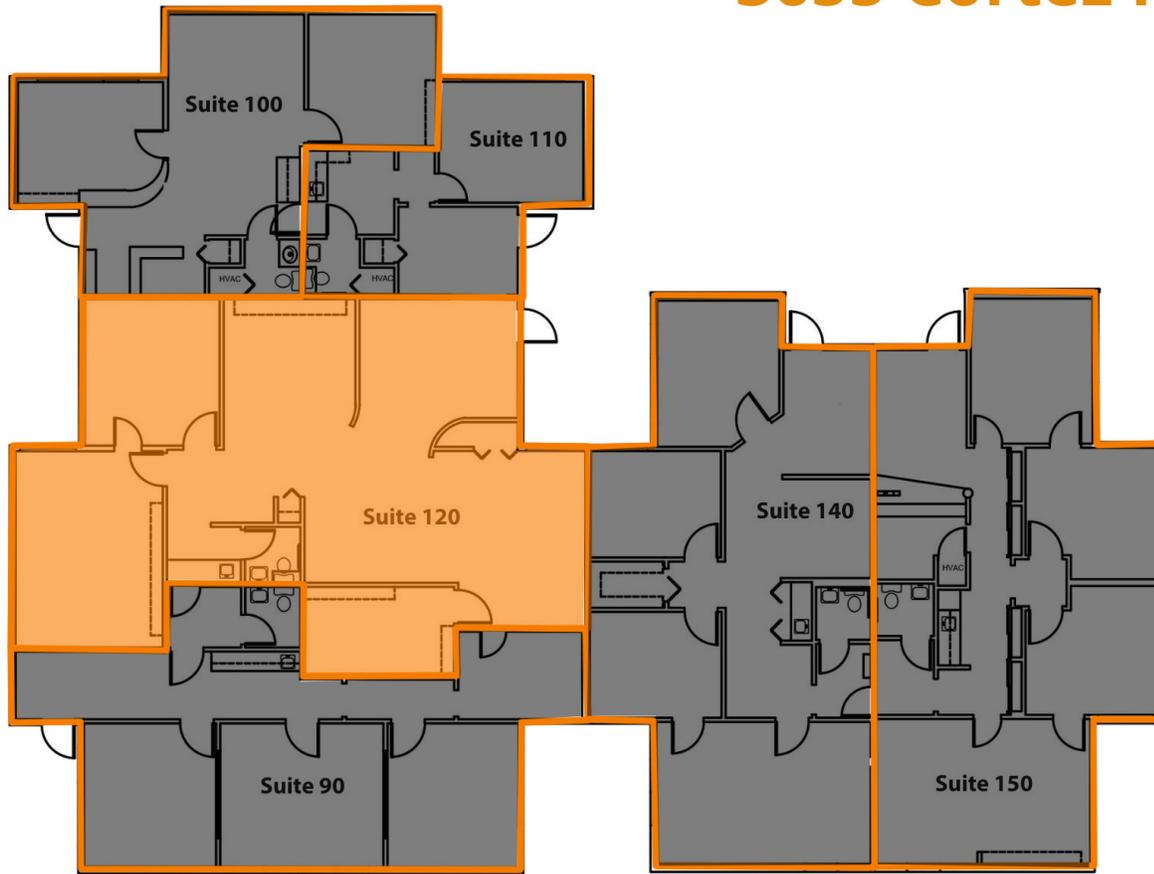
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3655 Cortez Road



AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
3655-120 Cortez Road	1,449 SF	Modified Gross	\$2,225 per month	Available NOW

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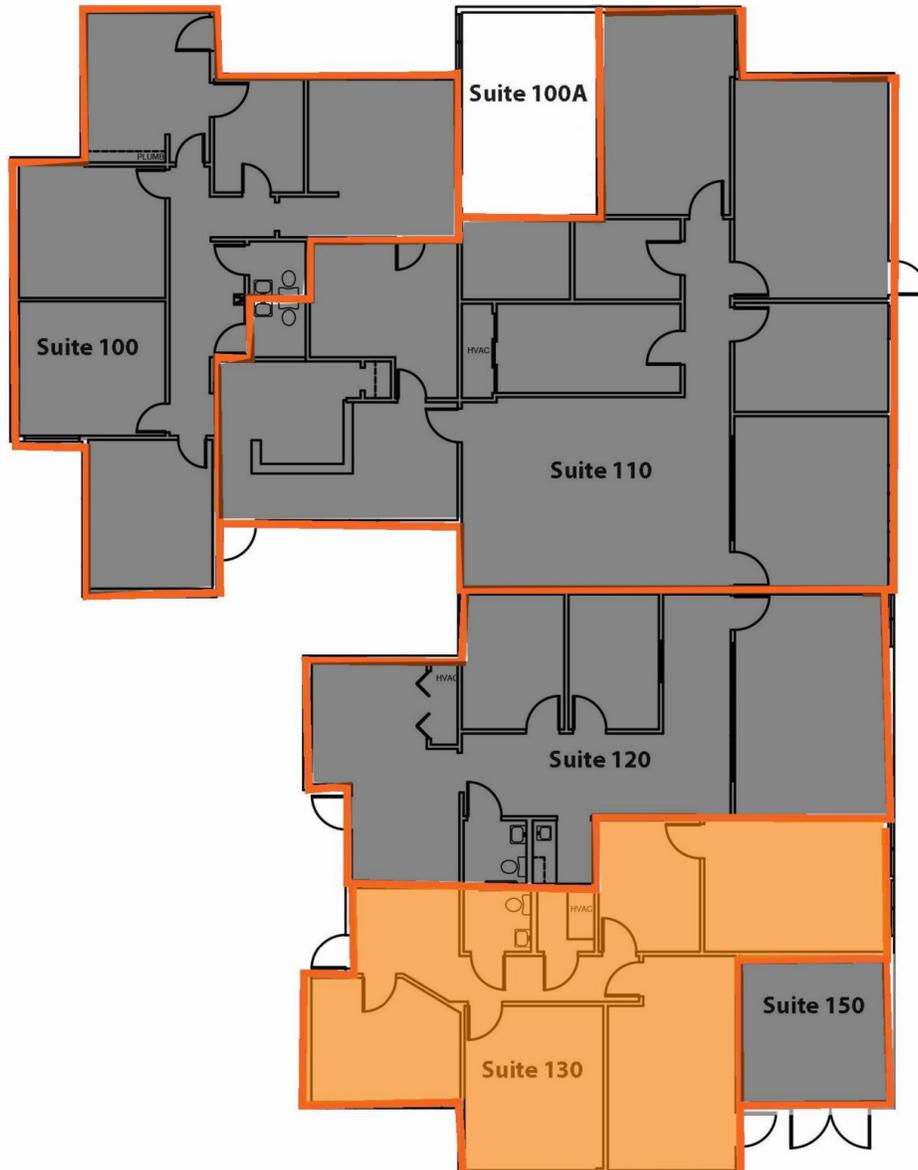
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PLANS



AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
3657-130 Cortez Road	1,134 SF	Modified Gross	\$2,075 per month	Available July 2026

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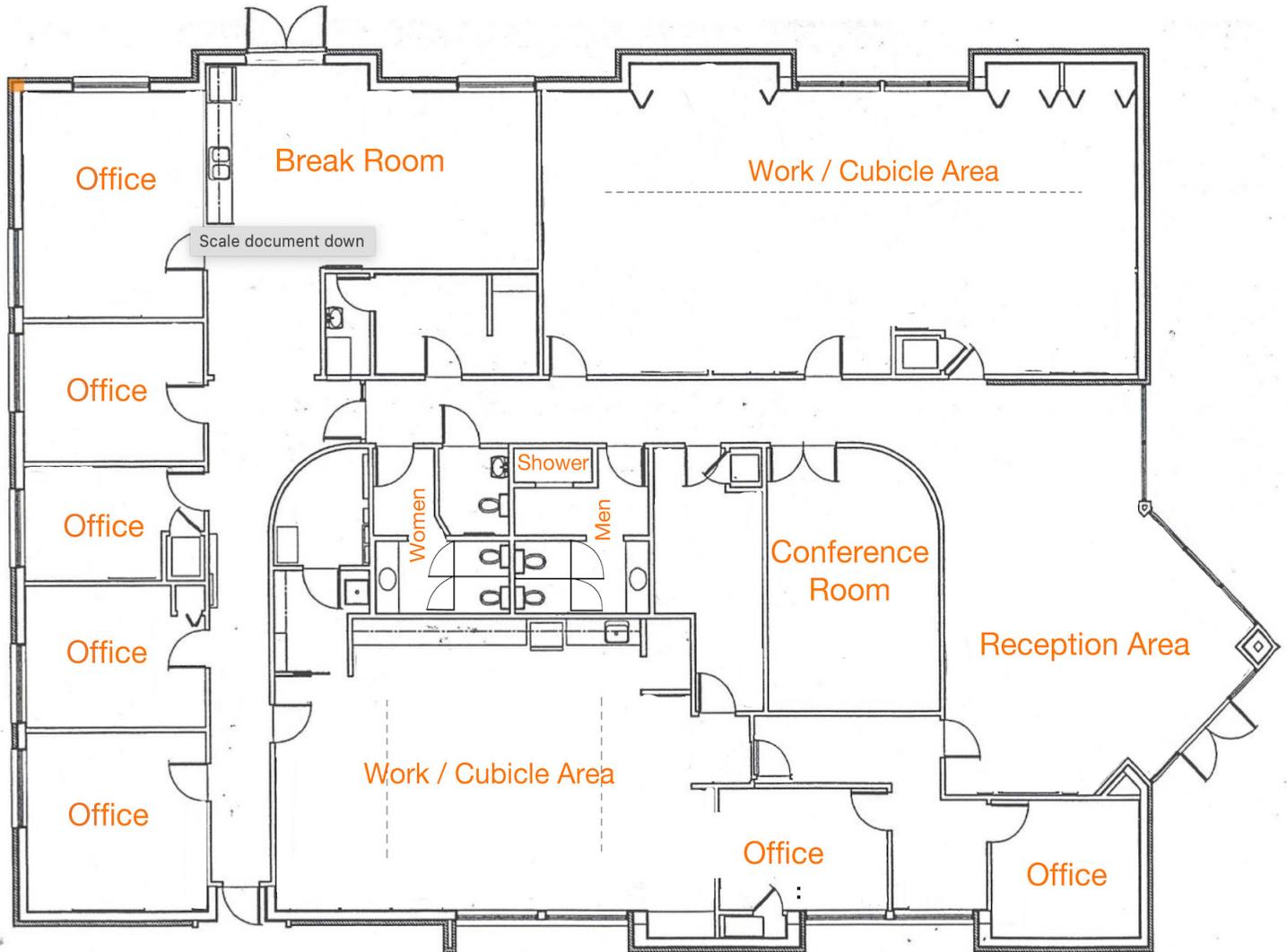
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PLANS



AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
3701 Cortez Road	6,684 SF	NNN	\$14.50 SF/yr	Available NOW for Lease or Sale

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ADDITIONAL PHOTOS



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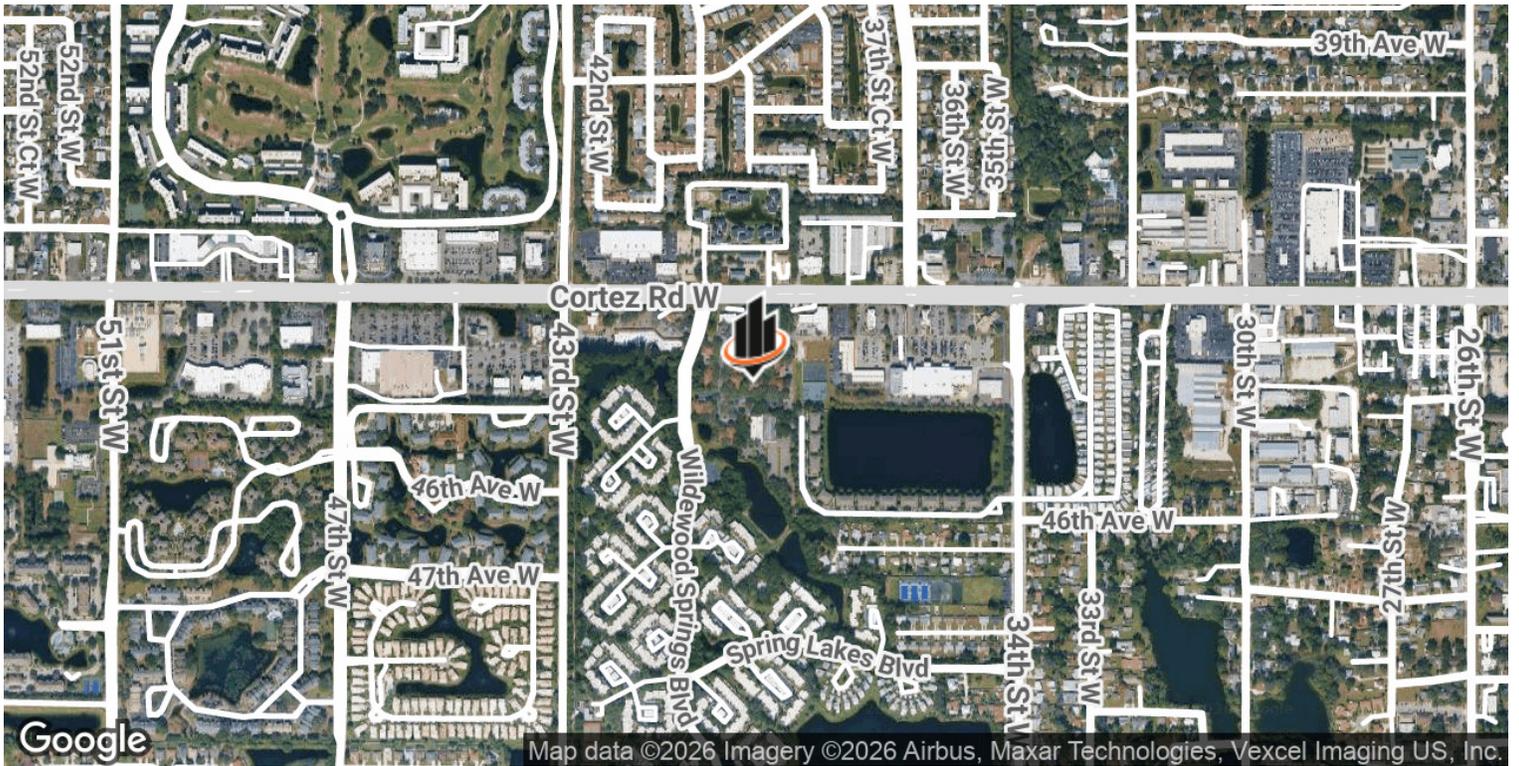
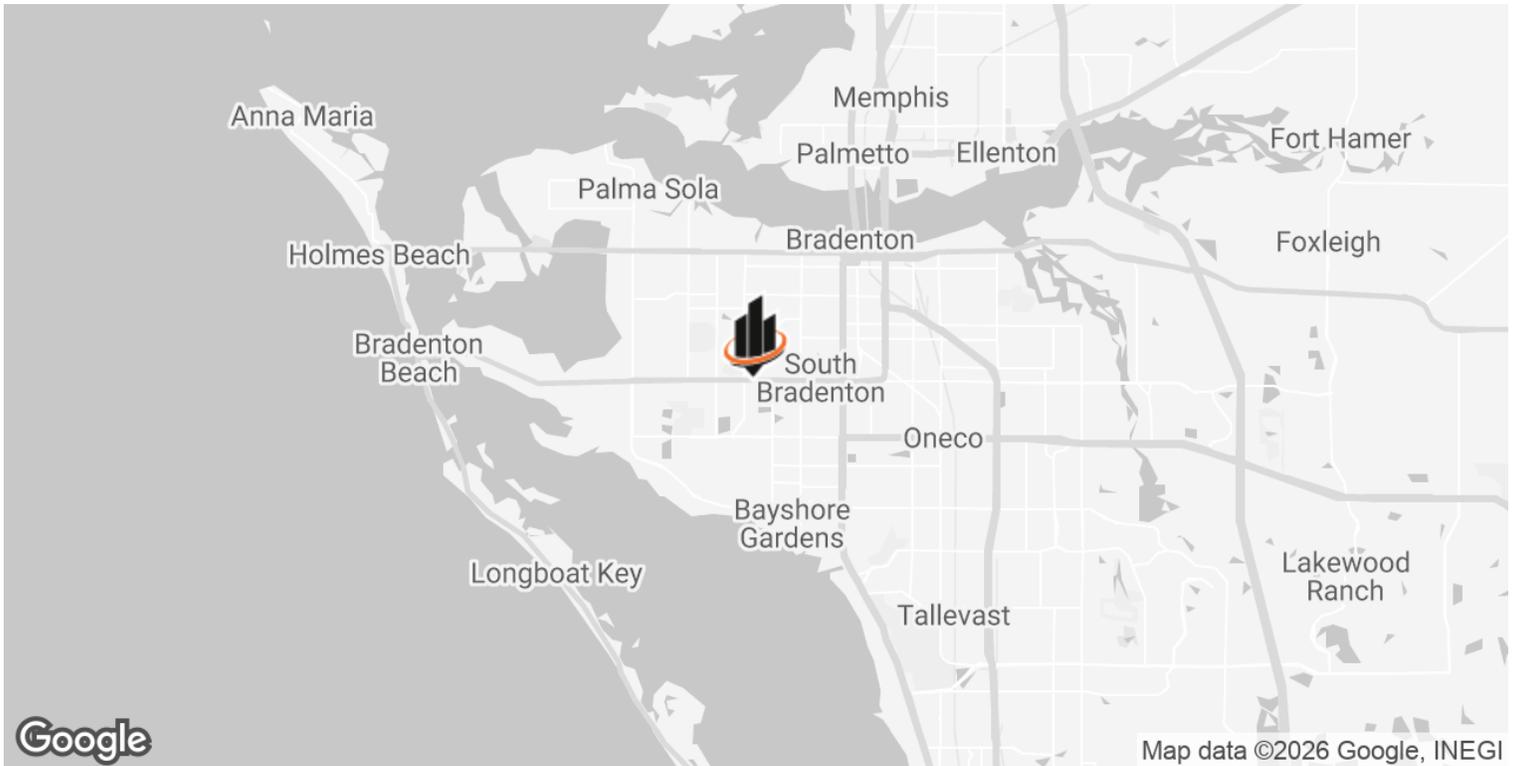
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LOCATION MAP



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RETAILER MAP



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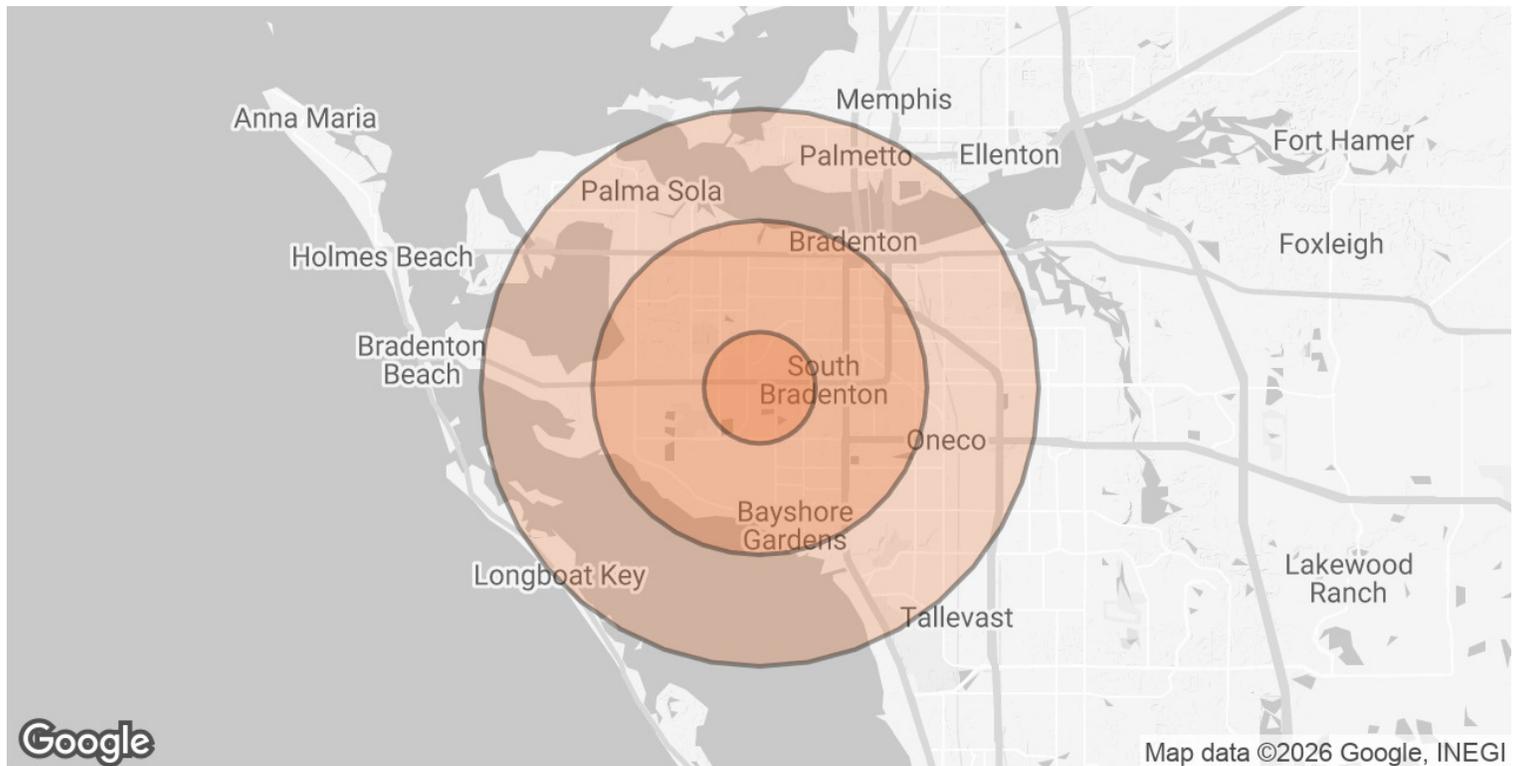
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,586	91,275	171,454
AVERAGE AGE	51.7	46.9	45.1
AVERAGE AGE (MALE)	49.7	44.8	43.7
AVERAGE AGE (FEMALE)	51.4	48.1	46.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,091	47,569	83,775
# OF PERSONS PER HH	1.6	1.9	2.0
AVERAGE HH INCOME	\$45,111	\$45,028	\$53,198
AVERAGE HOUSE VALUE	\$260,748	\$192,064	\$188,555

* Demographic data derived from 2020 ACS - US Census

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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 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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This Offering Brochure 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 Brochure 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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