



**CLASS A MEDICAL  
FROM APPROX. 6,230 SF**

**401 MANATEE AVE E  
BRADENTON, FLORIDA 34208**

**PROPERTY HIGHLIGHTS**

- PRICE ADJUSTMENT
- Waiting Area
- Front Office Check In and Check Out
- 4 Exam Rooms
- 2 Doctor Offices
- Patient Changing Room
- 2 CT Rooms
- 1 Large Treatment Vault
- 3 Restrooms



**DEMOGRAPHICS 1 MILE 5 MILES 10 MILES**

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,219	94,575	195,131
Total Population	7,274	200,701	391,120
Average HH Income	\$47,496	\$53,876	\$62,998

For More Information

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# CLASS A MEDICAL NEXT TO MANATEE MEMORIAL



## OFFERING SUMMARY

Lease Rate:	\$28.00 (NNN)
Building Size:	10,462 SF
Available SF:	6,230 SF
Lot Size:	0.9 Acres
Year Built:	1992
Renovated:	2012
Zoning:	BR_T5

## PROPERTY OVERVIEW

Location! Location! Location!  
Now available prior cancer care center with medical offices.

Building will be undergoing some exterior updates for greater street appearance!

401 Manatee is located just steps from Manatee Memorial Hospital. Exceptional location with a class A build out that includes the first floor with approx. 6,230 sf gross and this includes the 7.5% floor factor for common areas.

Main/common entry lobby has an abundance of natural light with oversized windows. Suite 101 entry is just off the common Lobby that includes a handicap restroom.

First Floor Suite Includes:

- Waiting Area
- Front Office Check In and Check Out
- 4 Exam Rooms
- 2 Doctor Offices
- Patient Changing Room
- 2 CT Rooms
- 1 Large Treatment Vault
- 3 Restrooms

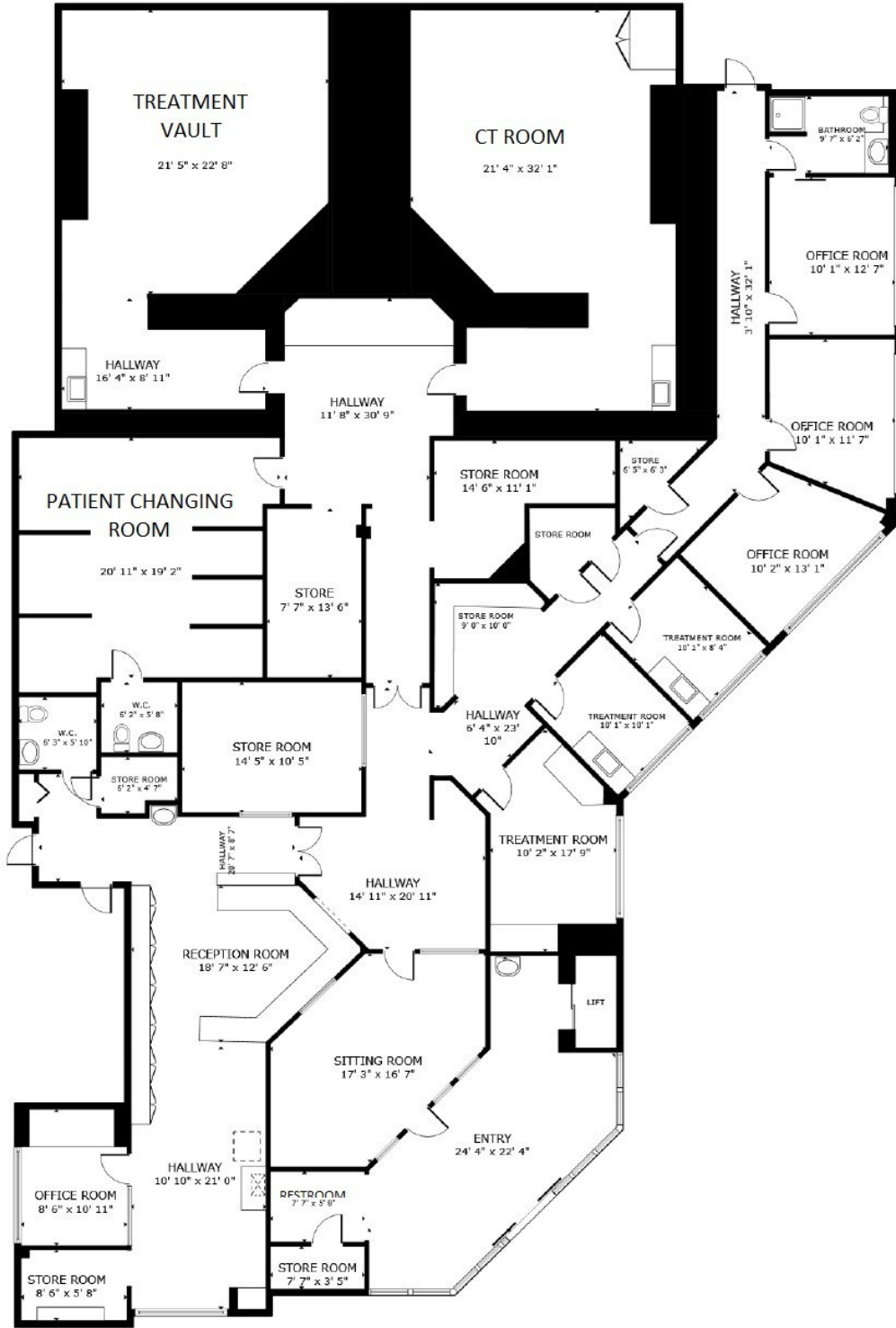
PARKING: Building has (2) parking lots totaling approx. 45 parking spaces  
MANATEE MEMORIAL HOSPITAL: 1 block away

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# SUITE A AND B FLOORPLAN



FLOOR PLAN

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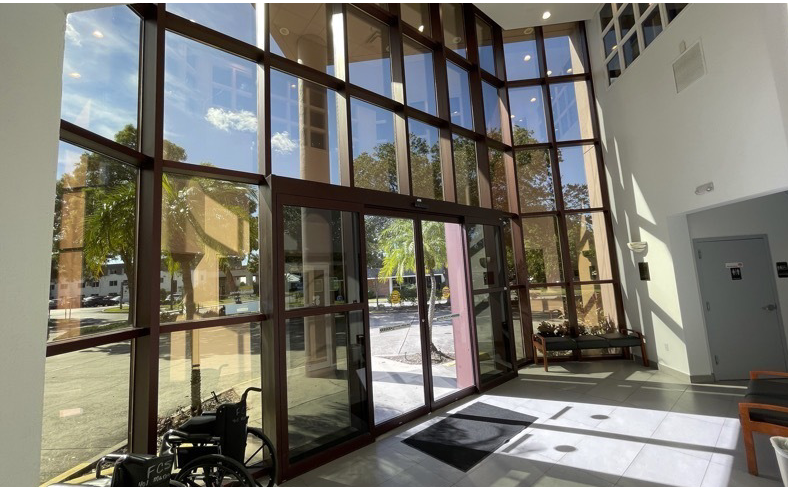


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