



TURNKEY MEDICAL OFFICE AVAILABLE.

607 MANATEE AVENUE EAST
BRADENTON, FLORIDA 34208

PROPERTY HIGHLIGHTS

- Turnkey medical office constructed in 2015
- Available as an entire ±3,135 SF building or two separate suites
- Formerly occupied by Florida Surgical Specialists
- Modern, high-quality medical buildout
- Prime location just minutes from Manatee Memorial Hospital
- Excellent frontage and monument signage on Manatee Ave. E.
- Multiple exam rooms with sinks throughout
- Professional reception and patient waiting areas
- Ample private offices and restrooms



For More Information

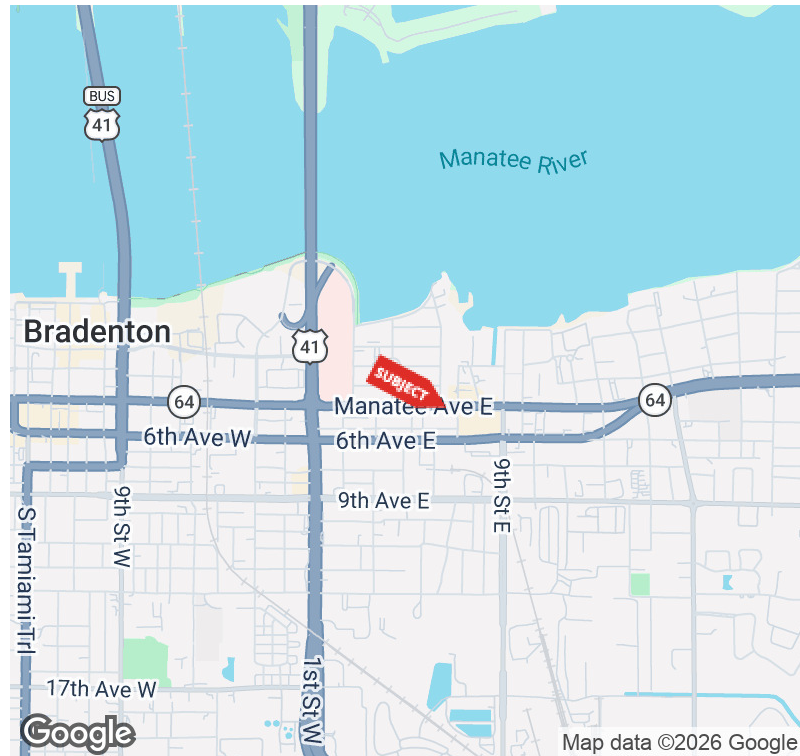
ADAM DOAK

Commercial Realtor

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OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Building Size:	3,135 SF
Available SF:	1,428 - 3,135 SF
Lot Size:	14,400 SF
Zoning:	BR_T5

PROPERTY OVERVIEW

Now available for lease, this exceptional medical office building at 607 Manatee Ave. E., Bradenton, FL offers a rare opportunity to occupy a modern, turnkey healthcare facility in one of Bradenton's most established medical corridors. Constructed in 2015, the building was formerly occupied by Florida Surgical Specialists and has been thoughtfully designed to accommodate a wide range of medical and healthcare practices.

Conveniently located just a few blocks from Manatee Memorial Hospital, the property provides outstanding accessibility for patients and staff while benefiting from excellent visibility along Manatee Avenue East. A prominent monument sign offers exceptional exposure on one of the area's busiest east-west corridors.

The property can be leased as an entire $\pm$ 3,135 SF medical office or divided into two fully functional suites, making it ideal for both established practices and growing healthcare providers.

PROPERTY HIGHLIGHTS

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PROPERTY DESCRIPTION

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Suite 101A – $\pm 1,428$ SF

Designed for efficient patient flow, Suite 101A features:

- Spacious waiting room
- Reception area with dedicated check-in/check-out stations
- Four fully equipped exam rooms with sinks
- Three private offices
- Two private restrooms

Suite 102B – $\pm 1,644$ SF

Suite 102B offers a functional and modern layout including:

- Large waiting room
- Reception area with check-in/check-out stations
- Five exam rooms with sinks
- Two private offices
- Two private restrooms

With its contemporary design, move-in-ready medical buildout, flexible leasing options, and premier location near Manatee Memorial Hospital, this property is ideally suited for medical, surgical, specialty healthcare, dental, physical therapy, behavioral health, or other professional medical users seeking a first-class facility.

Most recent Operating Expenses = \$7 psf.

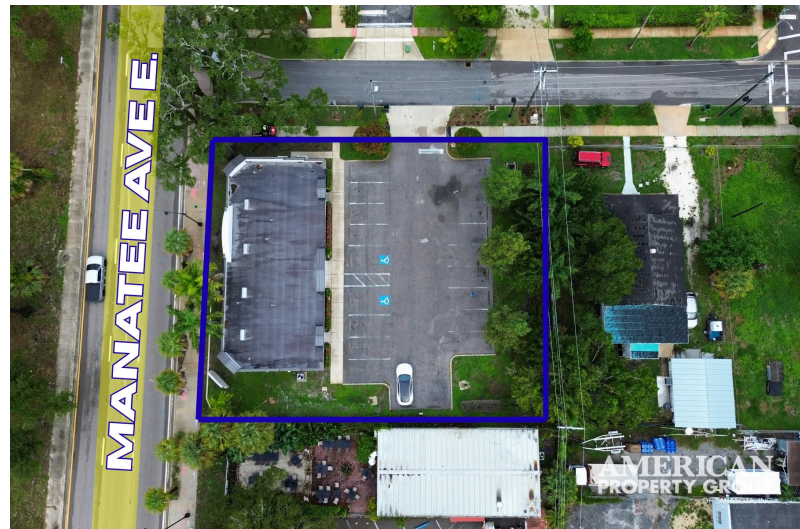
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607 Manatee Avenue East

SUITE 102 B



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101 A

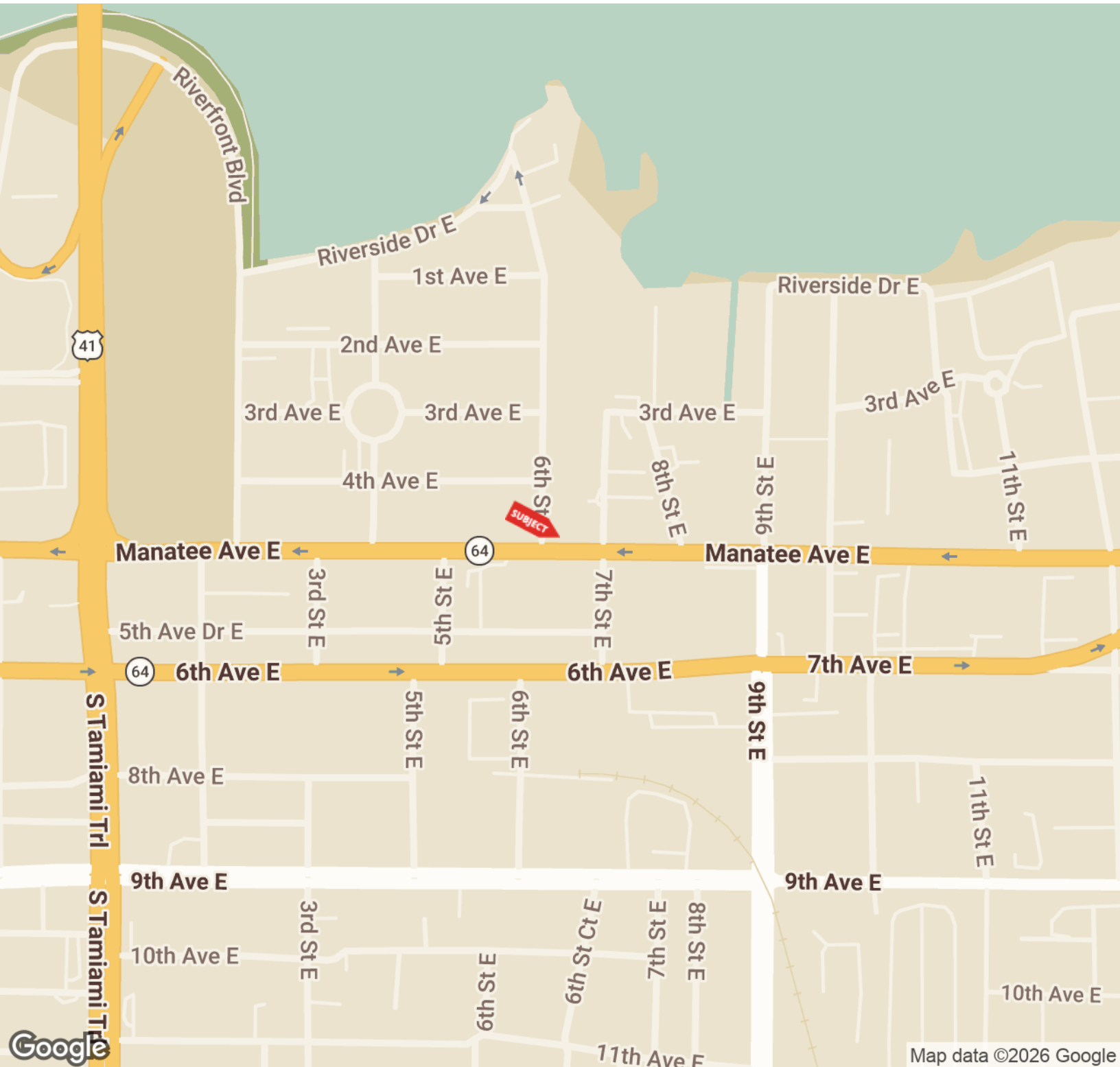


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LOCATION OVERVIEW

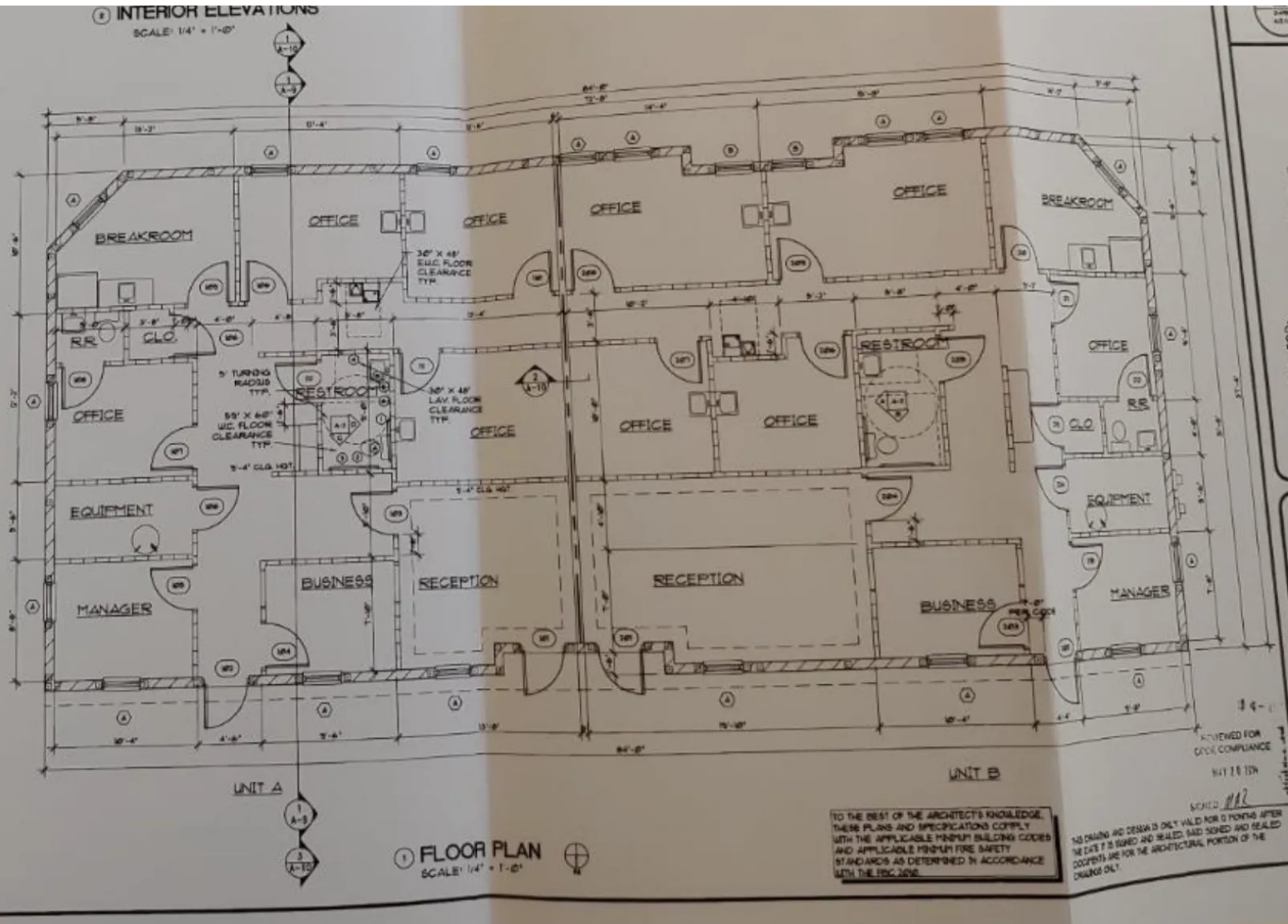


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FLOORPLAN



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