



BRADENTON FINANCIAL CENTER

COFFEE SHOP SPACE
AVAILABLE FOR LEASE

1401 MANATEE AVE W





SPACE AVAILABLE

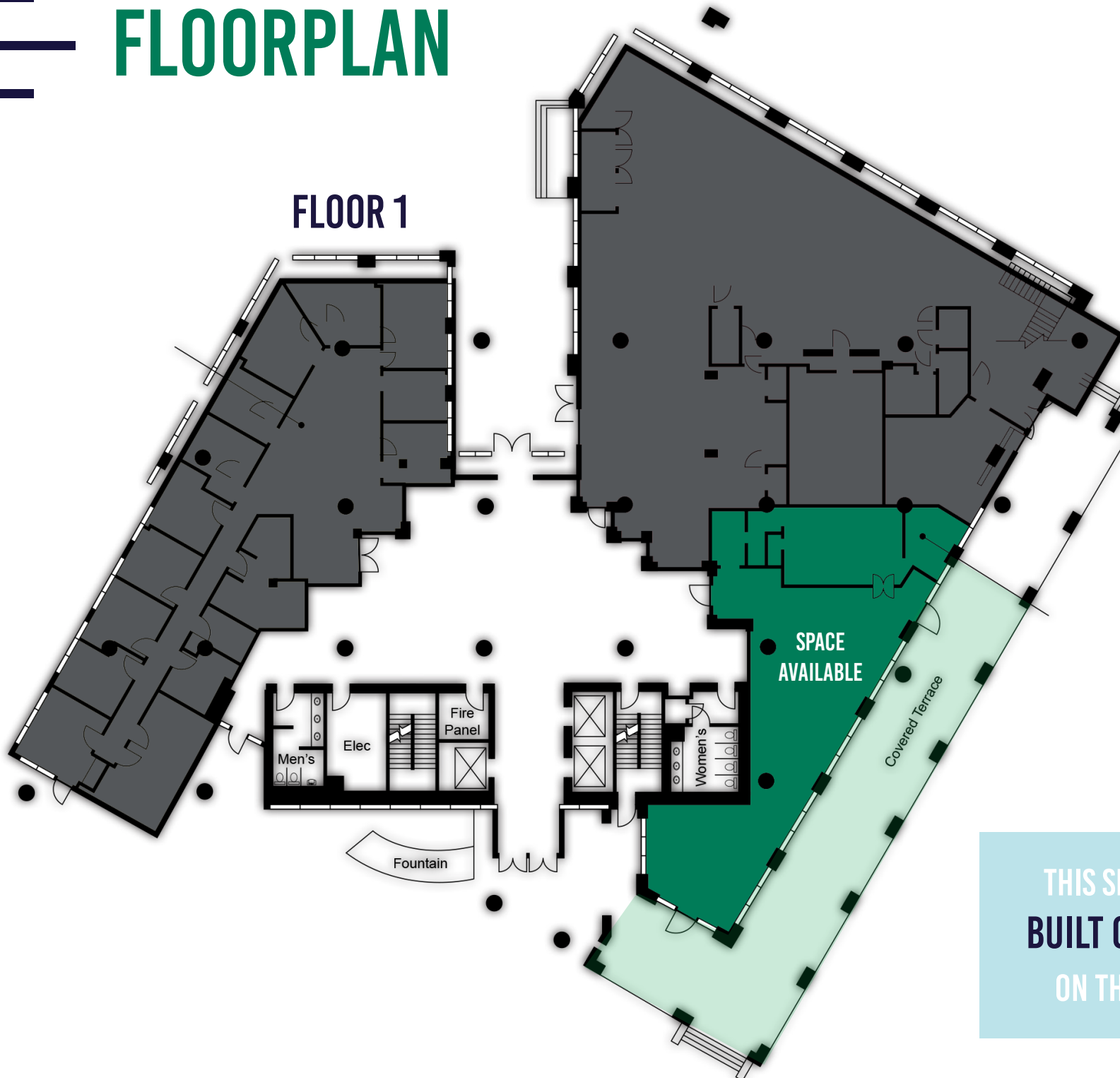
SPACE SIZE:	2,048 RSF
TOTAL BUILDING SIZE:	116,839 RSF
DAYTIME EMPLOYEE POPULATION:	520
AADT:	23,500 ON MANATEE AVE
AVAILABLE:	OCTOBER 1, 2026
ASKING RENT:	UPON REQUEST

SPACE HIGHLIGHTS

- Café space in Downtown Bradenton
- Located on the ground floor of a 12-story office tower
- On-site parking
- Ground-floor visibility and signage opportunities
- Covered outdoor terrace seating available at no additional cost
- Additional signage opportunities available
- Existing kitchen and grease trap in place

FLOORPLAN

FLOOR 1



THIS SPACE IS A FULLY
BUILT OUT 2,048 RSF
ON THE FIRST LEVEL

LOCATION OVERVIEW

1. HAMPTON INN & SUITES BRADENTON DOWNTOWN HISTORIC DISTRICT

2. SPRINGHILL SUITES BRADENTON DOWNTOWN/RIVERFRONT

3. COURTYARD BY MARRIOTT BRADENTON SARASOTA/RIVERFRONT

1. AVAILABLE CAFÉ SPACE AT BRADENTON FINANCIAL TOWER

2. BIRDROCK TACO SHACK

3. TROPICAL SMOOTHIE CAFE

4. ARTE CAFFE'

5. TURNER DONUT SHOP

6. THE BARNYARD

7. WILDER'S PIZZA

8. ZEKO'S MEDITERRANEAN GRILL

9. TAVERNA TOSCANA

10. CAFE DI LORENZO

11. CLEMENTINES

12. CHATEAU 13 RESTAURANT & WINE BAR

13. SAN REMO PIZZA & PASTA

14. THE LAZY BALLERINA BISTRO

15. O'BRIKES IRISH PUB & MARTINI BAR

16. ROBIN'S DOWNTOWN CAFE

17. FAV'S ITALIAN CUCINA

18. MCCABES IRISH PUB

19. OAK & STONE

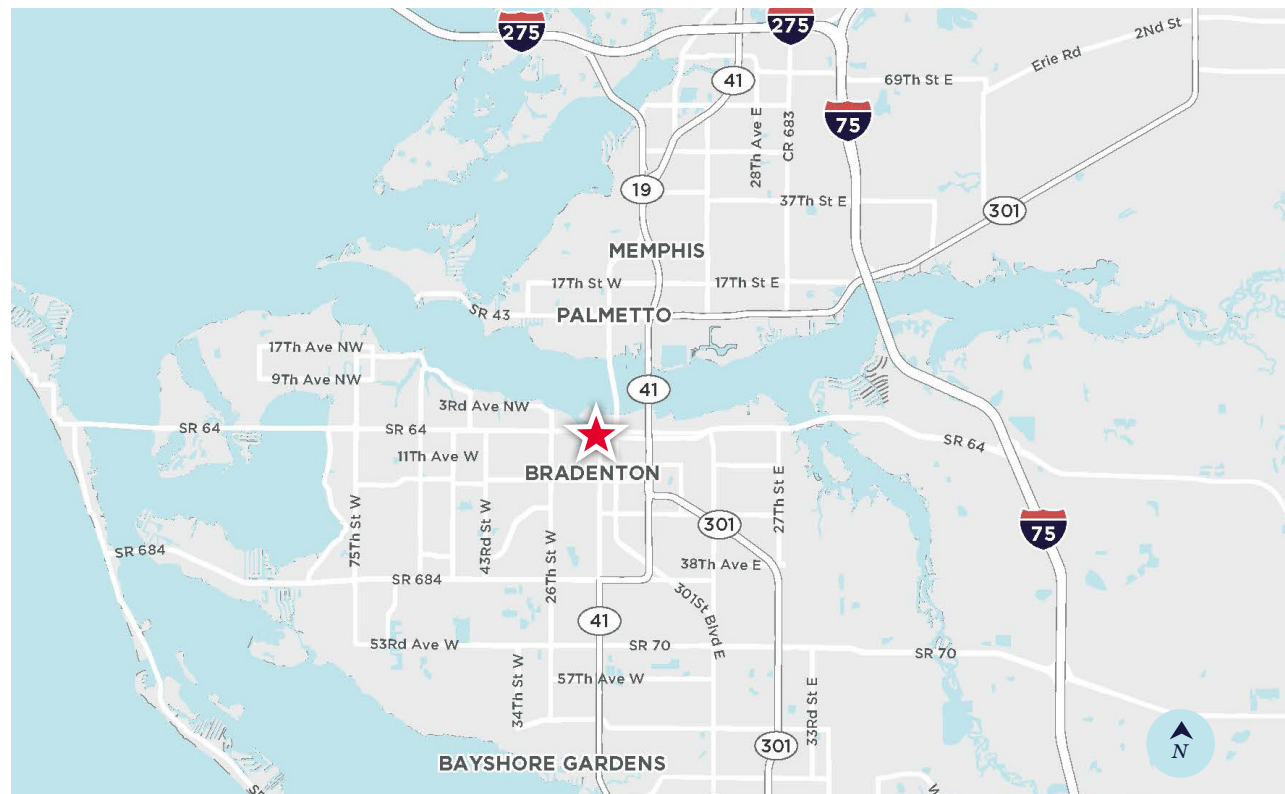
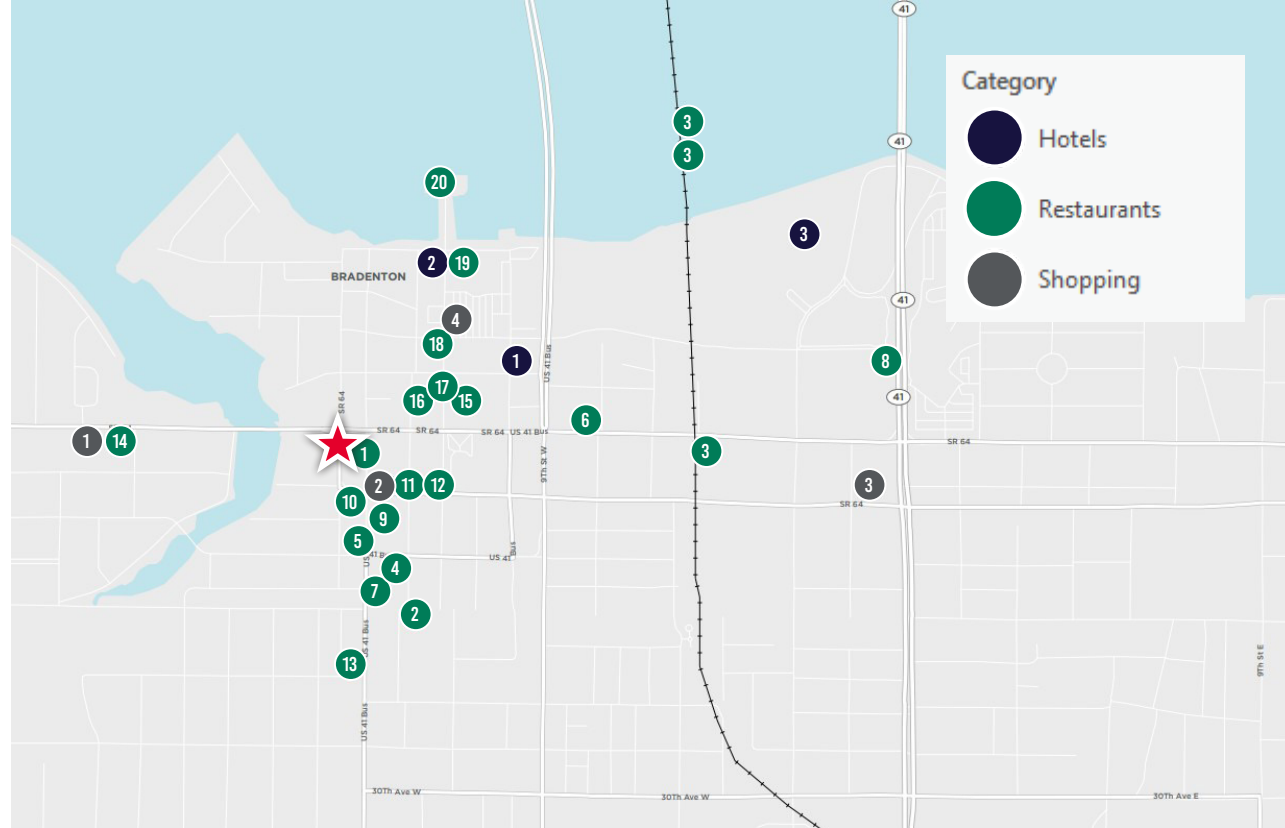
20. PIER 22

1. PUBLIX FOOD & PHARMACY

2. MADELINE'S BOUTIQUE

3. CVS PHARMACY

4. PINK & NAVY BOUTIQUE



CONTACTS

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