

Property Summary Report

3007 W Manatee Ave

Bradenton, FL 34205 - Manatee Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	2006
RBA	10,754 SF
Stories	2
Typical Floor	5,350 SF
Construction	Masonry

LAND

Land Acres	1.00 AC
Zoning	C2
Parcels	35383-0000-9, 35384-0000-7

EXPENSES

Taxes	\$1.99/SF (2021)
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SPACE FEATURES

- Air Conditioning
- Central Heating
- Fenced Lot
- Kitchen
- Reception

FOR LEASE

Smallest Space	5,394 SF	Office Avail	5,394 SF
Max Contiguous	5,394 SF		
# of Spaces	1		
Vacant	5,394 SF		
% Leased	100.0%		
Rent	\$10.00		
Service Type	Triple Net		
CAM	\$2.00/SF		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	5,394	5,394	5,394	\$10.00/NNN	Vacant	Negotiable

TRANSPORTATION

Parking	52 available (Surface);Ratio of 4.84/1,000 SF
Airport	18 min drive to Sarasota-Bradenton International Airport
Walk Score®	Somewhat Walkable (64)
Transit Score®	Some Transit (31)

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TENANTS

RE/MAX Alliance Group	5,350 SF	Allegheny Millwork	1,350 SF
We Insure	500 SF	CTC Lending LLC	450 SF
Fort Hamer Property Investors, Llc	400 SF	Alliance Group Title Insurance	150 SF
Christine Sampson PA	-	Dave Lorman & Robin Bowman The Lorman Team	-
ReMax	-	Ultra Luxury Property Group	-

Lease: \$16 + \$2 CAM per sq. ft

