MAXHEALTH **RIVER LANDING**

6110 State Road 70
Bradenton, FL 34203

$2,250,000
SALES PRICE

6,748 SF PROPERTY SIZE	100% OCCUPANCY
5.41 YRS WALT	$20.26 AVERAGE LEASE RATE
$137,438 CURRENT NOI	100% MAXHEALTH BUILDING SHARE

MAXHEALTH **PORTFOLIO**

KEY TENANTS

MaxHealth
DERMATOLOGY associates

HIGHLIGHTS

Year Renovated	2016
Acres	0.64
Zoning	Manatee County - Planned Development-Commercial (PD-C)
Traffic Count	53,584

RIVER LANDING

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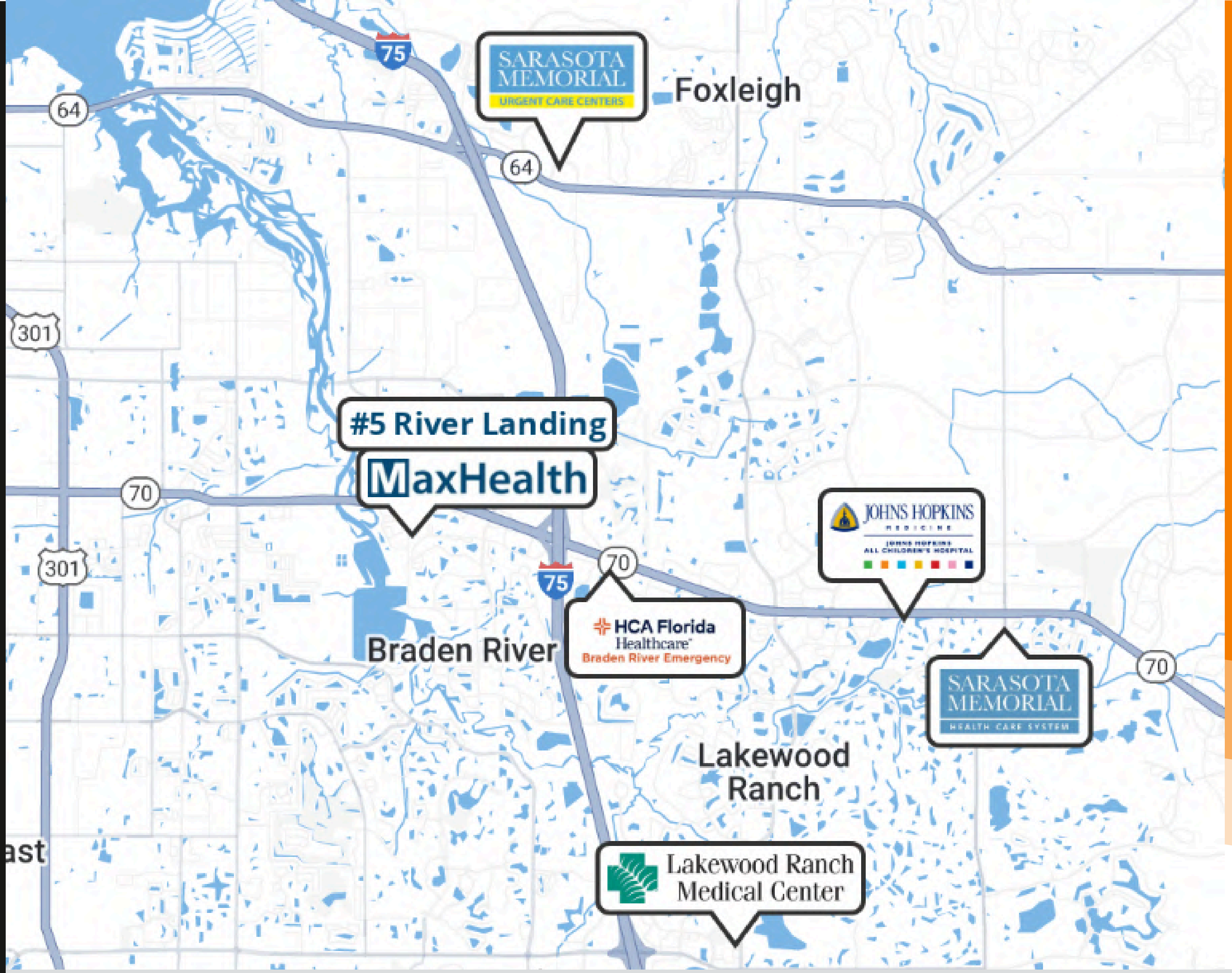
PROPERTY DESCRIPTION

This well-maintained, single-tenant building was constructed as three suites, but is fully occupied by MaxHealth and an affiliated partner, Dermatology Associates. Located in the very popular River Landings Office Park with direct frontage and visibility on State Road 70, a major east-west corridor in Manatee County connecting Bradenton to I-75 and into Lakewood Ranch.

The River Landings Office Park/Health Park East complex is a 14-building center that includes notable tenants such as Bank OZK, Blue Wave Orthodontics, A Readiness Learning Academy, Manatee Endodontics, and Dental Care at Ward Lake. With four different access points to this site on State Road 70, Caruso Road and 63rd Street East, this site has tremendous accessibility.



PROPERTY LOCATION

This building is positioned directly on State Road 70, which is one of the three major east-west corridors in the Manatee County and is just under 1.5 miles west of the I-75 interchange. State Road 70 connects west to US-301 and US-41, and east into Lakewood Ranch.

River Landing Office Park is located adjacent to a high-end residential community that includes two golf courses, hotels, shopping and restaurants. The property is directly across from Manatee Technical College and Braden River High School, which drive significant traffic into this area.

The property is conveniently located near Lakewood Ranch Medical Center (6.5 miles) and Manatee Memorial Hospital (7.5 miles), with numerous urgent care facilities, outpatient clinics and freestanding emergency departments also in close proximity.

NORTH PORT-BRADENTON-SARASOTA MSA OFFICE OVERVIEW

Sarasota ranks second on the strength of its demand and quality metrics. Office-using employment grew faster in Sarasota than in all but two other markets in the study, led by gains in the professional and business services sector. The city's market also skews toward higher-grade assets: it has the fourth-lowest proportion of Class C assets. Its average asking rent per square foot is among the highest as well, at $37.46. While it is a smaller market with fewer overall listings, Sarasota offers strong underlying demand to offset its tighter asset pool.

City	State	Rank	Score	Income-to-Price Ratio	Avg. Asking Rent PSF	Median Sale Price PSF	Listings per 10,000 Residents	Active Listings	Office Employment Trent (12-Mo. % Change)	% Class A	% Class C
Tucson	AZ	1	87.9	21.4	$35.59	$166	0.92	99	-0.6%	3.0%	23.2%
Sarasota	FL	2	86.6	17.1	$37.46	$219	0.6	57	1.1%	3.5%	28.1%
Raleigh	NC	3	73.9	16.4	$29.46	$179	0.41	66	0.8%	4.5%	36.4%
Pittsburgh	PA	4	67.1	20.5	$22.59	$110	0.44	107	-0.3%	1.9%	55.1%
Columbia	SC	5	65.6	17.2	$24.77	$144	0.75	66	-4.2%	3.0%	34.8%

Metrics: Income-to-price Ratio:35%, Office listings per 10,000 residents: 25%, Office-using employment trend:20%, Share of Clas C inventory, inverted: 20%

Source: https://www.loopnet.com/cre-explained/trends/best-cities-for-office-investing/

AREA **OFFICE MARKET**

NORTH PORT-BRADENTON-SARASOTA MSA OFFICE OVERVIEW

Demand for office space is stronger than the national average as this area has a very high residential in-migration resulting in faster absorption of office space. As a result, rent prices rose faster than the national average and vacancy rates are lower.

LARGEST OF THE SOUTHWEST FLORIDA MARKETS

The North Port-Bradenton-Sarasota MSA office market is the largest of the Southwest Florida markets with over 28 million square feet of office inventory.

CONSISTENT LEASING ACTIVITY

Office leasing activity has remained consistent over the last few years with medical office development leading the charge for new construction projects. This MSA has remained one of the more desirable office markets in all of Florida.

HEALTHCARE REMAINS A LARGE COMPONENT OF THE REGIONAL ECONOMY

Healthcare is a large component of the region's economy, only behind the Trade, Transportation, and Utilities industry. Several hospital groups are expanding their offerings, either through new outpatient facilities or by upgrading existing hospitals.

$32.11
MARKET ASKING RENT/SF

2.9%
ASKING RENT GROWTH PER YEAR

4.9%
MSA OFFICE VACANCY RATE

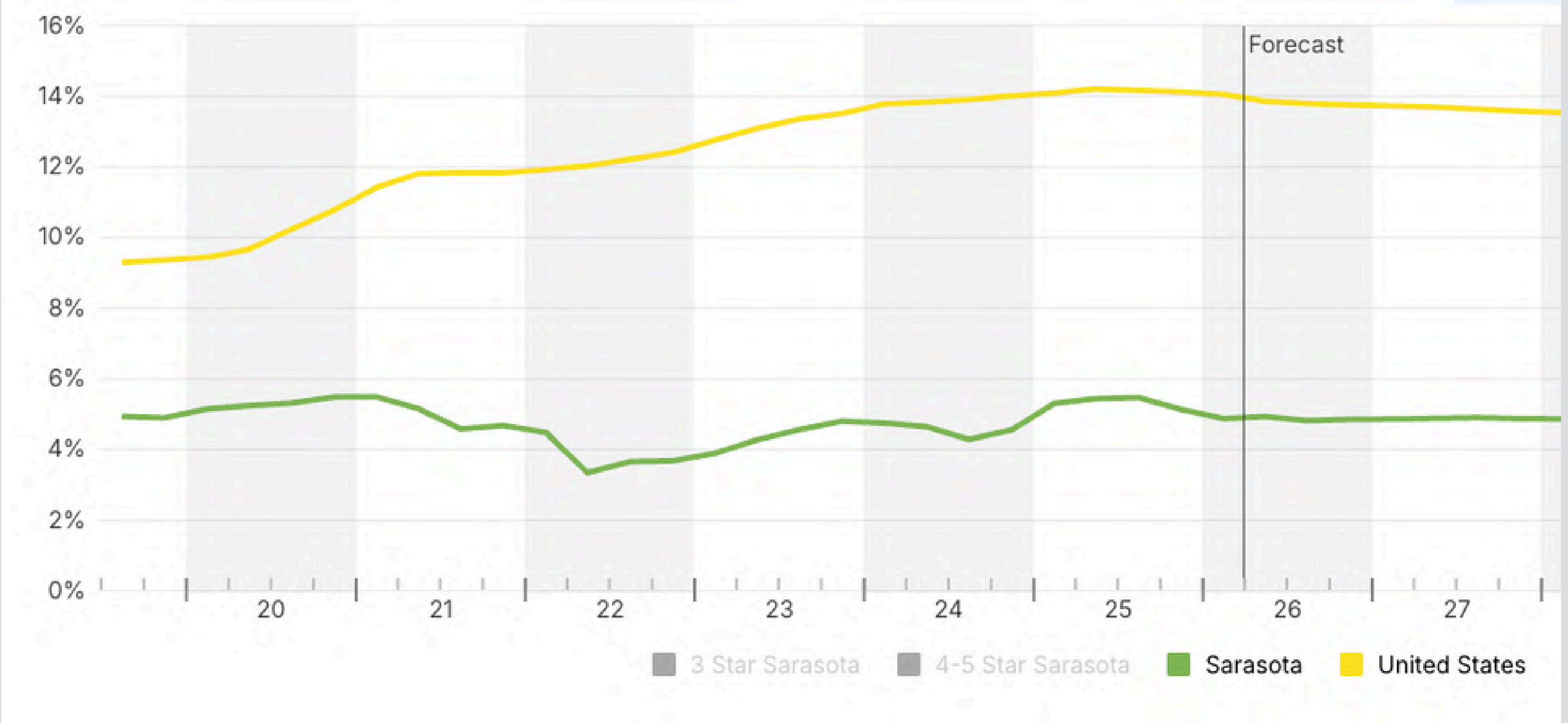
14%
NATIONAL OFFICE VACANCY RATE

$57 BILLION
MSA GROSS DOMESTIC PRODUCT (GDP)

28 MILLION
OVERALL OFFICE INVENTORY SF

*Data derived from CoStar & FRED

MSA OFFICE VACANCY RATES COMPARED TO NATIONAL AVERAGE



MEDICAL OFFICE **INVESTMENT**

LOW TURNOVER

Medical tenants invest significant capital into expensive, specialized buildouts. This—alongside the desire to maintain established, localized patient bases—makes relocation expensive and disruptive, leading to high tenant retention rates.

RECESSION RESILIENCE

Healthcare is an essential service. Regardless of economic conditions, routine checkups, specialized treatments, and urgent care must continue, ensuring that rental incomes remain steady and predictable.

AGING BABY BOOMER POPULATION

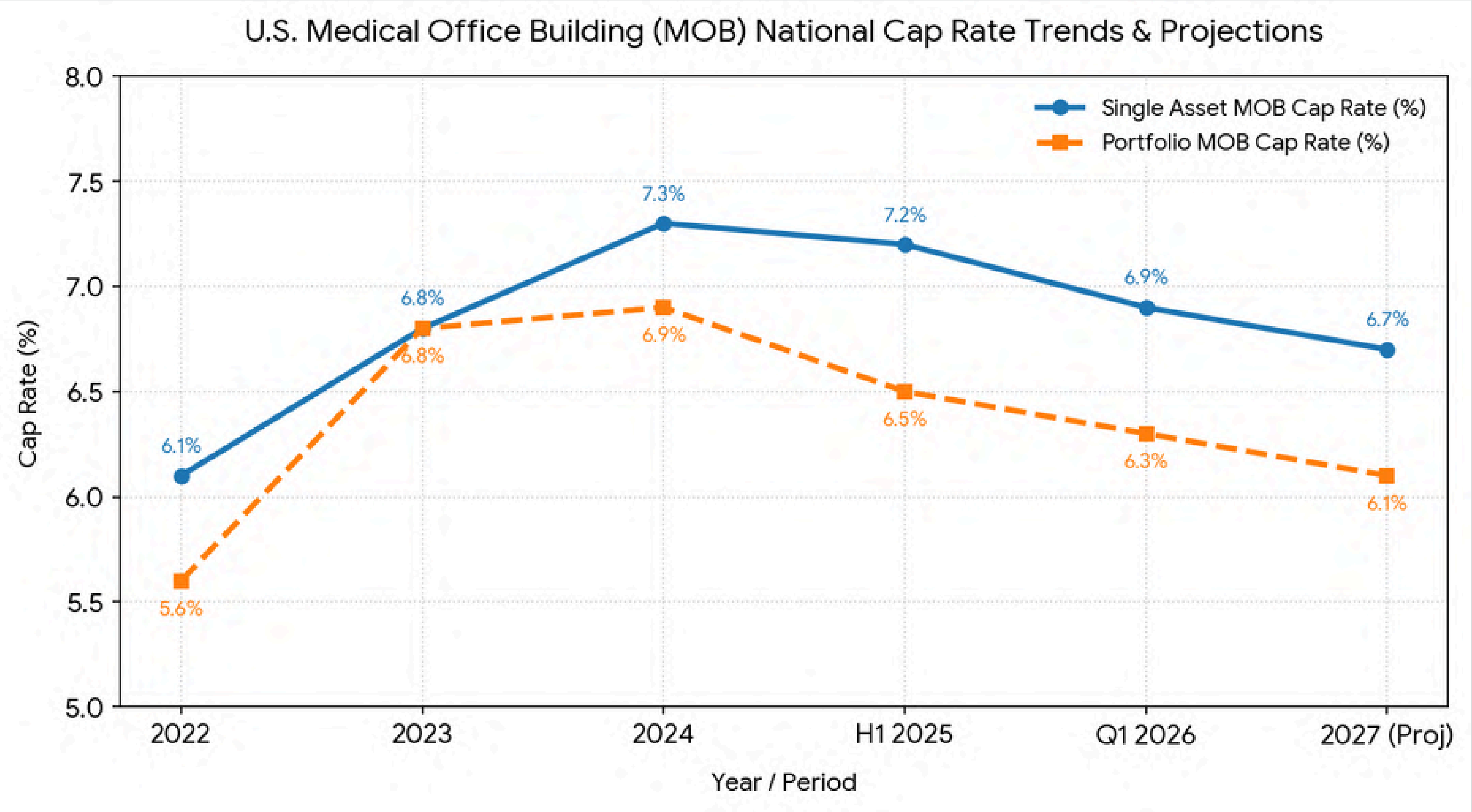
The need for healthcare services outside a traditional hospital setting is set to increase as baby boomers enter their golden years. The demographic is 75 million strong, with more than 10,000 boomers retiring each day. The field of healthcare gives long-term value potential as the boomer population continues to age and the costs associated with healthcare continue to expand.

SUPPLY CONSTRAINTS

New medical outpatient building development accounts for only about 1% of total inventory. Regulatory complexity, high construction costs, and limited financing have slowed ground-up projects, creating tighter competition for existing properties.

OUTPATIENT CARE GROWTH

Healthcare delivery is shifting toward outpatient settings. Volumes are expected to rise over the next decade, fueling demand for accessible, tech-enabled MOBs. Properties near suburban corridors with strong patient access may see outsized gains.



AREA **OVERVIEW**

Florida remains one of the fastest-growing states in the U.S., with over 1,000 new residents per day. The state's pro-business climate, which includes no state income tax, ongoing infrastructure investments, rapid real estate expansion, and an enviable quality of life, continues to attract both residents and businesses alike.

The Bradenton/Sarasota area is located on Florida's beautiful West Coast on the Gulf of America about one hour south of Tampa. With a projected 6% population growth over the next five years, the region is well-positioned for continued expansion—making this portfolio a valuable asset within a thriving, high-demand healthcare market.

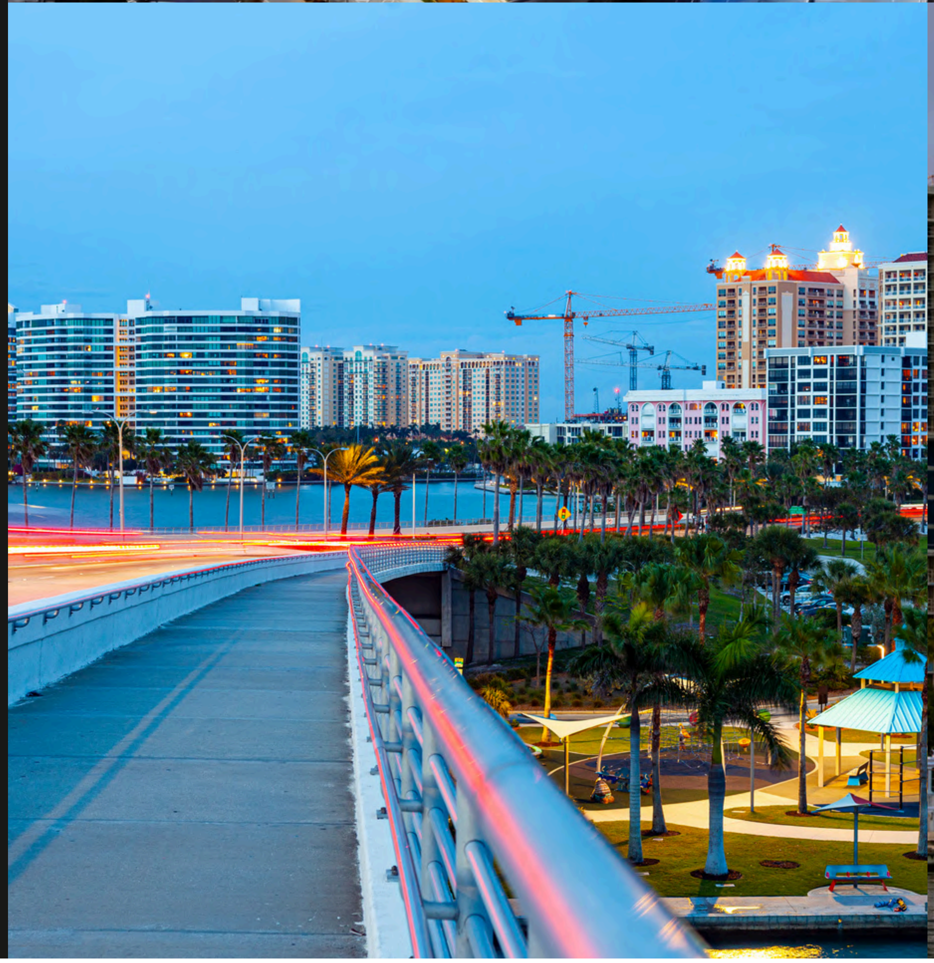
Both cities are best known for their beautiful beaches; Bradenton features Anna Maria Island with Holmes Beach, Bradenton Beach and Coquina Beach, while Sarasota is best known for Siesta Key and Lido Key Beach, with both Counties sharing Longboat Key.

Manatee County is an ideal spot for nature enthusiasts with attractions such as De Soto National Memorial, Robinson Preserve, Lake Manatee State Park, Palma Sola Botanical Park, Neal Preserve, Perico Preserve, Rye Preserve, Terra Ceia Preserve State Park, and the Bradenton Riverwalk, to name a few. Other attractions bringing visitors each year include the Village of the Arts, the Bishop Museum of Science, LECOM Park (Spring Training home of the Pittsburgh Pirates), the Florida Railroad Museum and the Florida Maritime Museum.

Manatee County draws national attention each year through the highly esteemed IMG Academy, which services elite athletes from around the world.

Vibrant hot spots in Sarasota County driving visitors to the area include St. Armands Circle, Mote Marine, Marie Selby Botanical Gardens, The Van Wezel Performing Arts Hall, Ed Smith Stadium (Spring Training home of the Baltimore Orioles), Sarasota Jungle Gardens, The John and Mable Ringling Museum of Art, Nathan Benderson Park and it's internationally acclaimed rowing facility, Historic Downtown Venice, and CoolToday Park (Spring Training Home of the Atlanta Braves).

Many nationally recognized companies call the Bradenton/Sarasota Area home or have major facilities located here. These include Tropicana Products (PepsiCo), Air Products & Chemicals, Beall's Department Stores, Chris-Craft Boats, Yellowfin Yachts, Feld Entertainment (Ringling Brothers Circus / Monster Jam), Sunz Holdings, Sun Hydraulics, Sysco West Coast, and Pierce Manufacturing.



HEALTHCARE ECOSYSTEM

HEALTHCARE & EDUCATION LEADING JOB GROWTH

The Education and Health Services Industry in the North Port-Bradenton-Sarasota MSA is the fastest growing industry in the area with a 2.78% current growth rate. This industry includes services pertaining to hospitals, physician offices, schools, colleges, universities, training centers, and more.

GROWTH AND EXPANSION

SARASOTA MEMORIAL HEALTH CARE SYSTEM (SMH)

Established in 1925, SMH remains one of the largest healthcare providers in the region, operating two major hospitals—one in Sarasota and one in Venice—and currently constructing a third in North Port. The network also includes seven urgent care centers and numerous physician offices throughout the area.

HCA FLORIDA

HCA Florida is a statewide network of hospitals and healthcare facilities, operating 50 hospital campuses and more than 90 urgent care centers. The network continues to grow along Florida's west coast, with a new hospital proposed in Parrish and numerous newly-built Freestanding Emergency Departments around the two-county region.

BAYCARE

Founded in 1997, Central Florida-based BayCare is a leading not-for-profit, community-based healthcare system. Its network now includes 16 hospitals, recently expanding into Manatee County with the addition of the first hospital north of the Manatee River.

UNIVERSAL HEALTH SERVICES (UHS)

UHS, one of the nation's largest healthcare providers, operates in 39 states and owns Manatee Memorial Hospital & Lakewood Ranch Medical Center. As the primary hospital east of I-75, LWRMC is currently expanding with a new tower that will add 60 in-service beds with the opportunity to add 60 more at a later date.

PROVIDERS PER 100,000 RESIDENTS

322.7	199.3
SARASOTA COUNTY	MANATEE COUNTY

*Data derived from Florida Department of Health

DEMOGRAPHICS

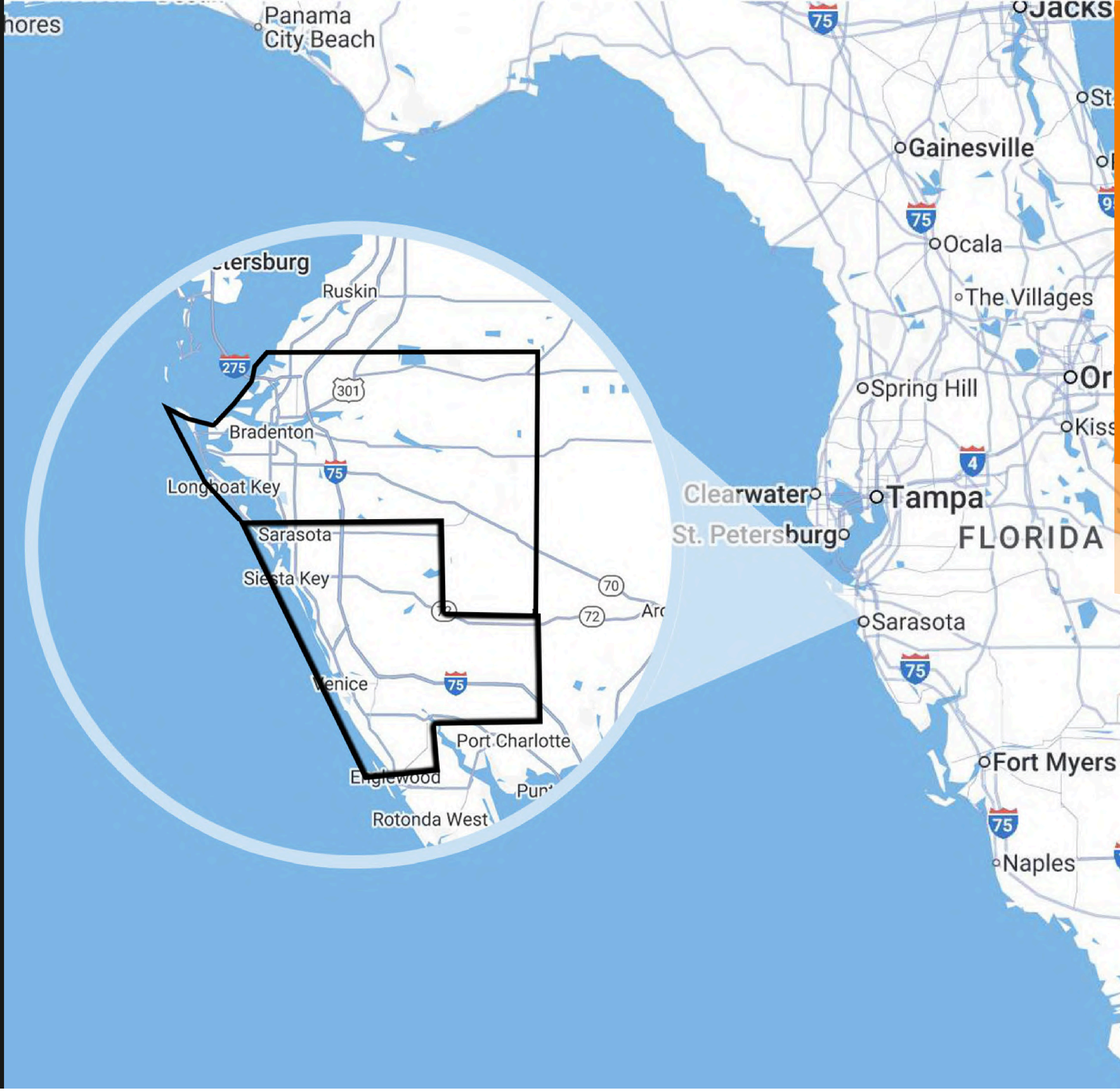
940,000 2026 MSA TOTAL POPULATION	**1.07 MIL** PROJECTED 2030 POPULATION
0.58% POPULATION GROWTH/YR	**4.7%** UNEMPLOYMENT RATE
$84,199 MEDIAN HHI	**0.5%** JOB GROWTH YOY

*Data derived from CoStar

EDUCATION & HEALTH SERVICES EMPLOYMENT

Current Number of Health Services Jobs	68,200
Overall Nonfarm Jobs	361,100
Health Services as % of Overall Nonfarm Jobs	18.8%
12-Month % Health Services Job Growth	1.4%

May 2026 employlment data from the U.S. Bureau of Labor Statistics



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