



FOR LEASE

For Lease | Office

Centrally Located Office Space For Professional Headquarters Or Call Center

Bradenton, FL 34203

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL |
941.957.3730 | MSCcommercial.com

PRESENTED BY:

SUSAN H. GOLDSTEIN LLC, CCIM, MBA

Senior Commercial Advisor
941.957.3730
susangoldstein@msccommercial.com



OFFERING SUMMARY

PROPERTY OVERVIEW

Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	40,000 SF
Available SF:	9,743 SF
Lot Size:	2.52 Acres
Year Built:	1999

Well-designed Professional Office Building with large open workspace, numerous private offices, conference rooms, Executive Offices, Telecom / Server Rooms, Employee Lounge / Break Rooms. 9,743 sq. ft. office space consisting of open work area, which can easily be configured to fit your needs.

PROPERTY HIGHLIGHTS

- Excellent parking with additional parking lot across the street.
- 3.0 parking spaces per 1000+/- sf.
- Parcel across the street is included, currently being used for overflow
- Bradenton is well positioned between Sarasota, Tampa, and St. Petersburg with access to I-75 and I-275
- Front portion of the Suite A has large open area off main entry, suitable for showroom or workspace,
- 7 private offices along perimeter.
- Large conference room, server room, and open floor space currently set up with cubicles.
- Both front and rear areas have direct access to restrooms and kitchenette.

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For Lease



- Suite A - 9,743 sq. ft.
- Suite B - 10,691 sq. ft.

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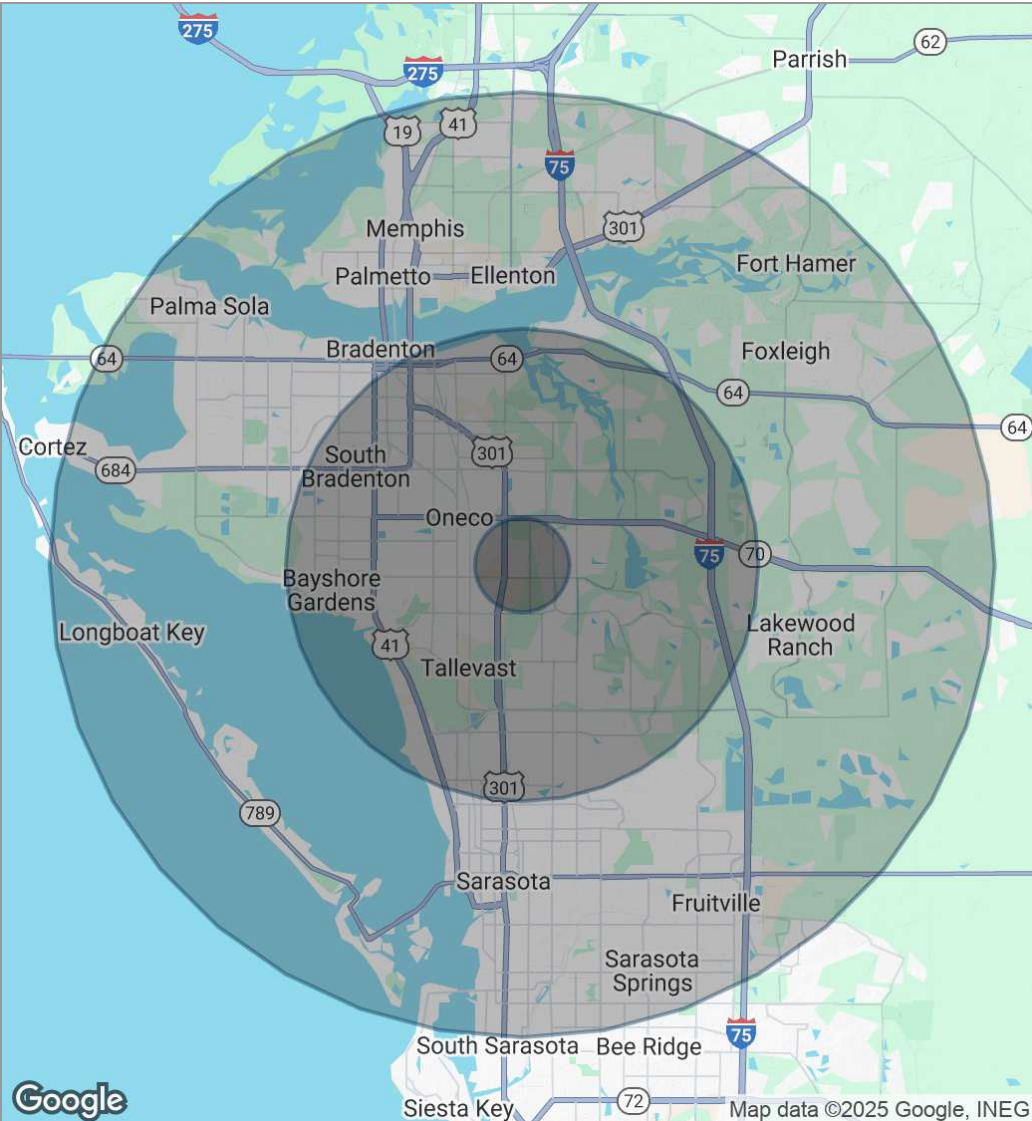
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,745	164,021	447,423
Median age	42.3	41.8	44.9
Median age (male)	41.9	41.6	43.8
Median age (Female)	42.9	42.8	46.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,142	66,606	187,549
# of persons per HH	2.4	2.5	2.4
Average HH income	\$63,597	\$55,055	\$65,820
Average house value	\$236,853	\$257,095	\$297,779

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation
Columbia University Business School MBA
Duke University BA

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member
Columbia University Alumni Club Past President
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee