

for  
*Lease*

## PROFESSIONAL OFFICE

5227 4th Ave. Cir. East  
Bradenton, FL 34208



*The Avanti Group*  
Professional Space Development

**Xavier Calderon**

[xcalderon@avanticenter.com](mailto:xcalderon@avanticenter.com)

(941) 351 - 5310

3054 University Parkway  
Sarasota, FL 34243

**1,620 to 4,860 sf**

- ◆ Office space for medical or professional use.
- ◆ **1,620** sf readily available. Could combine with next door unit for **3,240** sf or **4,860** sf.
- ◆ Completely finished open space with restroom, utility room, A/C, lighting, electrical, ceiling, flooring...
- ◆ Brand new space is ready to use.

### *Features:*

- ✓ Right on SR 64 1 mile W. of I-75
- ✓ Brand New Space
- ✓ Maximize space with dividers or use as open space.
- ✓ Easy to add a few walls if needed.

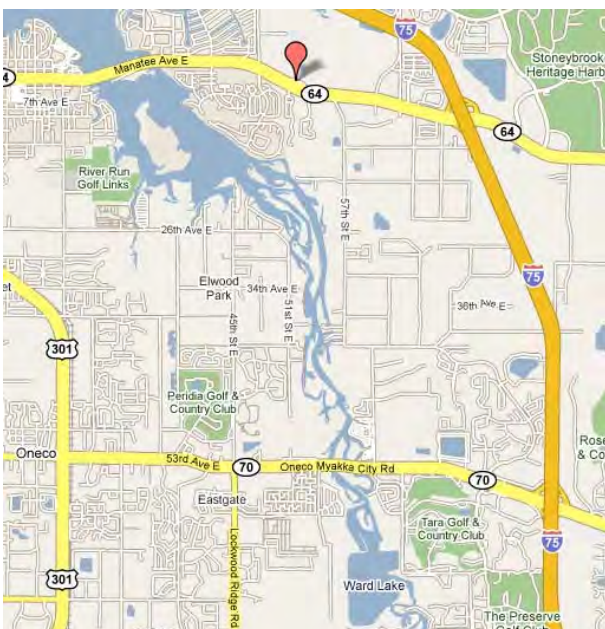
**Lease Rate:**

**\$17.50 NNN psf**

**Tel: (941) 351-5310 Cel: (941) 704 - 3095**

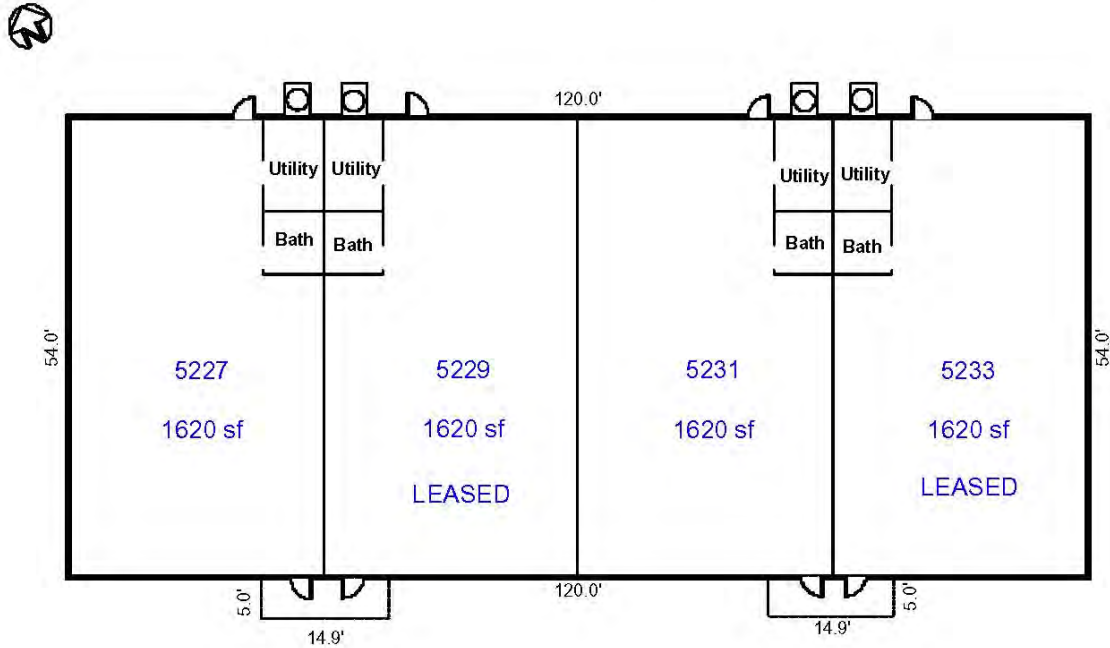
**Fax: (941) 351 - 0330**

[xcalderon@avanticenter.com](mailto:xcalderon@avanticenter.com)



Legal Description: LOT 8, 64 CENTER EAST PI#11156.1070/9  
 Building (shell / house) Address: 5225 4TH AVENUE CIRCLE EAST  
 Bradenton, Florida 34208

## FLOOR PLAN



UNIT	SIZE (sf)	RENT (psf)	*CAM (psf)	ANNUAL RENT	MONTHLY RENT
5227	1,620	\$17.50	\$4.50	\$35,640.00	\$2,970.00
<del>5229</del>	<del>1,620</del>	<del>\$17.50</del>	<del>\$4.50</del>	<del>\$35,640.00</del>	<del>\$2,970.00</del>
5231	1,620	\$17.50	\$4.50	\$35,640.00	\$2,970.00
<del>5233</del>	<del>1,620</del>	<del>\$17.50</del>	<del>\$4.50</del>	<del>\$35,640.00</del>	<del>\$2,970.00</del>

\*CAM: Passthrough charges include Common Area Maintenance, Insurance, and Property Taxes

[Click here to download brochure in PDF form.](#)