

# LEASE

## 8614 EAST SR 70 UNIT 101

8614 East SR 70 Unit 101 Bradenton, FL 34202



### OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Building Size:	14,400 SF
Available SF:	1,800 SF

### PROPERTY OVERVIEW

This office is move-in ready with a floor plan that works for many users.

### PROPERTY HIGHLIGHTS

- Ground floor unit with a neutral color palette.
- Reception area, waiting room, kitchenette, and interior restrooms.
- Suite features 4 interior exam rooms, 2 exam rooms with windows, and a lab/triage area.
- Signage available on building pylon, exterior monument, and interior lobby.
- Plenty of surface parking.
- CAM: \$5.50 PSF

**Stacy Rosenberg**  
727 488 4814



**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

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### PROPERTY DESCRIPTION

This office is move-in ready with a floor plan that works for many users.

### LOCATION DESCRIPTION

Located in the Ranch Lake Plaza. Just east of I-75 and right off SR 70. This office is conveniently located in the Lakewood Ranch Area.

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**STACY ROSENBERG**

Commercial Real Estate Specialist

stacy.rosenberg@cbrealty.com

Direct: **727.488.4814**

**PROFESSIONAL BACKGROUND**

Stacy Rosenberg has been in the commercial real estate industry for nearly a decade. She has extensive experience in sales and leasing within office, retail, industrial, and land sectors. Stacy specializes in office and retail in the Greater Tampa Bay area. Her previous career was in health care fundraising, which has greatly benefited her business dealings with clients in the medical marketplace.

Stacy is a native to the West Coast of Florida and grew up in St. Petersburg. She graduated from the University of South Florida and has been living in Lakewood Ranch with her family for the past sixteen years. Stacy volunteers for not-for-profit organizations within the community, is a PTO member of several Manatee County schools, is a member of Temple Emanuel in Sarasota, is a 2022 graduate of Leadership Manatee through the Manatee County Chamber of Commerce and serves on the Economic Impact Committee through the Lakewood Ranch Business Alliance. In her spare time, Stacy enjoys reading, traveling, and attending her three children's sporting events.

**Coldwell Banker Commercial Realty**

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