

Manatee County Office Buildings
10,000 square feet and above
Vacancy and Availability Report
6/30/17

EXISTING BUILDINGS	TOTAL SF	VACANT SF	PERCENT	Sublease-SF not included in vacant SF column		
					2016	2017
LAKWOOD RANCH	1,312,557	79,845	6.08%	6,921	28,428	9,625
UNIVERSITY PARKWAY - OTHER	268,695	22,510	8.38%	0	4,120	2,123
DOWNTOWN	871,223	229,930	26.39%	11,707	22,843	-13,573
OTHER	1,532,492	247,873	16.17%	0	4,163	27,168
TOTAL	3,984,967	580,158	14.56%	18,628	59,554	25,343

as of 3/31/2017

EXISTING BUILDINGS	TOTAL SF	VACANT SF	PERCENT	Sublease-SF not included in vacant SF column		
					2016	2017
LAKWOOD RANCH	1,312,557	76,126	5.80%	6,921	28,428	13,344
UNIVERSITY PARKWAY - OTHER	268,695	22,510	8.38%	0	4,120	2,123
DOWNTOWN	871,223	221,783	25.46%	11,707	22,843	(5,426)
OTHER	1,532,492	246,345	16.07%	0	4,163	25640
TOTAL	3,984,967	566,764	14.22%	18,628	59,554	35,681

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Lakewood Ranch

EXISTING BUILDINGS	BUILDING ADDRESS	BLDG. CLASS	YEAR BUILT	# of FLRS	TOTAL SF	VACANT S. F.	Max. Contig.	% OF BLDG.	Sublease	SQ. FT. COST	NNN or GROSS	OP COSTS	ELEC. INC.	Add-on Factor	2016 YEAR END	2017 YTD	LEASING AGENT	COMPANY	PHONE	COMMENTS	
Dr. Mishner's Building	11505 Palmbush Drive	A	2001	2	14,000	0		0		\$ 15.00	NNN	\$5.50									
SR 70 Office Center	11509 Palmbush Drive	A	2007	2	15,276	0		0.00%		\$14.00	NNN	\$6.50				1,500	Bob Morris	SVN CAG	941-587-1040		
Bank of America	6311 Atrium Drive, Suite 101	B	1998	2	28,021	14,801	9,942	52.82%		\$ 13.50	NNN	\$6.27	No		2,426		Melissa Harris	Ian Black Real Estate	941-906-8688	2nd Floor space can be joined to create 4,859 Sq. Ft.	
Bell Tower-Dental Alliance	6250 Lake Osprey Drive	A	2008	2	12,000	0		0.00%			NNN										
Cantebury Commons	11065 Gatewood Dr.	A	2006	1	21,000	2,000		9.52%		\$11.00	NNN	\$5.35					Sam Watkins	Coldwell Banker Commrc	941-487-2449		
Oliphant Building	9009 Town Center Parkway	A	2006	1	20,000	0		0.00%		\$21.50					19,938						Owner Occupied
ComCenter at Lakewood Ranch	9040 Town Center Pkwy.	A	2004	2	20,000	0		0.00%			Gross	none	Yes		1,200		Bernie Croghan	ComCenters, Inc.	941-747-0445	Suites for rent from \$1,200/mo, gross.	
C1 Bldg.	2025 Lakewood Ranch Blvd.	A	2006	2	15,000	0		0.00%	1,617	\$16-\$20	MG		Yes			6,117	Diane Lee	Wagner Realty	941-741-2500		
Courtyards @ Market Square	9114 Town Center Pkwy.	B	2004	1	21,488	7,200		33.51%		\$12-\$14	NNN	\$5.50	No				Carleton Compton	Equity Inc.	813-490-9818		
GE/Edwards Systems Tech.	Town Center Parkway	A	2004	2	110,000	0		0.00%													
Gibraltar Office/Sanchez	8470 Enterprise Circle	A	2006	3	32,000	0		0.00%		\$19.50	NNN										Leasing off-market. Owner plans to do Executive Office Suites
Imagine School	Portal Crossing	A	2007	1	33,103	0		0.00%													
Intercoastal Medical Group	11505 Rangeland Pkwy.	A	2014	2	25,500	0											Brian Kennelly	Starling Group	941-378-3811		
Johns Eastern Co.	6015 Resource Lane	A	1999	1	20,000	0		0.00%									Ken Johns III	Johns Eastern	941-361-3100	Owner occupied	
Lake Osprey Building	6230 University Pkwy	A	2006	3	35,700	6,201		17.37%	0	\$17.00	NNN	\$7.17	No				Amanda Zipperer	LWR Commercial	941-757-1678		
LECOM	5000 Lakewood Ranch Blvd.	A	2004	3	100,000	0		0.00%													Owner occupied
LECOM II	4800 Lakewood Ranch Blvd.	A	2012	3	150,259																
LWR Medical Bldg. I	8340 Lakewood Ranch Blvd.	A	2003	3	57,563	6,277	5,161	10.90%		\$19.00	NNN	\$9.69	Yes		-3,078		Steve Horn	Ian Black Real Estate	941-906-8688		
LWR Medical Bldg. II	6310 Health Park Way	A	2005	3	61,950	16,688		26.94%	5,304	\$ 19.00	NNN	\$8.50	No								
Main Street at LWR	Lakewood Main Street	A	2006	2	44,749	3,673		8.21%		\$25.00	Gross	\$10.38	Yes			-3,673	Amanda Zipperer	LWR Commercial	941-757-1678		
Manatee Assoc. Realtors	10910 Technology Terrace	A	2007	1	16,000	0		0.00%									Cyndi Myers	Wagner Realty	941-737-1675		
Manatee United Way/Chamber of Commerce	4215 Concept Court	A	2008	1	10,000	0		0.00%													Owner occupied
9015 Town Center Pkwy. Bldg.	9015 Town Center Pkwy.	B	2003	1	16,000	1,100		6.88%		Call for details						8,300	Amy MacDougal	Ian Black Real Estate	941-906-8688	Also available for sale	
MGA Building I	9024 Town Center Parkway	A	2006	2	14,622	5,275		36.08%		\$19.00	Gross		Yes				Susan Goldstein	Michael Saunders	941-350-9747		
MGA Building II	9423 Town Center Parkway	A	1999	1	12,279	0		0.00%		\$14.00	NNN	\$ 6.00	No				Steve Horn	Ian Black Real Estate	941-906-8688		
Michael Saunders	8325 Lakewood Ranch Blvd.	A	2006	3	12,000	0		0.00%													
Northern Trust	6320 Venture Dr.	A	1999	2	32,000	2,619		8.18%		\$ 13.50	NNN	\$5.50	No			-2,619	Stacey Rosenberg	Ian Black Real Estate	941-906-8688		
Portal Crossing #9	Portal Crossing	A	2007	1	15,000	0		0.00%		\$16-\$18	NNN	\$6.00									
Portal Crossing	10510-10540 Portal Crossing	A	2004	1	28,800	0		0.00%		\$16	NNN	\$6.00	No								
Portico 1	1917 Worth Ct.	A	2008	1	10,000	0		0.00%													
PRECO	14505 Arbor Green Trail	A	2014	1	10,000	0		0.00%													
San Marco Plaza	8209 Nature's Way	A	2006	2	10,049	2,856		28.42%		negotiable	NNN	\$5.00									
SMG/Starling	9027 Town Center Parkway	B	1999	1	12,000	0		0.00%		\$12.50	NNN	\$5.88	No		2,054		Melissa Harris	Ian Black Real Estate	941-906-8688		
SMR Corp Hdqtrs	14400 Covenant Way	A	2006	2	33,280	0		0.00%													Owner occupied
MGA Building III	8430 Enterprise Circle	A	2001	2	33,000	0		0.00%		\$17-\$21	NNN	\$6.30	No				Steve Horn	Ian Black Real Estate	941-906-8688	Build-out included in rate	
The Herald/Tax Assessor	SR 70	B	2005	1	12,000	0		0.00%													
The Professional Center at Lakewood Ranch Phase 1	Town Center Parkway	A	2007	1	33,628	0		0.00%			NNN		No								Fully occupied. All owner occupied units.
Town Hall	Lakewood Ranch Blvd.	A	2004	1	10,000	0		0.00%													
Towne Hembree II	6310 Capital Dr.	A	2003	2	36,000	7,043		19.56%		\$ 14.00	NNN	\$6.18	No				Linda Emery/Diane Law	SVN CAG	941-914-5133		
TriNet	9000 Town Center Pkwy.	A	1997	2	101,320	0		0.00%			NNN	\$10.75	Yes				Lori Hellstrom	Osprey Real Estate Svc.	941-504-5981		
University Professional Ctr.	8433 Enterprise Circle	A	2000	2	16,970	4,112		24.23%		\$15.50	NNN	\$6.60	No		5,888		Melissa Harris	Ian Black Real Estate	941-906-8688		
SUB-TOTAL					1,312,557	79,845		6.08%	6,921						28,428	9,625					
BUILDINGS UNDER CONSTRUCTION:																					
SUB-TOTAL					0	0		0.00%													
PROPOSED FUTURE PROJECTS																					
HealthPark @ Lakewood Ranch	NE Corner LWR Blvd. & SR70	A	Proj. 2018	2	42,000	21,000	21,000	50.00%		\$25.00	NNN	\$8.50	No				Ken Hughes	CNK Realty	941-741-9600		
The Professional Center at Lakewood Ranch Phase 2	Town Center Parkway	A	Proj. 2008	2	31,040	22,448		72.32%		\$16.00	NNN	\$6.00	No				Susan Goldstein	Michael Saunders	941-350-9747		
The Professional Center at Lakewood Ranch Phase 3	Town Center Parkway	A	Proj 2008	2	31,040	31,040		100.00%		\$20.00	NNN	\$6.00	No				Susan Goldstein	Michael Saunders	941-350-9747		
The Professional Center at Lakewood Ranch Phase 4	Town Center Parkway	A	Proj. 2008	2	31,040	31,040		100.00%		\$20.00	NNN	\$6.00	No				Susan Goldstein	Michael Saunders	941-350-9747		
SUB-TOTAL					93,120	84,528		90.77%													

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UNIVERSITY - OTHER

EXISTING BUILDINGS	BUILDING ADDRESS	BLDG. CLASS	YEAR BUILT	# OF FLS.	TOTAL S.F.	VACANT S.F.	Max. Contig.	% OF BLDG.	Sublease	SQ. FT. COST	NNN or GROSS	OP COSTS	ELEC. INCL.	2016 YEAR END	2017 YTD	LEASING AGENT	COMPANY	PHONE	COMMENTS
Cooper Creek Office Park I (Medical)	7978 Cooper Creek Blvd.	A	2003	2	35,000	7,405		21.16%		Negotiable					-7,405	Mark Curran	Benderson Development	941-360-7229	Benderson Headquarters
Cooper Creek Office Park II (Office)	8043 Cooper Creek Blvd.	A	2003	2	35,000	0		0.00%		Negotiable					2,400	Mark Curran	Benderson Development	941-360-7229	
Cooper Creek Campus	Cooper Creek Blvd.	A	2008	1	51,000	0		0.00%		Negotiable					7,128	Mark Curran	Benderson Development	941-360-7229	
Cooper Creek South	Cooper Creek Blvd.	A	2007	2	30,000	0		0.00%		Negotiable						Mark Curran	Benderson Development	941-360-7229	
Palm-Aire Plaza/SunTrust	5881-5899 Whitfield Av	B	1985	2	38,824	2,136		5.50%		\$16.00	Gross		No				Jennette Properties	941-359-3435	
University Health Park I	2401 University	A	1999	2	30,000	4,830	3,702	16.10%		\$14.95	NNN	\$6.13	No	6,337		Don Harvey MD		941-724-3259	
University Health Park II	8451 Shade	A	2002	2	21,460	2,217		10.33%		\$14.95	NNN	\$6.55	No	-2,217		Don Harvey MD		941-724-3259	
University Health Park III	2415 University	A	2005	2	27,411	5,922		21.60%		\$14.95	NNN	\$6.25	No			Don Harvey MD		941-724-3259	
SUB-TOTAL					268,695	22,510		8.38%	0					4,120	2,123				
BUILDINGS UNDER CONSTRUCTION:																			
PROPOSED FUTURE PROJECTS																			
University Health Park IV	Tuttle & University	A		2	30,000	30,000		100.00%		\$21.00	NNN		No			Jag Grewal		941-906-8688	Medical office/General office
University Health Park V	Tuttle & University	A		2	30,000	30,000		100.00%		\$21.00	NNN					Jag Grewal		941-906-8688	Medical office/General office
University Health Park VI	Tuttle & University	A		2	25,000	0		0.00%		\$21.00	NNN					Jag Grewal		941-906-8688	Medical office/General office
SUB-TOTAL					85,000	60,000		70.59%											

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DOWNTOWN

EXISTING BUILDINGS	BUILDING ADDRESS	BLDG. CLASS	YEAR BUILT	# OF FLRS.	TOTAL S.F.	VACANT S.F.	Max. Contiguous	% OF BLDG.	Sublease	SQ. FT. COST	NNN or GROSS	OP COSTS	ELEC. INCL.	2016 YEAR END	2017 YTD	LEASING AGENT	COMPANY	PHONE	COMMENTS
701 Building	701 Manatee Ave. W.	B	2004	2	31,400	0		0.00%		\$ -	NNN								
Bank of America Bradenton	1201 6th Ave. W.	B	2002 Ren	5	52,108	4,235	2,415	8.13%		\$16.00-\$19.00	MG			-8,293	9,273	Ben Bakker	Michael Saunders & Company	941-724-8009	
Bradenton Financial Center	1401 Manatee Ave. W.	A	1985	12	123,500	24,469	10,000	19.81%	0	\$17.00-\$21.00	Gross		Yes	12,456	-2,645	Debra Cooper/Angela Varga	SVN CAG	941-730-1700 941-932-7131	Lease cost is full service and includes cleaning.
Central Plaza	816 Manatee Ave. E.		2004 Ren	2	41,769	10,400	10,400	24.90%		\$ 10.00	MG	N/A	No	-10,000		Ben Bakker	Michael Saunders & Company	941-724-8009	
SUNZ Insurance Compar	1301 6th Ave. W.	B	1976	6	54,478	0	0	0.00%		-				25,573		Jag Grewal	Ian Black Real Estate	941-906-8688	Owner Occupied. Some space may be available in the future.
Commerce Building	529-533 13th St. W	B	1922	3	18,150	16,500		90.91%								David Fletcher	Wagner Realty	941-727-2800	Building is for Sale. Price is \$999,000.
Hardin Buildings	402-410 12th St. W.	B	1925	2	12,500	0		0.00%											
Hill Building	1002 Manatee Ave. W.	B	1948	2	22,586	0		0.00%											Manatee County Owns the building
Manatee Office Center	302 Manatee Ave. E.	B	2004 (remodel)	3	42,328	35,943		84.92%		\$ 12.00	MG				-22,781	Adam Doak	American Property Group	941-923-0535	
Plaza del Rio	101 Riverfront Blvd.	B	1986	7	78,988	39,371	10,000	49.84%		\$ 12.50	NNN	\$6.00	No			Michael Coppola	Avison Young	813-523-3321	Bank owned
Riverside Medical Center	300 Riverside Dr East	B	2012 Ren.	4	57,359	0	0	0.00%		\$ 12.50	NNN	\$9.63	Yes	1,845		Jason Bartz	Riverside Real Estate Company	941-782-0330	
Riverview Center	1111 3rd Ave. W.	A	1985	3	23,000	3,540		15.39%		\$ 14.50	MG				-3,540	Anthony Homer	Focus Commercial Real Estate	941-914-8403	
Riverwalk Prof. Park I	100 Third Ave. W	A	2006	2	25,600	1,800		7.03%								Bernie Croghan	ComCenters Inc.	941-747-0445	#100 available for sale \$275,000
Riverwalk Prof. Park II	200 Third Ave. W.	A	2007	2	25,600	0		0.00%								Bernie Croghan	ComCenters, Inc.	941-747-0045	
SunTrust Center	1001 3rd Ave. W.	A	1986	7	78,765	3,921	3,041	4.98%	11,707	\$ 10.50	NNN	\$10.23	Yes	4,323		Jason Bartz	The Riverside Real Estate Compan	941-782-0330x125	
The Professional Bldg.	1023 Manatee Ave. W.	B	1926	8	34,176	4,038		11.82%		\$ 18.00	Gross								
Walcaid Building	1101 6th Ave. W.	B	1923	2	12,500	3,500		28.00%	None	\$10 - \$17	MG		No		2,130	Bill Blalock/Shana Maguire	Wyman Green & Blalock	941-748-9776	1st floor class A/B space available, 2nd Floor class A space available. Recently renovated, directly across the street from the new judicial center.
2424 Manatee Avenue Building	2424 Manatee Ave. W.	B	1960/1980	2	13,000	448	448	3.45%		\$ 12.00	MG		No	479	450	Ben Bakker	Michael Saunders & Company	941-724-8009	
Manatee Obstetrics	6417 3rd Ave. W.	C	1982		11,156	11,156		100.00%		\$ 8.80	NNN								
	303 13th Ave. E.	B	1985	1	28,136	28,136		100.00%		\$ 11.45	MG		No			Jag Grewal	Ian Black Real Estate	941-906-8688	
	604 Manatee Ave. W.		1926	4	25,450	25,450		100.00%		\$ 6.95						Vincent Crisci	Peerage Properties	212-202-1666	
714 Building	714 Manatee Ave. E.		2003	1	14,567	0		0.00%								Angela Varga	SVN CAG	941-932-7131	
Kincaid Building	1003 8th Ave. W.		1969	2	17,023	17,023		100.00%		\$ 11.75	Gross						Wagner Realty	941-737-1675	for sale - \$2,500,000
	1112 Manatee Ave. E.	A	2000	2	27,084	0		100.00%									Wagner Realty	941-747-9688	Also for sale \$2,500,000
SUB-TOTAL					871,223	229,930		26.39%	11,707					22,843	-13,573				
BUILDINGS UNDER CONSTRUCTION:																			
PROPOSED FUTURE PROJECTS:																			

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OTHER OFFICE BUILDINGS

EXISTING BUILDINGS	BUILDING ADDRESS	BLDG. CLASS	YEAR BUILT	# OF FLRS.	TOTAL S.F.	VACANT S.F.	Max. Contig.	% OF BLDG.	Sublease	SQ. FT. COST	NNN or GROSS	OP COSTS	ELEC.INC.	2016 YEAR-END	2017 YTD	LEASING AGENT	COMPANY	PHONE	COMMENTS
301 Corridor																			
6015 Building	6015 31st St. E.	B	1999	2	40,000	20,000		50.0%		\$ 6.00	NNN	\$ 2.98	No		20,000	David Greenfield	1st Property Group Inc.	941-377-5255	
Elcotel Buildings	6428/6432 Parkland Dr.	B	1987	2	53,000	0		0.0%		NA	NNN								
Former Cheetah Technologies Bldg. (the Acterna Building)	2501 63rd Ave. E.	A	1999	2	117,968	0		0.0%		\$9-\$12	NNN								Purchased by the Manatee Co. School Board
High Building #110	6408 Parkland Dr.	B	1997	1	29,248	5,133		17.5%		\$ 8.00	NNN	\$ 2.34	No	6,147		Jon Kleiber	High Associates	941-756-5599	Flex/Office Space.
High Building #183 (Former Edwards Systems Building)	6407 Parkland Dr.	B	1994	1	36,475	0		0.0%		\$ 7.00	NNN	\$ 2.08	No	12,925		Jon Kleiber	High Associates	941-756-5599	Divisible
E.R. Beall Center	700 13th Ave. E.	A	2001	4	149,000	0		0.0%											Off Market
West																			
Bank of America of America	4311 Manatee Ave W	B	1989	2	13,720	4,067		29.6%		\$ 10.00	Gross								
	6210 17th Ave. W.	B	1982	1	23,329	0		0.0%		\$ 8.00	NNN					Vincent Crisci	Peerage Properties, LLC	212-202-1666	Also for sale: \$2,950,000
BMO Harris Building	4502 Cortez Road West	A	3	32,040	17,392			54.3%		\$ 12.50	NNN	\$ 6.00		-10,618					
Fire Department	6417 3rd Ave. W.	A	1982	1	11,156	0		0.0%		For sale									
6205-6207 Cortez Rd. W.	6205-6207 Cortez Rd. W.	A	2002	1	10,000	10,000		100.0%		\$ 9.00	NNN								sale price: \$1,250,000 Cheap financing by bank
Bay Area Medical Centre	3501 Cortez Rd. W.	B	1987	1	61,763	9,800		15.9%		\$10-\$20.00	Gross		Yes	-7,192		Steve Horn	Ian Black Real Estate	941-906-8688	Goodwill Redevelopment Center w/ Office/Retail available
Parkside Prof Center	2902 59th St West	B	1987	1	26,460	6,200		23.4%		\$ 16.50	NNN					Stan Stephens	Manasota Comm. Construction	941-795-2732	(2) 2500 sf and (1) 1200 sf
Village on Cortez	4016 Cortez Road W.	B	1985	2	12,438	0		0.0%		\$ -						Ryan Hoffman	Wagner Realty	941-727-2800	
Wildewood Prof Pk	3639-3711 Cortez Road W.	B	1991	1 & 2	83,308	50,494		60.6%		\$ 12.50	MG		No			Angelia Young	A Young Realty	941-966-8889	
US 41 (14th St. W.)																			
Bank of America	6160 14th St. W.	B	1971	2	15,970	6,600		41.3%		\$ 10.00	NNN					Sun Young	Young Commercial Investment Co.	813-843-6001	
	1404 14th St. W.	B	1933	2	11,265	0		0.0%											Downtown Development Authority
	3614 3rd St. W.			1	11,807	11,807		100.0%											For sale \$2,200,000
Apollo Center	6703 14th St. W.	B	2004	2	18,000	6,750		37.5%		\$ 9.00	NNN	\$ 6.00				Alexandra		630-248-3106	Retail and office complex
6505 Democracy	4303 1st St.	B	1973	3	25,449	4,413		17.3%		\$ 10.00	Full Service	\$ 8.00				Stan Rutstein	ReMax	941-539-8313	suites available from 128 sf - 3,380 sf
Manatee Co. Sheriff's Office	3500 9th St. W.	B	1992	1	22,743	0		0.0%											Purchased by Manatee Co. 2016
Fifth Third Bank Building	410 Cortez Road W.	B	1975	2	24,930	7,337		29.4%		\$ 11.00	Gross					Melissa Harris	Ian Black Real Estate	941-906-8688	1st Floor Space
Manasota Business Ctr	7339 N Tamiami Trail		1986		12,500	4,000		32.0%		\$10-12	NNN								
Murphy Building	6815 14th St. W.	B	1982	2	14,558	12,000		82.4%		\$ 12.00	Gross		No			Michael Murphy		941-447-8888	
The Fountains Office Centre	4910 14th St. W.	B	1973	3	15,550	1,600		10.3%		\$ 14.00	Gross	\$ 6.00	Yes			Brian Hollifield	RCB Properties	941-753-9011	\$995,000
Palmetto																			
600 Palmetto Building	600 8th Avenue W.	B	1,984	5	55,000	9,505	7,977	17.3%		\$ 15.00	Gross		Yes	-7,229	780	Melissa Harris	Ian Black Real Estate	941-906-8688	
Bank of America Palmetto	700 8th Ave. W.	B	1950	2	23,591	0		0.00%											Sold-Off Market
Crusader Building	323 10th Av. W.	B	1926	3	15,726	2,000		12.72%		\$ 15.00	Gross	\$ 9.50				Rick Treharne	York Management	941-371-4454	
River North BC	1331 10th St East	B	1986	1	23,000	2,495		10.85%		\$ 12.00	Gross					Chris Marritt	Mike Carter 1, Inc.	941-749-5875	
Riverside Plaza	908 Riverside Dr.		2003	3	40,000	0		0.00%											Sold 12-2012 \$3,125,000
US Highway 19	5010 US Highway 19		1986	1	10,000	10,000		100.00%		for sale									Bank Owned
SR 64 E.																			
1st National Bank Bus. Pk	4732 SR 64 E	B	2000	1	44,000	6,000		13.6%		\$11-\$13	NNN	\$ 5.50				Cyndi Myers	Wagner Realty	941-737-1675	
Bright House	5413 E. SR 64 E	B	2004	1	31,613	0		0.0%											
Cemex Building	5325 SR 64 E	B	2004	1	16,000	0		0.0%		\$ 14.00	NNN					Mia Jarrell	Grubb & Ellis Commercial	813-639-1111	
East Glen Office Park	9908 SR 64 E.	A			12,000	0		0.0%		\$ 1,200.00	Gross	\$ 3.12				Lily Behrends	Wagner Realty	941-526-9121	\$1000 for 6 mos then \$1,500 per month
Lakeside Office Park	SR 64 E.				15,000	0		0.0%											
Morgan Johnson Commerce Park	5520 SR 64 E	A	2010	2	20,603	1,876		9.1%		\$ 12.00	NNN		No	6,530		Diane Lawson	SVN CAG	941-780-6136	or Linda Emery 941-387-1200
Rivers Edge Dev. Association	5315 4th Ave. Circle E	A	2008	1	11,780	11,780		100.0%		\$ 19.50	Gross								
SRQ Memorial Healthcare	1040 River Heritage Blvd				14,000	4,056		29.0%											
Three Rivers Office Park	SR 64 E.	B			15,000	2,500		16.7%											
Two Rivers Office Park	SR 64 E.				15,000	2,820		18.8%											
The K Centre	812 62nd Circle East	B	2007	1	42,000	0		0.0%											
SR 70 E.																			
ComCenter Route 70	6150 SR 70 E	B	1999	1	15,000	1,000		6.7%			Gross	n/a	Yes			Bernie Croghan	ComCenters, Inc.	941-747-0445	
Health Park East	6020 - 6060 SR 70 E	A	1994	1	29,198	10,000		34.2%		\$ 17.00	NNN	\$ 5.32	No			Tony Veldkamp	SVN CAG	941-487-6990	
Peridia Office Park & Gap Creek	3910-3911 Golf Park Loop 5225-5291 Office Park Blvd.	B	2003	1	55,125	0		0.0%		\$11-\$15.50	NNN		No		6,388	Tony Veldkamp	SVN CAG	941-487-6990	
Ranch Lake Office Center	8652 SR 70	B	2004	1	12,712	0		0.0%									Melissa Harris	Ian Black Real	941-906-8688
Ranch Lake Business Center	9030 58th Dr. E. Unit 101	A	2004	1	35,000	2,623		7.5%		\$ 17.50	NNN		No			Bob Brillon	Thomason Brillon Interests/R & J Realty Services	941-685-4947	Bob- 1,860 sf @ \$17.50 per sf NNN
Ranch Lake Plaza at State Rd 70	8614 E SR 70	A	2008	2	14,400	1,800		12.50%		\$ 14.50	NNN	\$ 5.25	No	3,600		Tony Veldkamp	SVN CAG	941-487-6990	1,800 & 3,600 shell space available
River Club	SR 70 East of I-75	B		1	25,000	0		0.0%								Roberta	AMI	941-359-1134x113	
River Landings Office Park	6106-6170 SR 70 East 5440-5460 63rd St. E.	A	2008	1	54,067	0		0.0%					No						
Spring Forest	SR 70 East of I-75	B		1	15,000	1,825		12.2%											
Sub Total:					1,532,492	247,873		16.17%						4,163	27,168				
BUILDINGS UNDER CONSTRUCTION:																			
Sub Total:																			
PROPOSED FUTURE PROJECTS																			
Creekwood Office Park	3512 SR 70 E			1	11,600	11,600		100.0%		for sale									Bank owned.
Heritage Harbor Prof. Center	8265 Heritage Green way	A		3	60,000	60,000		100.0%		\$ 24.00	NNN								
Sub Total:					71,600	71,600		100.00%											

The information in this report is provided for informational purposes only. Although the information is deemed to be reliable no warranties or guarantees are made as to its accuracy.