

# BEACHWAY PROFESSIONAL PROFESSIONAL & MEDICAL OFFICES

## FOR LEASE

3301 BONITA BEACH ROAD SW, BONITA SPRINGS, FL 34134



| FLOOR | SUITE              | SIZE (SF) | LEASE RATE (PSF) | MONTHLY BASE RENT | CAM (PSF) | MONTHLY CAM | RESERVES (PSF) | MONTHLY RESERVES | MONTHLY TOTAL |
|-------|--------------------|-----------|------------------|-------------------|-----------|-------------|----------------|------------------|---------------|
| 2     | 200                | 1,648     | \$20.00          | \$2,746.67        | \$10.05   | \$1,380.20  | \$0.50         | \$68.67          | \$4,195.53    |
| 2     | 202<br>*FURNISHED* | 1,571     | \$20.00          | \$2,618.33        | \$10.05   | \$1,315.71  | \$0.50         | \$65.46          | \$3,999.50    |
| 2     | 203                | 982       | \$20.00          | \$1,636.67        | \$10.05   | \$822.43    | \$0.50         | \$40.92          | \$2,500.01    |
| 2     | 206                | 1,000     | \$20.00          | \$1,666.67        | \$10.05   | \$837.50    | \$0.50         | \$41.67          | \$2,545.83    |
| 3     | 315                | 1,629     | \$20.00          | \$2,715.00        | \$10.05   | \$1,364.29  | \$0.50         | \$67.88          | \$4,147.16    |

**LEASE RATE:** \$20.00 PSF NNN

**CAM:** \$10.05 PSF (Utilities Included)

**RESERVES** \$0.50 PSF

**LOCATION:** On Bonita Beach Road, just west of US 41

**YEAR BUILT:** 2001

Experience unmatched elegance and convenience at Beachway Professional Center. This premier Class A office building offers high end build-outs featuring lavish lobbies on all three floors, as well as marble countertops and flooring in restrooms. Ideally positioned along the prestigious Bonita Beach Road corridor, just west of the intersection of US 41 and Bonita Beach Road, it offers seamless access to I-75, strategically serving both North Naples and South Fort Myers markets. With dedicated on-site Property Management and ample parking, Beachway Professional Center cultivates a professional atmosphere with a diverse tenant roster, making it the ultimate choice for discerning medical and professional office users.

### CONTACT

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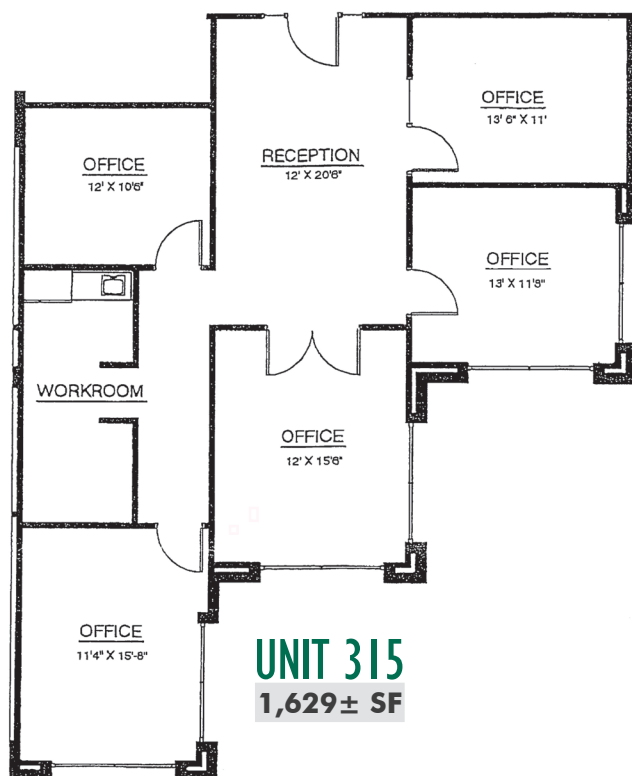
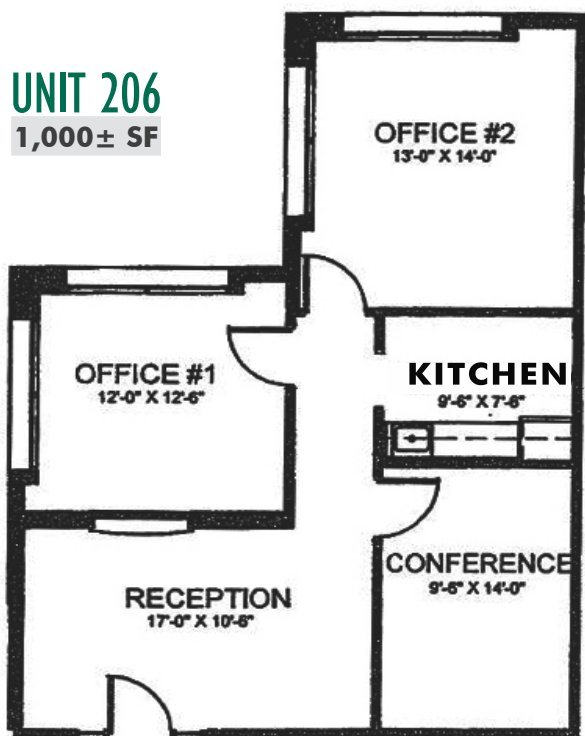
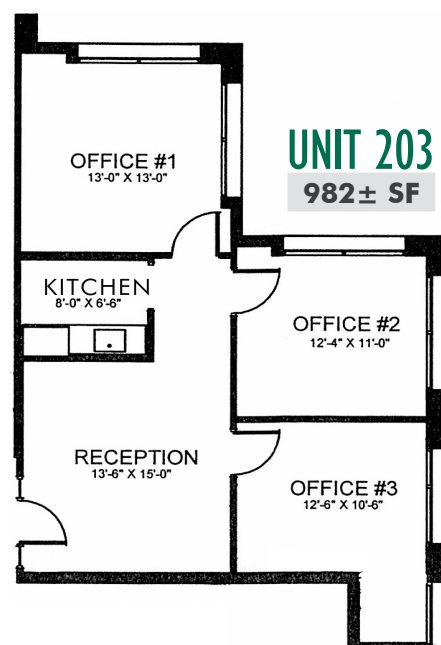
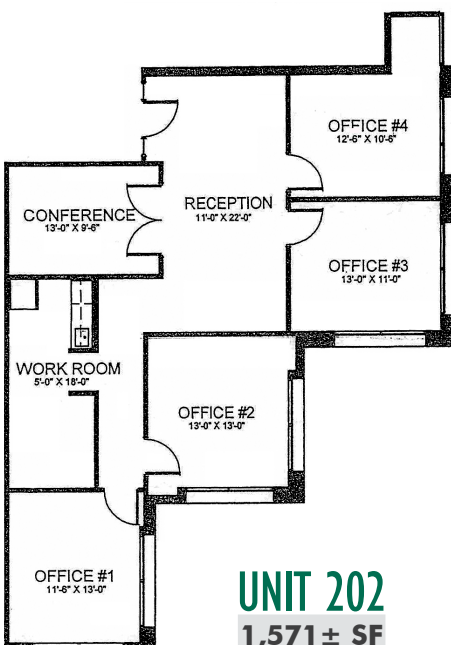
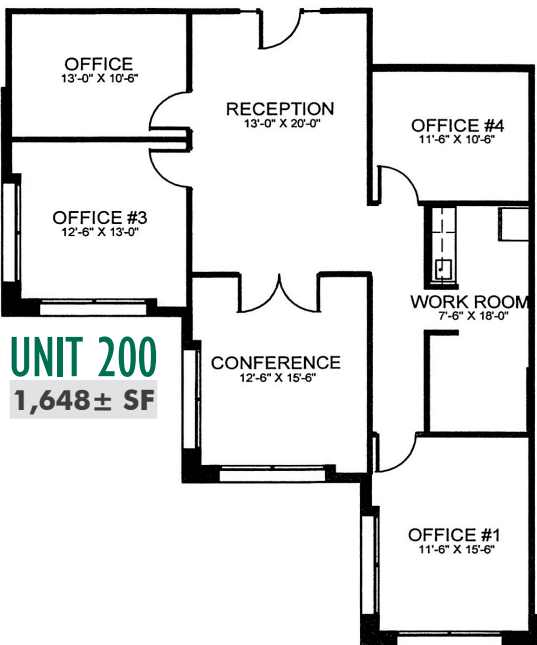
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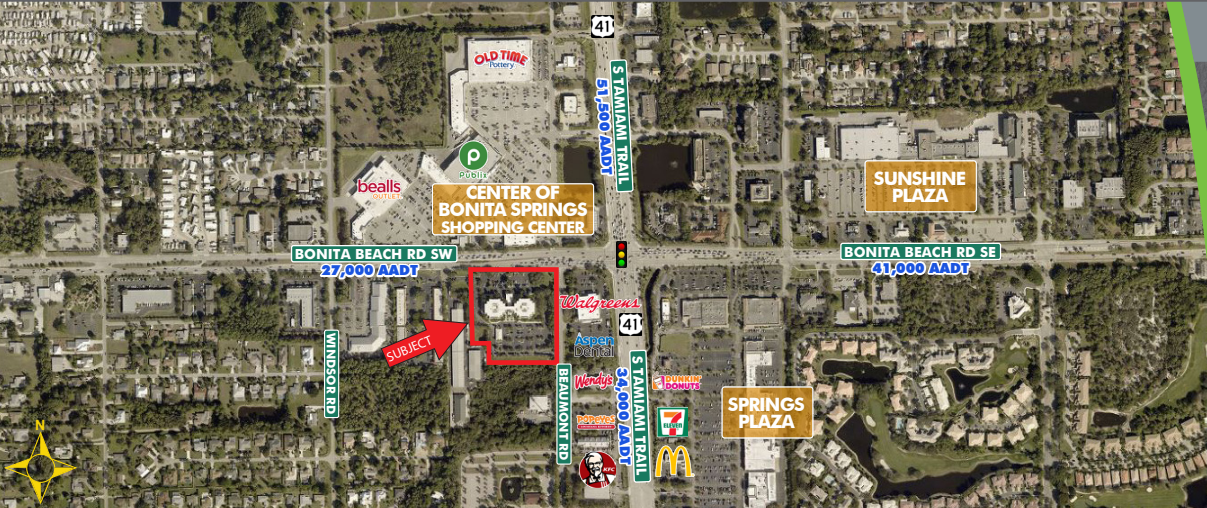
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### HIGHLIGHTS

- **Move-in Ready**  
*Immediate occupancy available*
- **Kitchen**  
*Convenient in-suite kitchen*
- **Ample Parking**  
*Hassle-free parking options for all tenants and guests*
- **Quality Common Area**  
*Well-maintained and inviting communal spaces*
- **Professional Atmosphere**  
*A business-focused environment with a diverse and reputable tenant mix*
- **Strategic Location**  
*Centrally positioned between Fort Myers and North Naples*



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