

BEACHWAY PROFESSIONAL

PROFESSIONAL & MEDICAL OFFICES

FOR LEASE

3301 BONITA BEACH ROAD SW, BONITA SPRINGS, FL 34134



CRE
CONSULTANTS
Commercial Real Estate Consultants, LLC
CRECONSULTANTS.COM



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 *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	LEASED		\$10.05	\$1,364.29	\$0.50	\$67.88	\$4,147.16
3	311	1,205	\$20.00	\$2,008.33	\$10.05	\$1,009.18	\$0.50	\$50.20	\$3,067.71

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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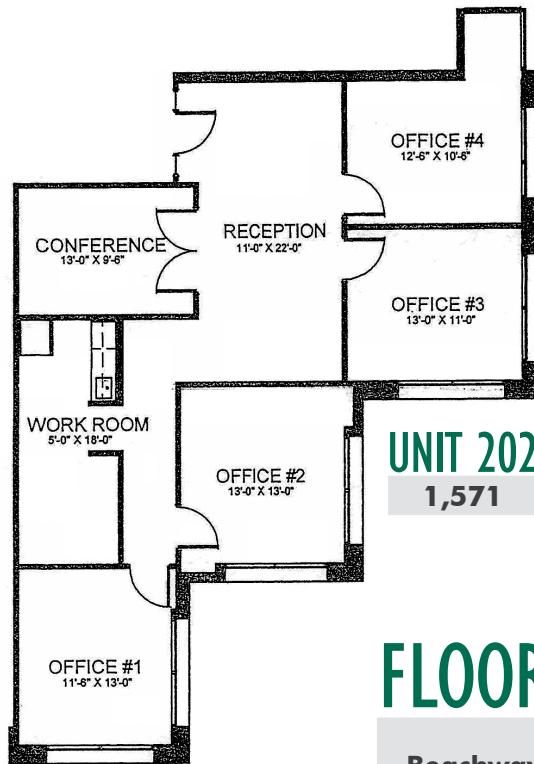
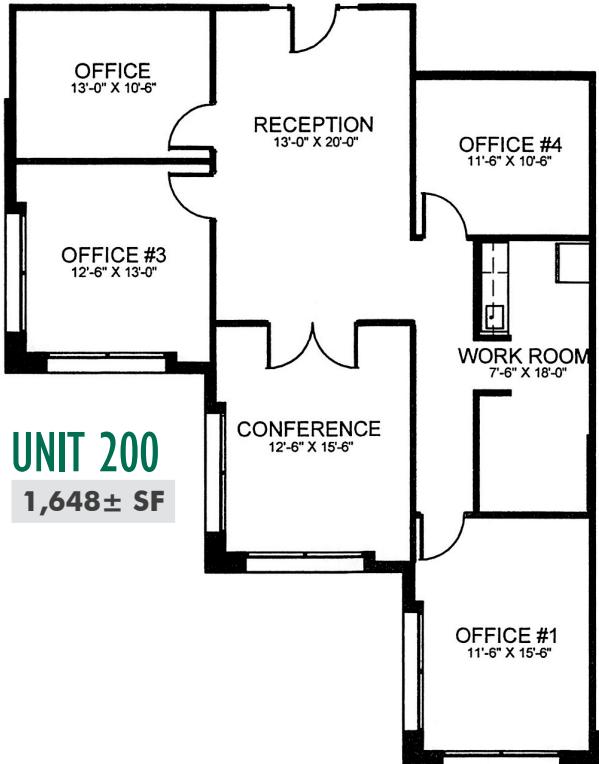
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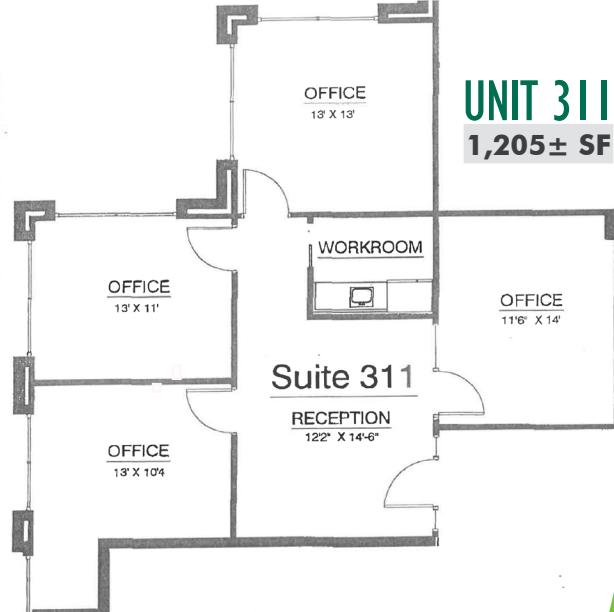
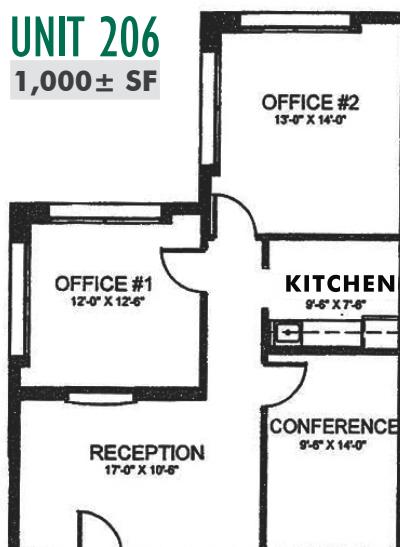
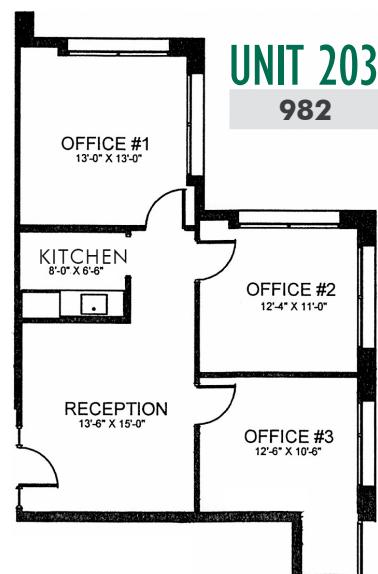
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FLOOR PLANS

Beachway Professional Offices



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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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12/29/25