

**FOR LEASE**

**Suite 402**

**1,211± SF**

**\$30.00 PSF NNN**

**IMMEDIATE  
AVAILABILITY**



Reception/Admin Area



Conference Room or Office

**PROPERTY SUMMARY**

Premier professional office building offering high-end finishes and on-site management that is conveniently located just South of Veteran’s Parkway and Midpoint Bridge on Del Prado Blvd. S.

**PROPERTY HIGHLIGHTS**

- Ample parking with security cameras.
- Electric, water and air conditioning included in CAM.
- Controlled access.
- Common restrooms.
- Fiber optic available.
- Generac Industrial Power backup generator.
- Centrally located in the region.
- Medical, Professional and Office uses.

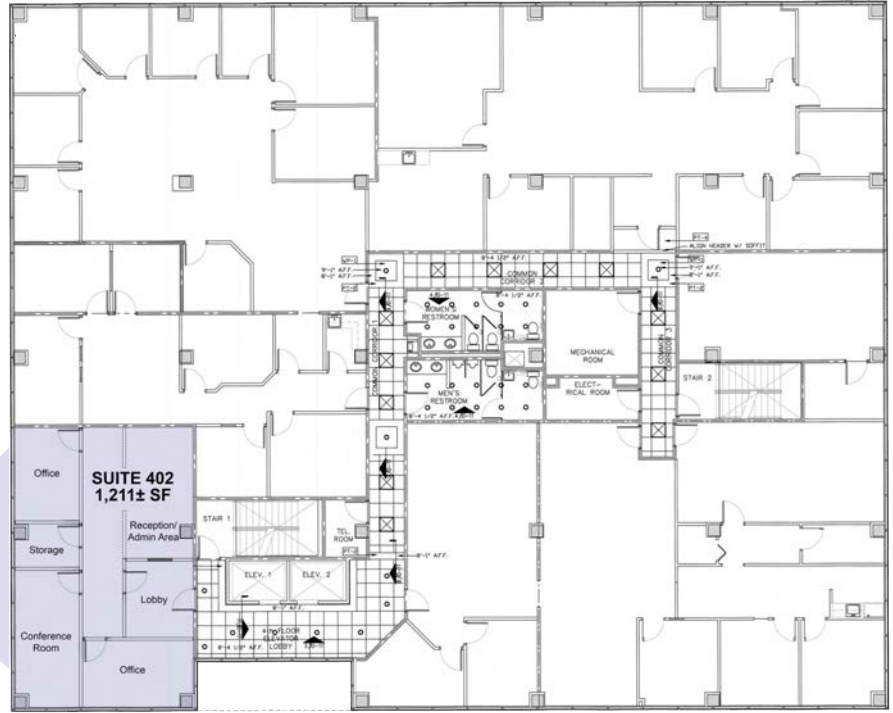
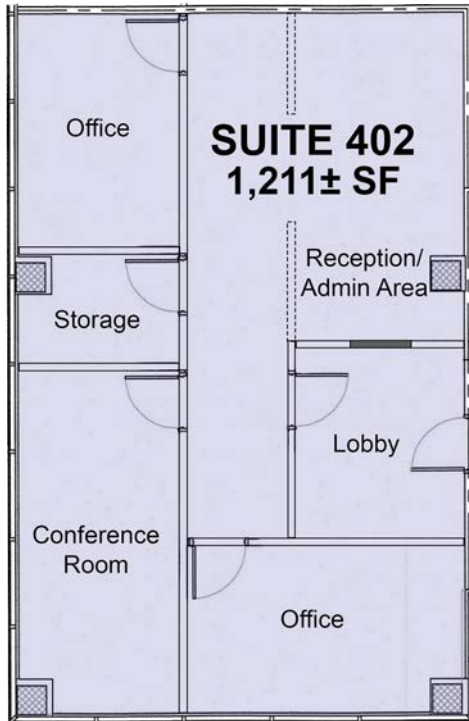
**DEMOGRAPHICS**

| 2025             | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------|----------|----------|----------|
| Population       | 8,593    | 66,570   | 199,817  |
| Median HH Income | \$70,365 | \$72,085 | \$70,478 |
| Households       | 4,369    | 33,037   | 100,662  |

**CONTACT:**

**Leasing@BlueWatersDG.com**  
**239.900.3482**

Blue Waters Development Group, LLC  
2503 Del Prado Blvd. S., Ste. 101  
Cape Coral, FL 33904



**AVAILABLE NOW**

**SUITE HIGHLIGHTS**

- Corner Suite
- Abundant Natural Light
- Lobby
- Reception/Admin Area
- Conference Room/Office
- 2 Private Offices
- Storage Room



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