

# ANGLERS PLAZA

## MOVE-IN READY OFFICE SPACE



# FOR LEASE

870 BALD EAGLE DRIVE, MARCO ISLAND, FL 34145



UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
4B	888	\$18.50	\$1,369.00	\$7.50	\$555.00	\$38.48	\$1,962.48

- LEASE RATE:** \$18.50 PSF NNN
- CAM:** \$7.50 PSF
- LOCATION:** On Bald Eagle Drive, just south of Elkhorn Court
- ZONING:** C4 - Commercial (City of Marco Island)
- YEAR BUILT:** 1985
- PARKING:** 25 Spaces (Includes 2 Handicap)

**PROFESSIONAL OFFICE SPACE**  
 Rare opportunity to secure move-in ready office space. This highly sought-after office suite is ideally situated on Bald Eagle Drive, just north of Collier Boulevard, offering exceptional convenience in the heart of Marco Island. Surrounded by a thriving community of office, retail, and residential developments, this location provides a desirable and prosperous environment for businesses.

### CONTACT

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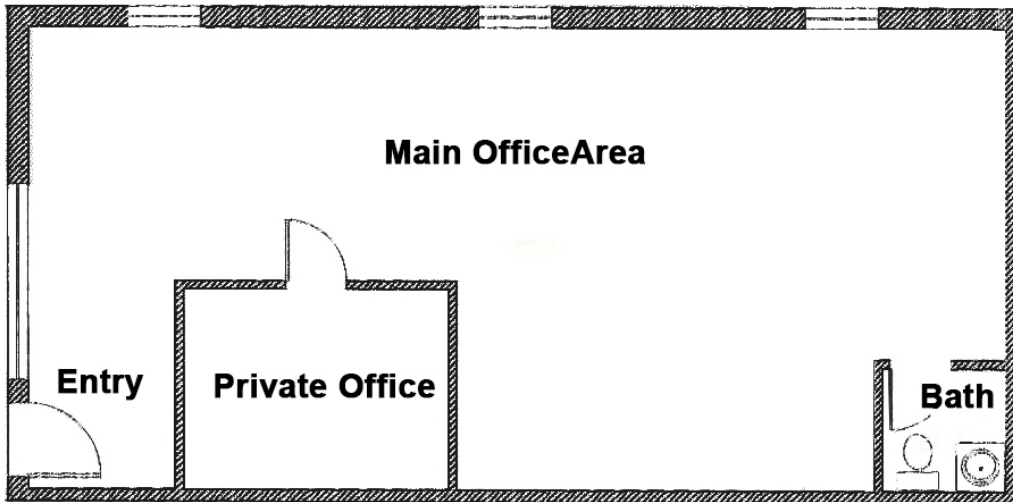
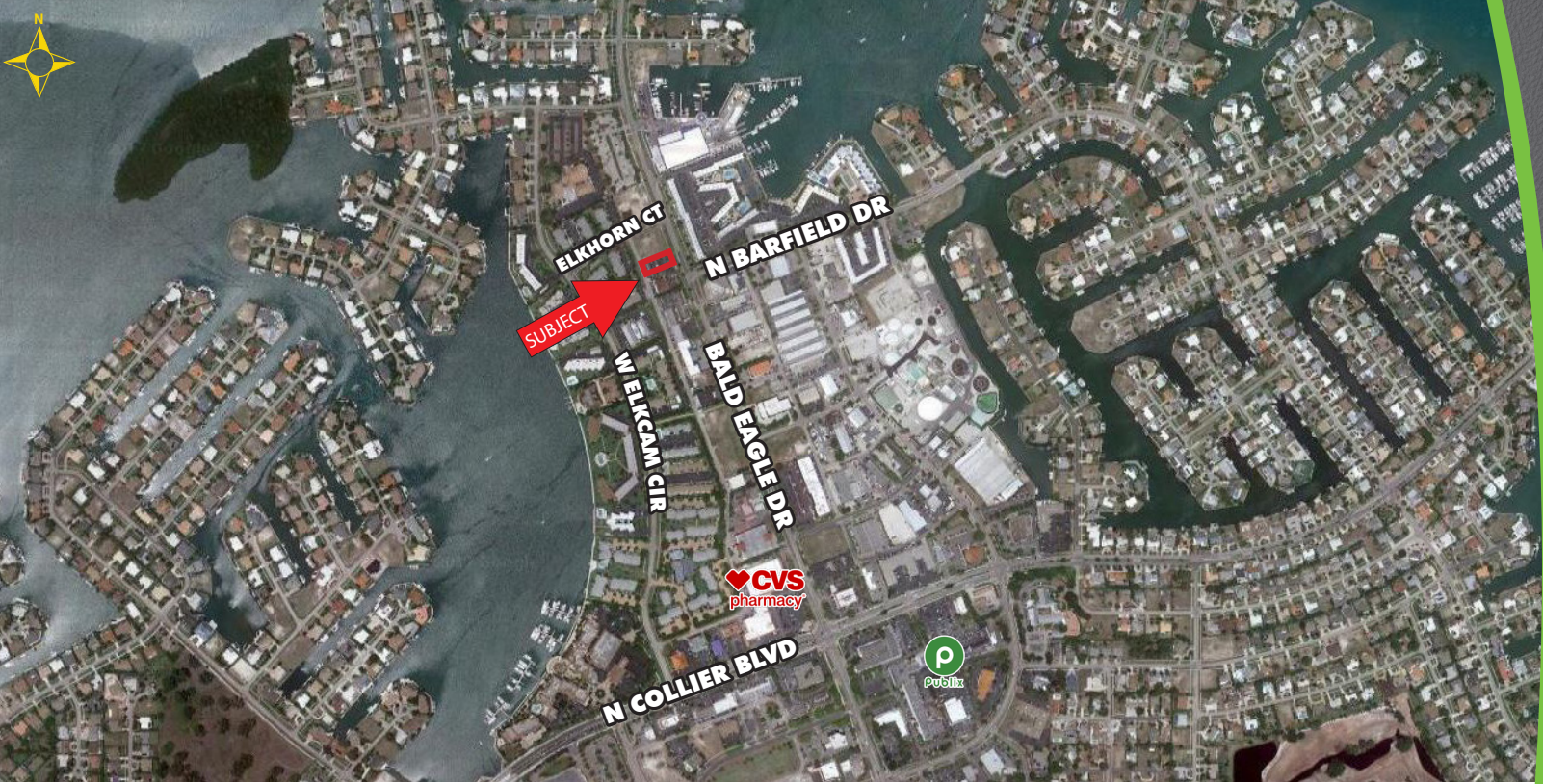


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**UNIT 4B**  
888± SF



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