

MEDICAL SPACE AT MIDTOWN

13000 Bonita Beach Road SE | Bonita Springs, FL 34135

Medical Office For Lease



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



**30-ACRE
LIFESTYLE CENTER**



**FROM \$35.00
PSF NNN**

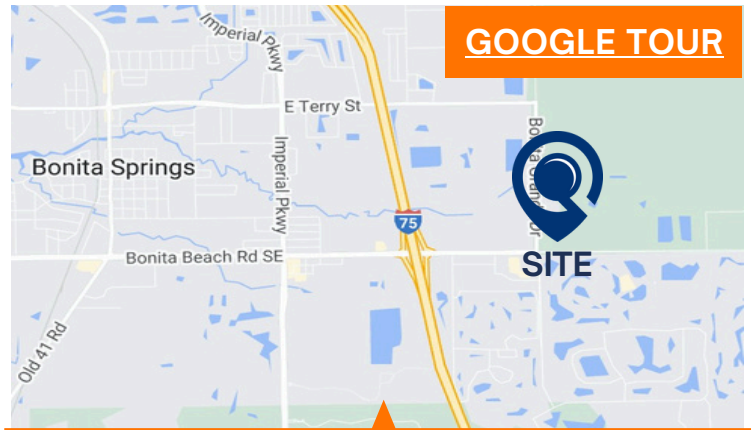


**NEGOTIABLE
SIZES**



**AUGUST 2026
ESTIMATED DELIVERY**

- Up to 60,000± SF of Class A medical space. Ground lease, purchase or build-to-suit options available.
- Early development stage provides prospect with influence on design and size of property.
- Midtown is a 68-acre lifestyle center featuring 200K SF of retail/entertainment space and 400 luxury apartments. Estimated delivery is 2026.
- Neighboring tenants include Chipotle, Panera, Club Pilates, GoodVets, Jeff's Bagel Run, Noire Nail Bar & much more.
- Development underway!
- Strategically situated with convenient access to I-75 & RSW International Airport.
- Bonita Beach Road AADT: 40,500



LQCRE.COM/MIDTOWN-AT-BONITA-MEDICAL



5-MILE POPULATION

93,040



5-MILE INCOME

\$151,063



5-MILE EMPLOYEES

40,072



3555 Kraft Road #260
Naples, FL 34105

LQCRE.COM

Adam Palmer, CCIM, SIOR
Managing Principal

D: 239.333.2507

C: 239.898.8686

apalmer@lqcre.com

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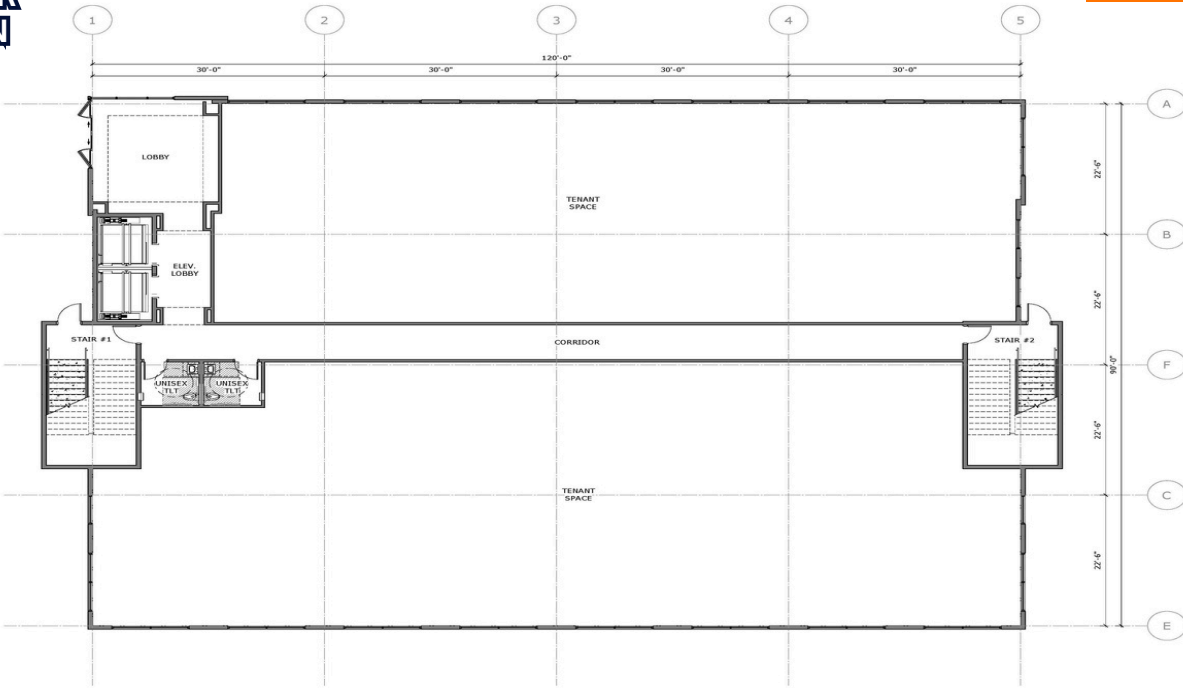
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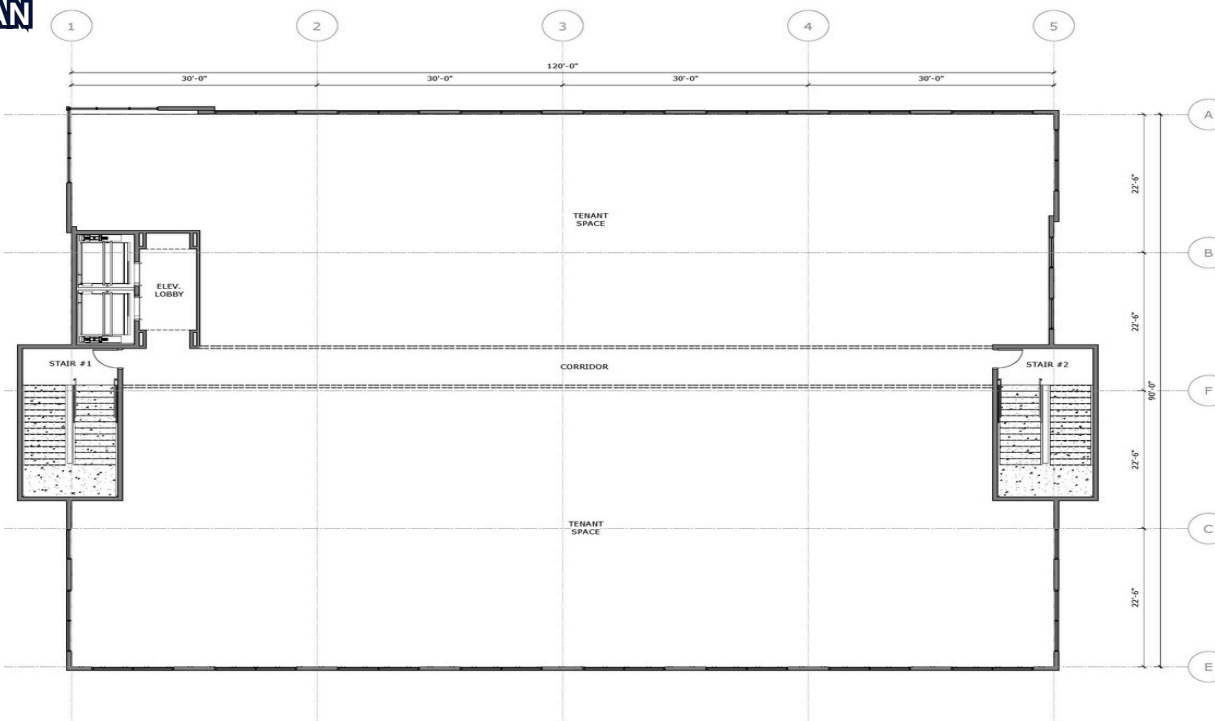
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FIRST FLOOR SHELL PLAN



SECOND FLOOR SHELL PLAN



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NORTH



SOUTH



**PRELIMINARY
EXTERIOR ELEVATIONS**

EAST



WEST



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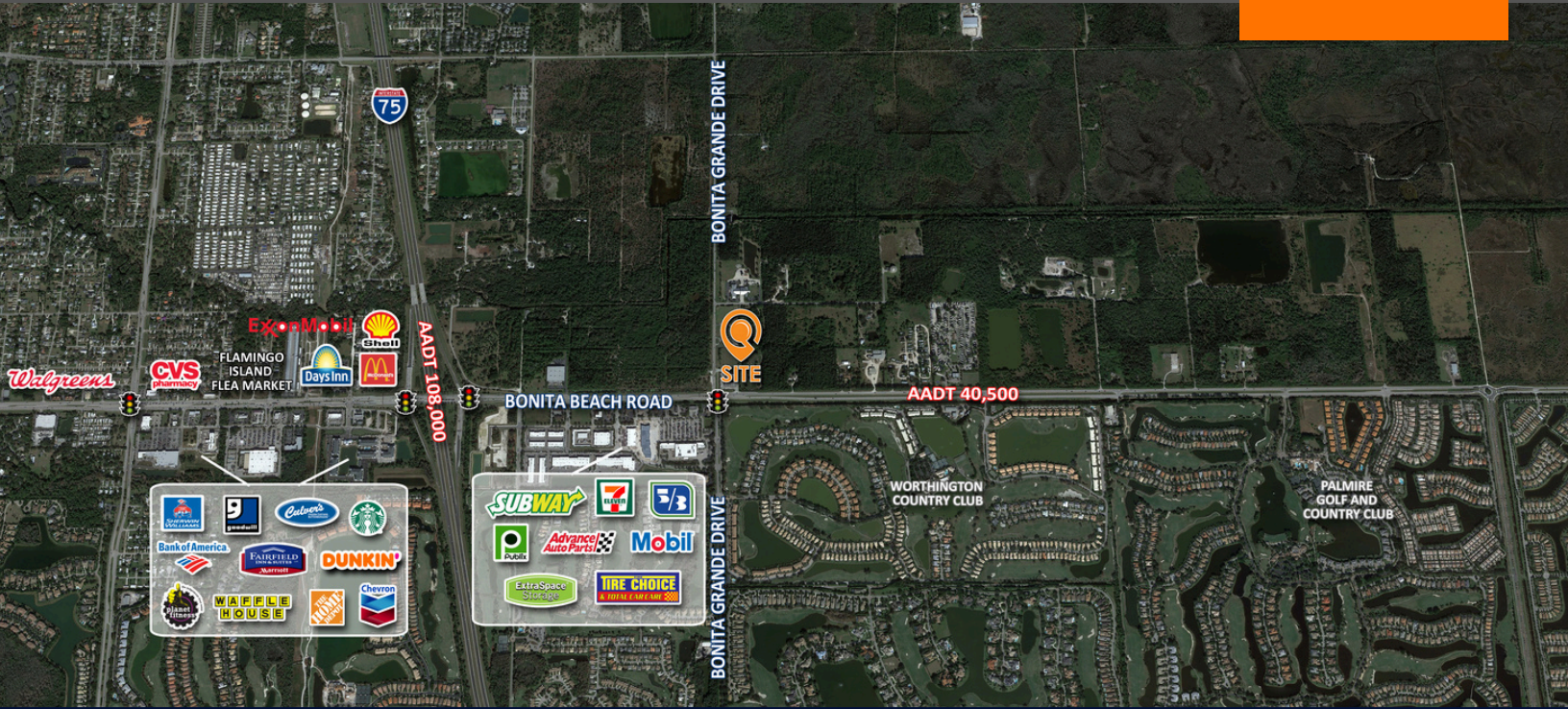
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LEGEND		
DEVELOPMENT	UNITS	DISTANCE
1. GL Homes	5,200	15 Minutes
2. Verdana Phase II	1,200	15 Minutes
3. Preserve Sporting Club & Residences	600	21 Minutes
4. Kingston Ranch	10,000	25 Minutes
5. Hogan Island	2,000	25 Minutes
6. SR 848 Land Trust	2,000 – 4,000	21 Minutes
7. SkySail	1,000	23 Minutes
8. Villages of Rivergrass	10,000	28 Minutes
9. Colliers Village	2,000	27 Minutes
10. Pulte Communities	1,000	17 Minutes
11. Stoney Brook	800	8 Minutes
12. Verdana	1,200	15 Minutes



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