



WALDEN CENTER

SUBLEASE - CLASS A NEWLY RENOVATED OFFICE SPACE IN BONITA SPRINGS, FL

LSI
COMPANIES

OFFERING MEMORANDUM | LSI COMPANIES, INC.

PROPERTY SUMMARY

Property Address: 24301 Walden Center Dr.
Bonita Springs, FL 34134

County: Lee

Property Type: CPD (Professional Office)

Building Size: 47,540± Sq. Ft.

Sublease Available: 15,704± Sq. ft. (Entire floor plate)

Year Built/ Renovated 1997/2022

LEASE RATE:

BASE RENT: \$14.85 PSF NNN

CAM: \$9.33 PSF

TERM EXPIRATION: JULY 31, 2027

LSI
COMPANIES



SALES EXECUTIVES



Laura Cari, CCIM
Senior Broker



Alexis North, CCIM
Sales Associate



DIRECT ALL OFFERS TO:

Laura Cari, CCIM - lcari@lsicompanies.com
Alexis North, CCIM - anorth@lsicompanies.com
(239)427-4300

OFFERING PROCESS

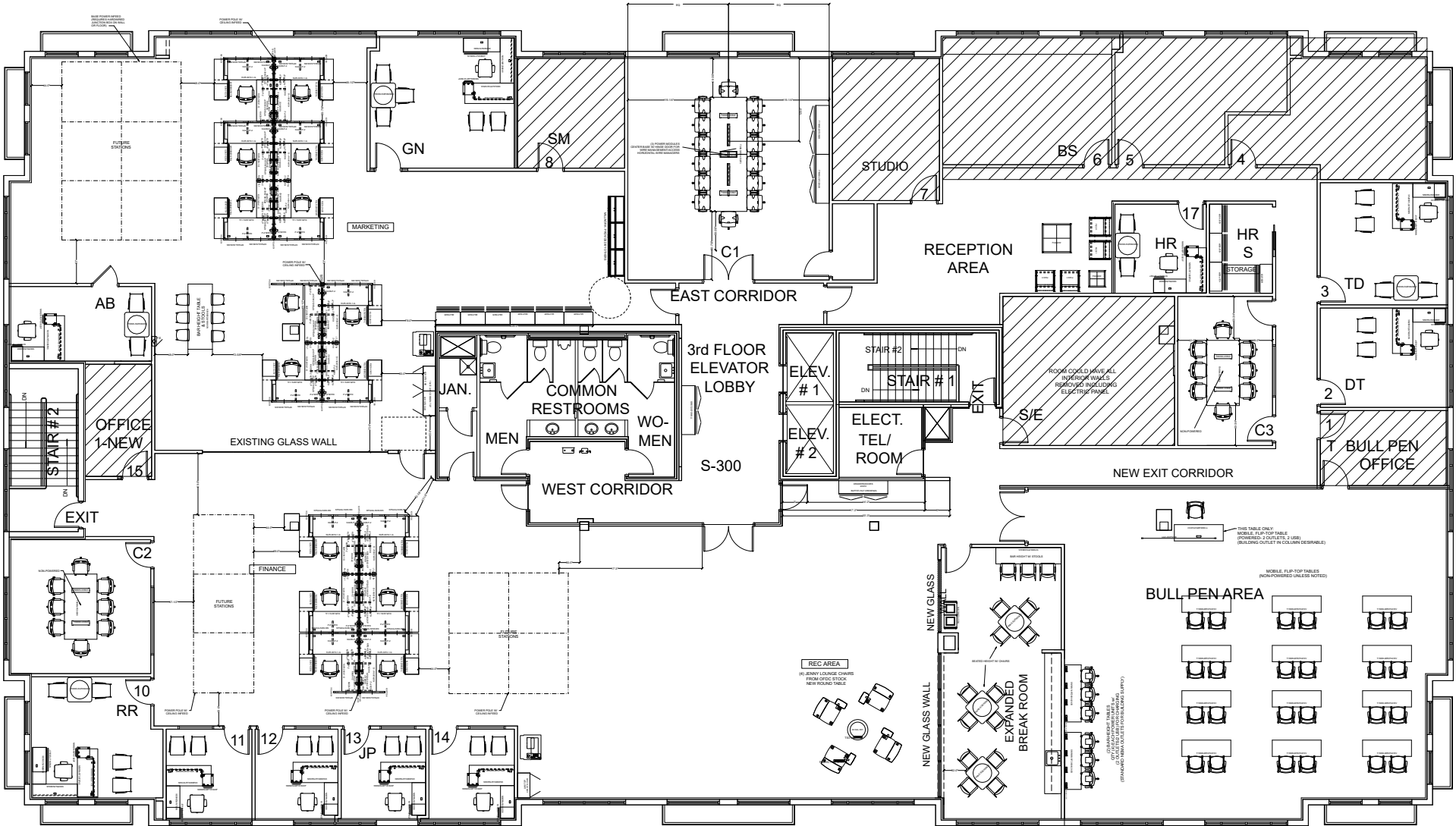
Offers should be sent via Letter of Intent to include, but not limited to, lease rate and basic terms.

- 15,704± Sq. Ft. Class A Professional Office
- Built in 1997 - Fully Renovated in 2022
 - With customizable division available
- Features 18± private offices, a large conference room, multiple co-working & bullpen areas, a group training room, an electric/IT room & an elaborate breakroom.
- Boasts an ample number of windows, allowing for an abundance of natural light.
- Conveniently positioned in Bonita Springs, a block from Coconut Point Mall & Lee Health and minutes from Bonita Beach Rd.

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- Professional office
 - Business services (group I & II)
 - Non-store retailers
 - Pet services
 - Printing & publishing
 - Real Estate office
 - Specialty retail

**A full list of approved uses is available upon request*

FLOOR PLAN



PLAN VIEW

Scale 3/16" = 1'

BUILDING EXTERIOR



PROPERTY GROUNDS



BUILDING INTERIOR



BUILDING INTERIOR



COCONUT POINT®
A SIMON MALL

LEE HEALTH



AADT: 56,200±

ACCESS

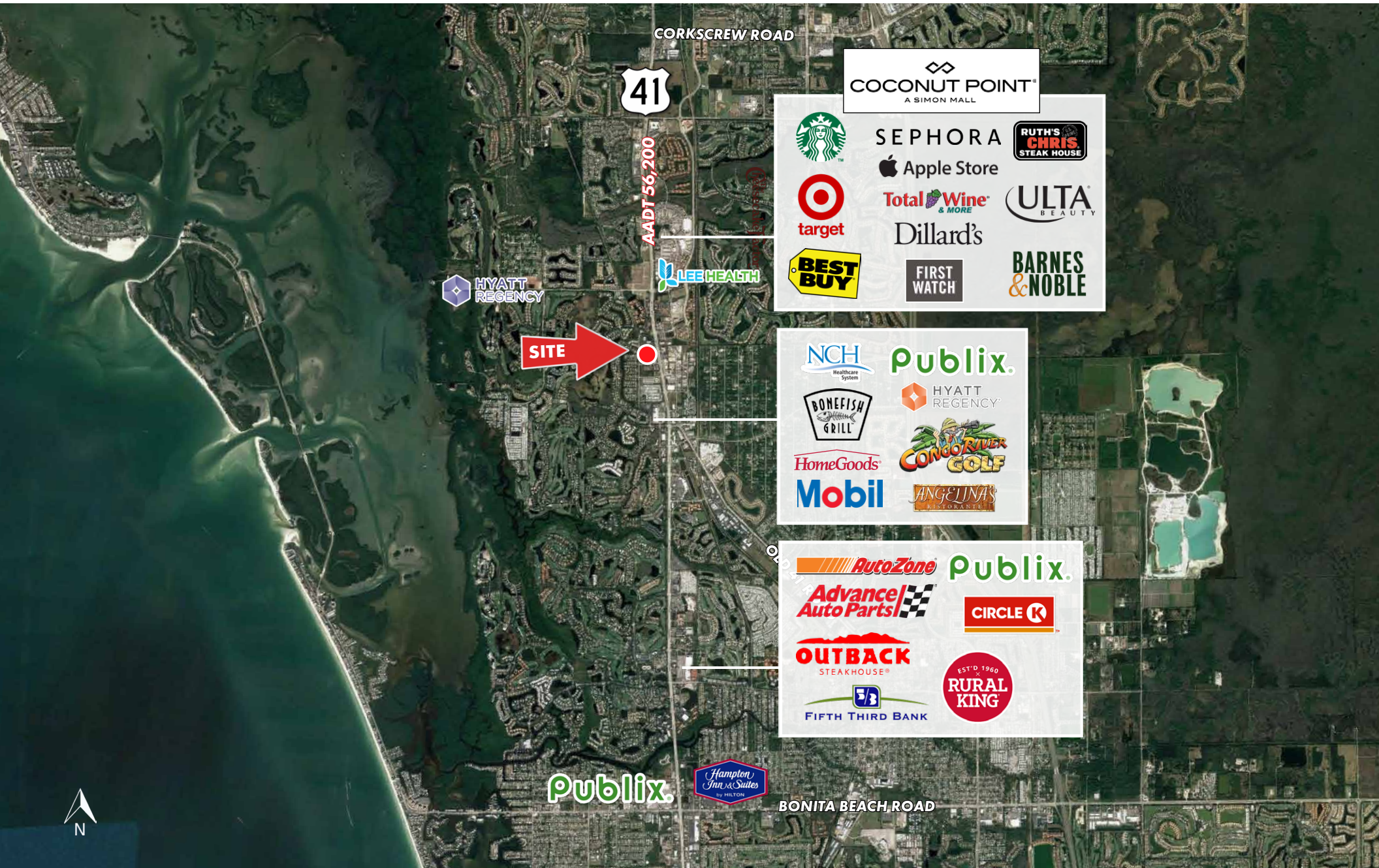
ACCESS

WALDEN CENTER AVE.

NCH
Healthcare System



RETAIL MAP



CORKSCREW ROAD

41

AADT 56,200

COCONUT POINTSM
A SIMON MALL



SEPHORA



Apple Store



Total Wine & More



Dillard's

FIRST WATCH

BARNES & NOBLE



SITE



Publix



HYATT REGENCY

HomeGoods



Mobil



AutoZone

Publix

Advance Auto Parts



OUTBACK STEAKHOUSE



FIFTH THIRD BANK

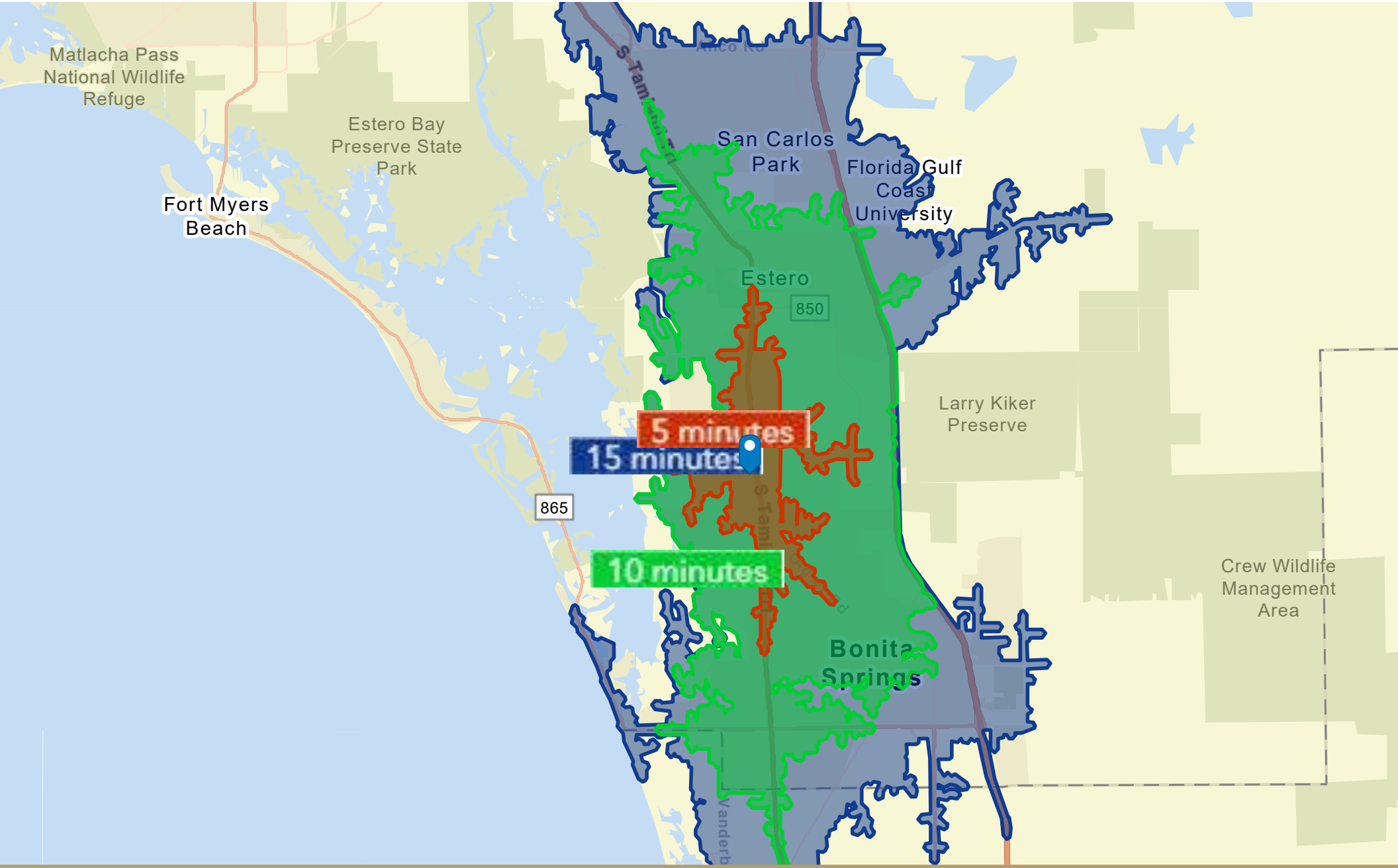
Publix



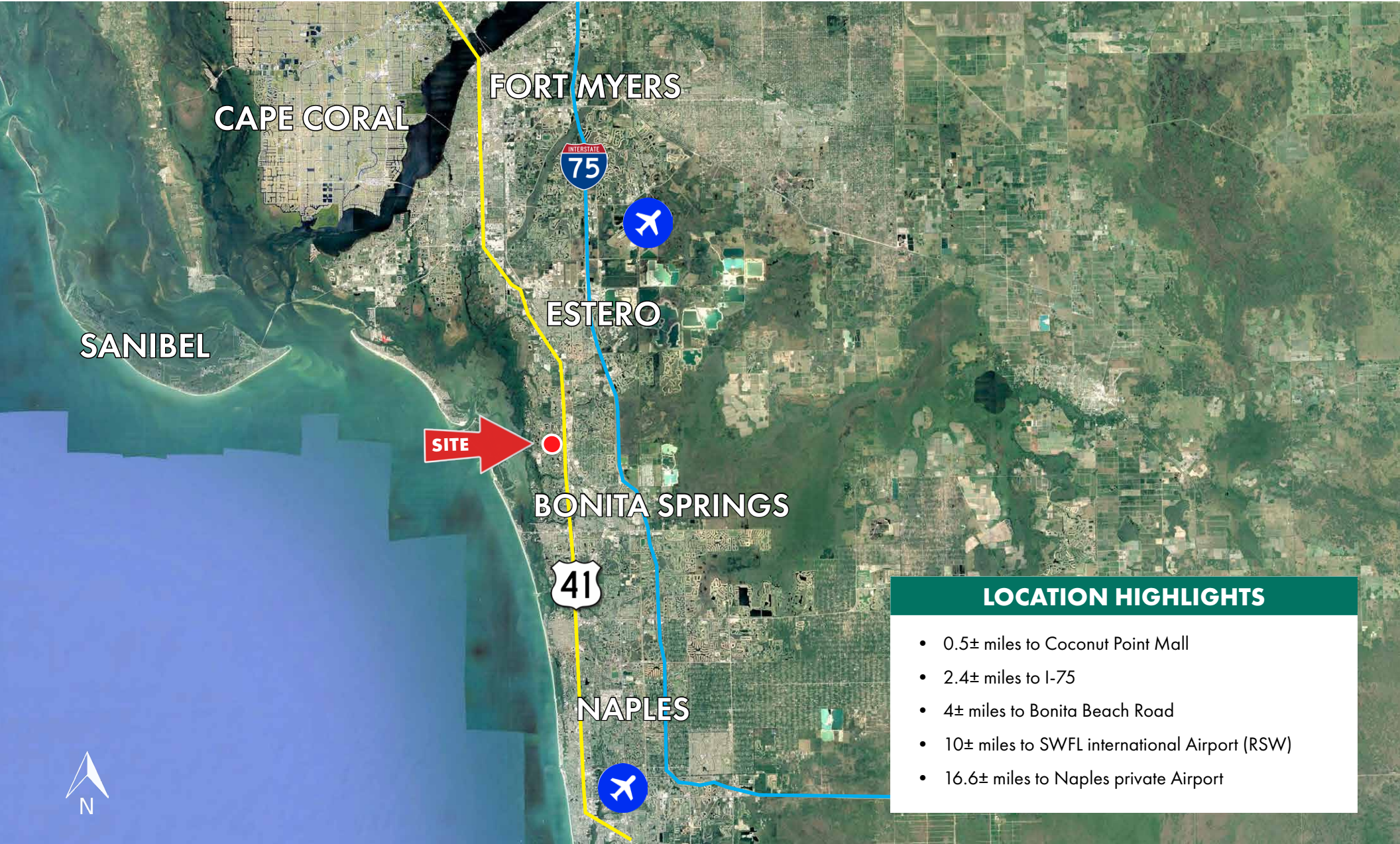
BONITA BEACH ROAD



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.5± miles to Coconut Point Mall
- 2.4± miles to I-75
- 4± miles to Bonita Beach Road
- 10± miles to SWFL international Airport (RSW)
- 16.6± miles to Naples private Airport



LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.

WWW.LSICOMPANIES.COM