



**Investment
Properties
Corporation**

F O R L E A S E

WESTGATE CENTER PROFESSIONAL OFFICE COMPLEX

📍 Located west of US-41 on Bonita Beach Road

3635-3665 Bonita Beach Rd SW | Bonita Springs, FL 34134



SUITE	SIZE	BASE RENT	ESTIMATED CAM	ESTIMATED MO. TOTAL <i>incl. Sales Tax</i>	AVAILABLE
3645 - #3-4	1,600 SF	\$18.00 PSF	\$8.53 PSF	\$3,555.02	IMMEDIATELY

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

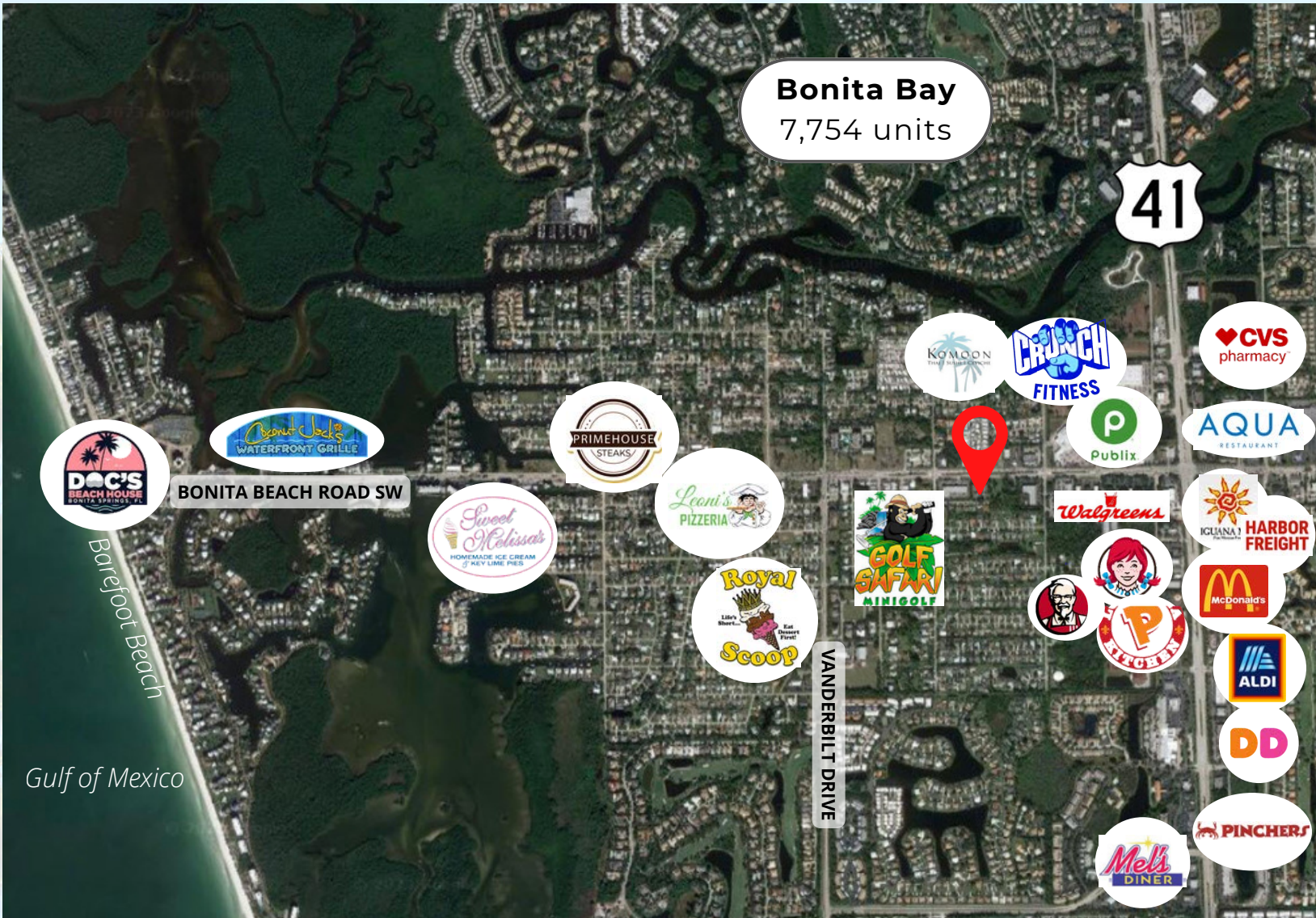
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.
Subject to prior sale, lease, withdrawal and price change without notice.



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**Google
Maps**

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DEMOGRAPHICS 2025	1 Mile	3 Miles	5 Miles
Total Population	5,619	40,860	85,620
Daytime Population	11,596	50,533	100,222
Average HH Income	\$138,912	\$150,194	\$154,973
2024 Avg. Daily Traffic Count	27,000 vehicles per day on Bonita Beach Rd 52,500 vehicles per day on US-41		

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