

**FOR LEASE**

**Suite 402**

**1,240± SF**

**\$30.00 PSF**

**\$15.00 PSF CAM**



Reception/Admin Area



Conference Room or Office

### PROPERTY SUMMARY

Premier professional office building conveniently and centrally located just South of Veteran's Parkway and the Midpoint Bridge on Del Prado Blvd. S.

### PROPERTY HIGHLIGHTS

- Ample parking
- Electric, water and air conditioning included in CAM
- Common restrooms
- Fiber Optic available
- Generac Industrial Power backup generator
- Centrally located to the region
- Medical, Professional and Office Uses

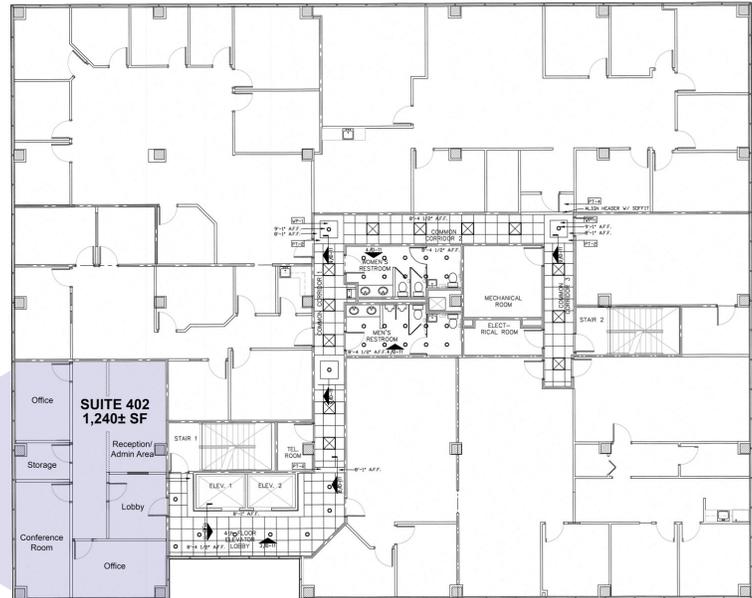
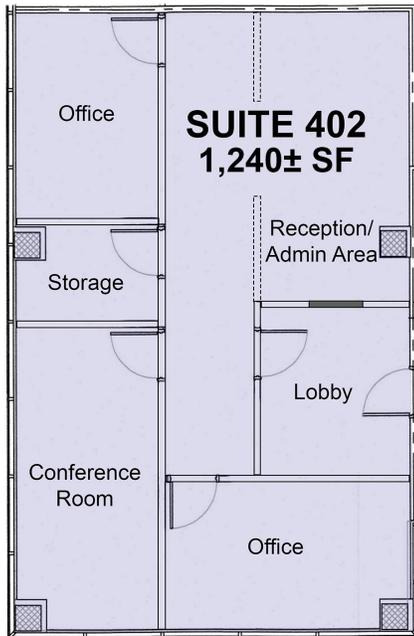
### DEMOGRAPHICS

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

Unit	Size	Lease Rate (NNN)	Monthly Rent	Monthly CAM (15.00 PSF)	Sales Tax (2.5%)	Total Monthly Rent
402	1,240	\$30.00	\$3,100.00	\$1,550.00	\$116.25	\$4,766.25



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