

# COLONY CORPORATE CENTRE

## 24201 Walden Center Drive, STE 207

### Estero, FL 34134

FOR LEASE



**PREMISES:**

- 2nd floor office suite available in a highly desirable Estero location
- Available December 1, 2025
- US-41 frontage
- Ideal location for a variety of professional office uses
- Northbound US-41 access via a signalized intersection at Coconut Road
- AADT: 59,000

**SIZE:**

1,364 +/- RSF

**LEASE RATE:** \$22.00 PSF NNN

**Op. Ex.**

\$7.80 PSF (2025 est.)

**LOCATION:**

Located 1/4 mile south of US-41 and Coconut Road, across from Lee Health's Bonita campus and near the Coconut Point Mall.



PREMIER  
COMMERCIAL



PREMIER  
COMMERCIAL

## FLOOR PLAN—2nd Floor



STE 207: 1,364± RSF

LEASE RATE: \$22.00 PSF + NNN

CONTACT US:

Matthew Stepan, CCIM  
Commercial Advisor  
MattS@premiermail.net

WT Pearson  
Broker Associate  
WT@premiermail.net



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## AERIALS

