



Class A Professional Office | For Lease  
**Walden Center**  
Bonita Springs, FL

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Asking rent:  
**\$17.00 NNN**



# Property Overview

Situated on 6.5± acres at the entrance of Pelican Landing, Walden Center offers an incomparable backdrop for corporate headquarters, professional office and other businesses seeking first class accommodations and a central location in Southwest Florida. Walden Center is located on US 41, one mile south of the Coconut Point Mall, in the heart of Bonita Springs/Estero business corridor.

## Property Address:

24301 & 24311 Walden Center Dr.  
Bonita Springs, FL 34134

## Lease Rate:

\$17.00 PSF NNN

## Year Built:

1997/2018 common area  
refurbishment

## Available Space:

24301 - 1,676 SF & 4,293 SF  
24311 - 3,316 sF

## OpEx:

\$9.75 PSF (Includes electrical and  
5-day a week janitorial)

## Parking:

3.88/1,000 SF

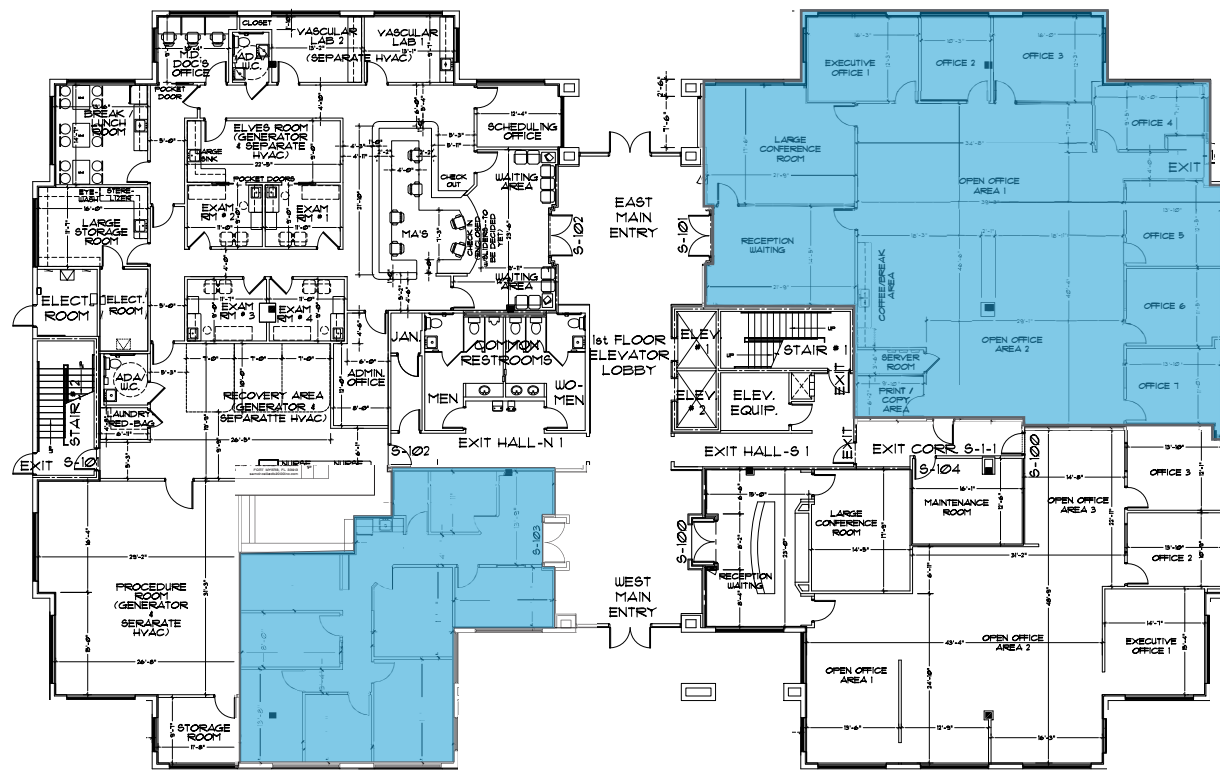
## Walden Center highlights include:

- Full service Class A office building
- Move-in ready suites
- Marbled-lobbies with elegant wood paneling
- Lakefront views
- 24-hour access with key fob
- 20 minutes to Southwest Florida International Airport
- Close proximity to NCH Healthcare Bonita, Hyatt Regency and Coconut Point
- Extensive common area and building enhancements

# 24301 Walden Center | Floor Plan



First Floor



Images of Suite 103

## Availabilities

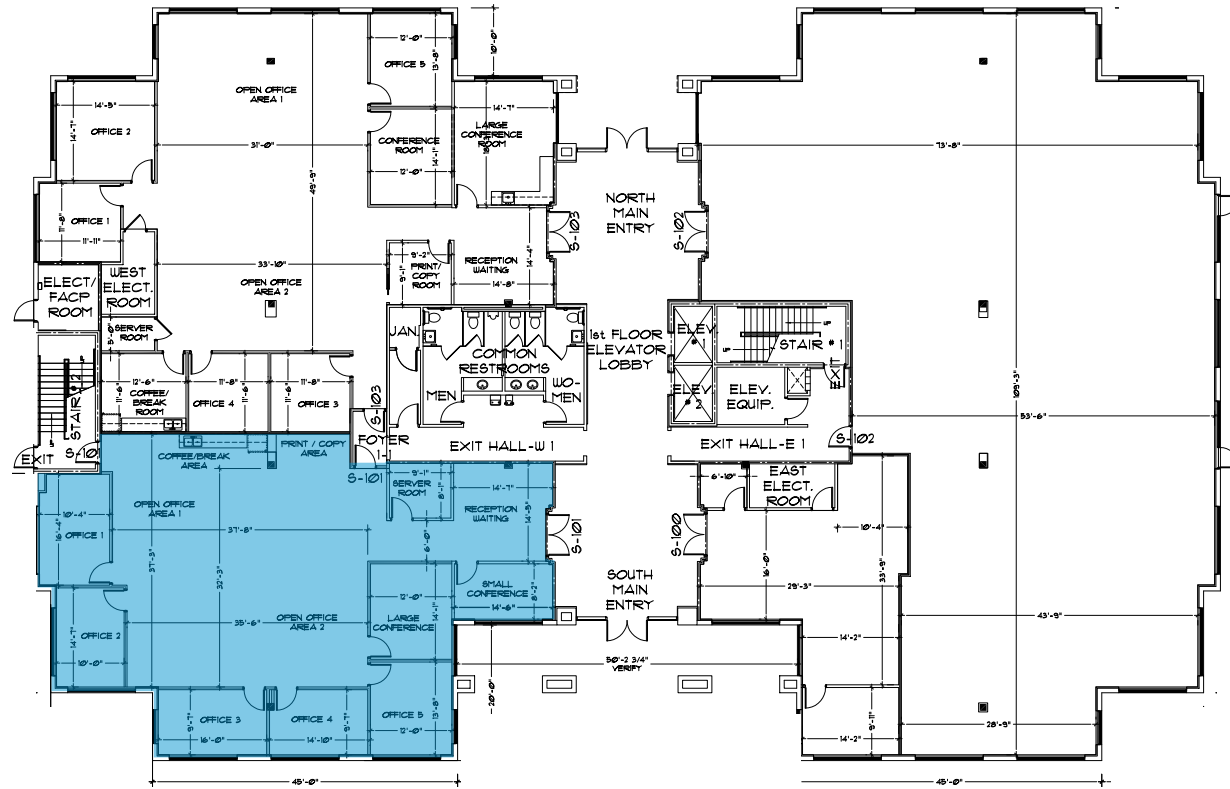
Suite	Size (SF)	Base Rent	OpEX (PSF)	Monthly Rent (excluding tax)
101	4,293	\$17.00	\$9.75	\$9,569.81
103	1,676	\$17.00	\$9.75	\$3,736.08

[Click Here: Suite 103 Virtual Tour](#)

# 24311 Walden Center | Floor Plan



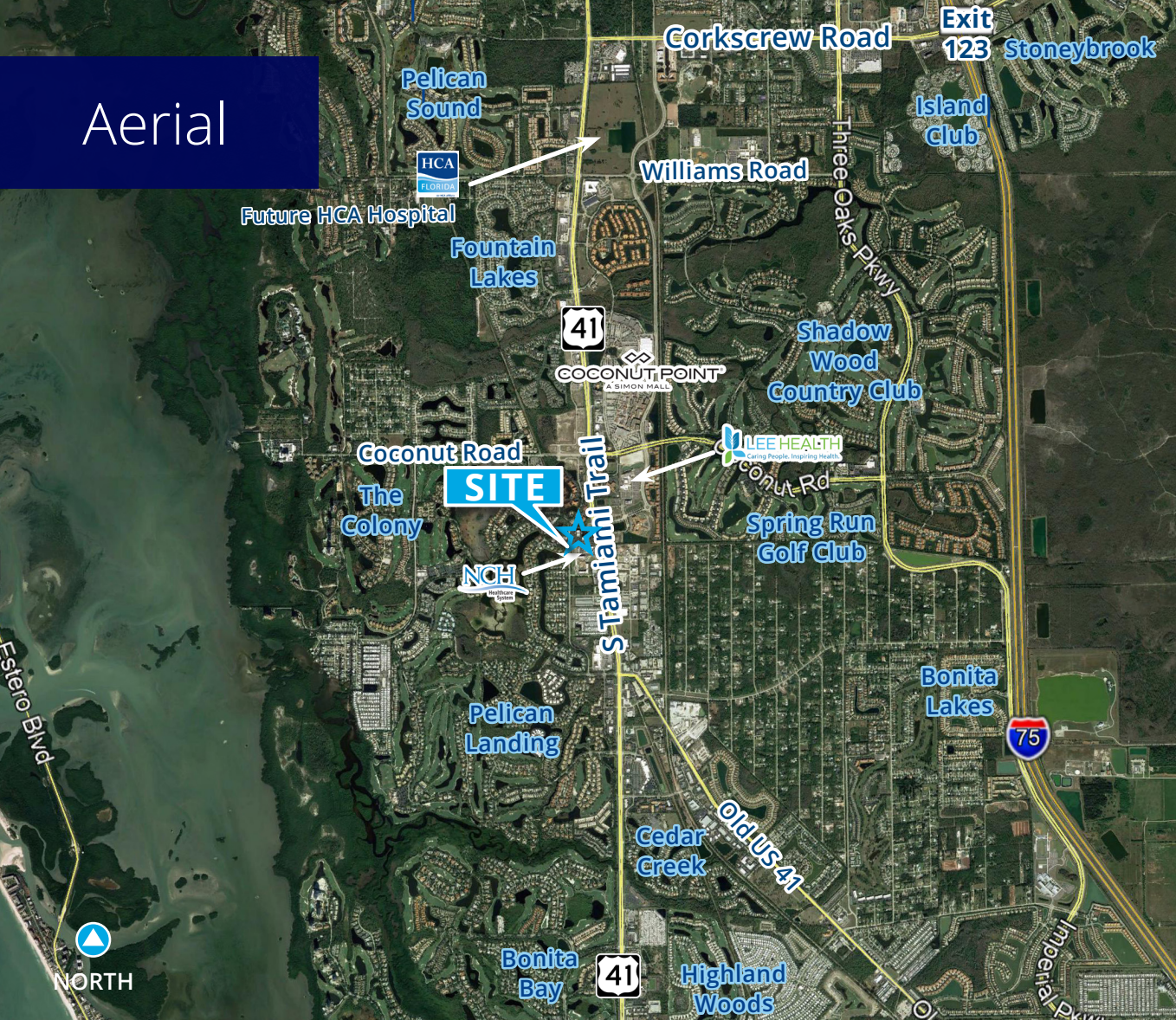
First Floor



## Availabilities

Suite	Size (SF)	Base Rent	OpEX (PSF)	Monthly Rent (excluding tax)
101	3,316	\$17.00	\$9.75	\$7,391.92

# Aerial



# Demographics



**Total Population (2024)**  
 1-Mile: 3,908  
 3-Mile: 30,759  
 5-Mile: 82,859



**Average HH Income (2024)**  
 1 Mile: \$132,024  
 3-Mile: \$152,625  
 5-Mile: \$127,093



**Households (2024)**  
 1-Mile: 2,223  
 3-Mile: 15,816  
 5-Mile: 39,246



**Drive Times**  
 Coconut Point: 3 minutes  
 I-75: 10 minutes

## Walden Center

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Contact Us:

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