



Colliers

Class A Professional Office | For Lease

Walden Center

Bonita Springs, FL

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Asking rent:
\$19.00 NNN

Accelerating success.



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:

\$19.00 PSF NNN

Year Built:

1997/2018 common area
refurbishment

Available Space:

24301 - 15,704 SF

OpEx 2026:

\$11.53 PSF (Includes electrical and
5-day a week janitorial)

Parking:

3.88/1,000 SF

Walden Center highlights include:

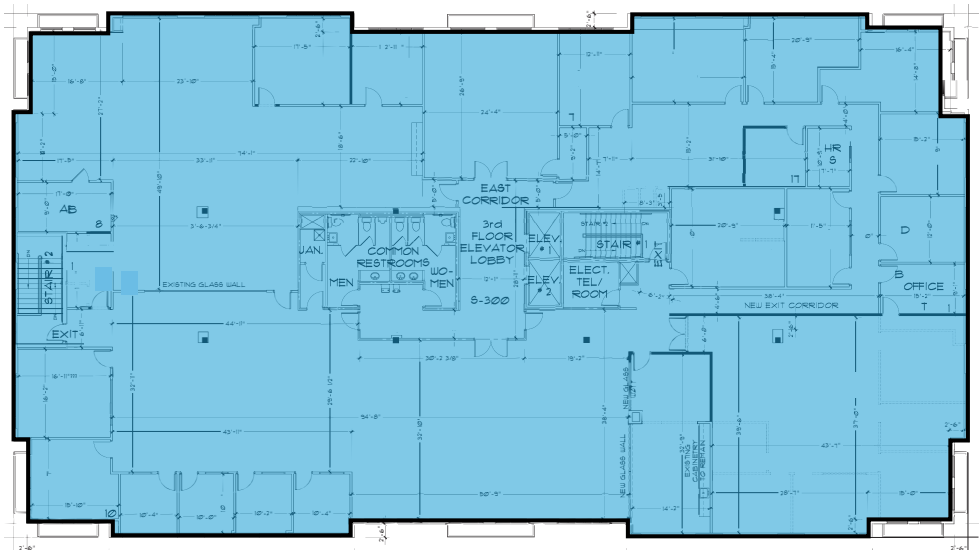
- Full service Class A office building
- Move-in ready suites
- Marbled-lobbies with elegant wood paneling
- Lakefront views
- 24-hour access with key fob
- 20 minutes to Southwest Florida International Airport
- Close proximity to NCH Healthcare Bonita, Hyatt Regency and Coconut Point
- Extensive common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

24301 Walden Center | Floor Plans



Availability

Suite	Size (SF)	Base Rent	OpEX (PSF)	Monthly Rent (excluding tax)
3rd Floor	15,704	\$19.00	\$11.53	\$39,953.59



Third Floor Virtual Tour

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

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Contact Us:

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