

FOR SALE

Bonita Executive Center – 5,689 SF Office Condo

8891 Brighton Ln, Unit 103, Bonita Springs, FL 34135

Sales Price: \$2,400,000 / 8.0% CAP / FULLY LEASED!



OFFERED BY: BLUEPRINT ASSET MANAGEMENT
MIKE HAUPERT 239-300-7368 / MANAGEMENT1@300RENT.NET



PROPERTY FEATURES

High Profile CLASS A Executive Suites located in desirable US 41 corridor of Bonita Springs.

SPACE AVAILABLE

Modern and freshly remodeled office suites
Conference room
Private mailboxes
24-hour access with security fob
Kitchen / Coffee Bar

LEASE RATES

1 or 2 Year Gross Leases
see page 3 for current rates.

LOCATION

Located conveniently just off US 41 and north of Highland Woods Blvd @ traffic light

Directly across from luxury shopping and fine dining at The Promenade.

Multiple prestigious gated communities within 1-mile radius

North/South US-41 travel as well as 3.5 miles to Interstate 75 provide multiple options for accessibility

FLOORPLAN

SHOWING CURRENTLY OCCUPIED & AVAILABLE UNITS

\$\$\$ = CURRENT RENTAL RATE



CURRENT RENT ROLL

8891 Brighton Ln #103 - BONITA EXECUTIVE CENTER PHYSICAL TENANT RENT ROLL January 2026

Suite	Tenant	Leasable Sq.Ft.	Annual Net Rent PSF	Annual Net Rent	Monthly Net Rent	Annual Expenses PSF	Annual Expense Allocation	Monthly Expense Allocation	GROSS RENT PSF	Annual Gross	Monthly Invoice	Lease End Date	Next Rent Increase
104	Studio 239 LLC	301	\$36.10	\$10,865.25	\$905.44	\$9.75	\$2,934.75	\$244.56	\$45.85	\$13,800.00	\$1,150.00	9/30/27	10/01/26
105	Geralyn Varney	245	\$22.33	\$5,471.25	\$455.94	\$9.75	\$2,388.75	\$199.06	\$32.08	\$7,860.00	\$655.00	2/28/26	n/a
106	MPS Tax and Accounting Services	378	\$31.88	\$12,048.78	\$1,004.07	\$9.75	\$3,685.50	\$307.13	\$41.63	\$15,734.28	\$1,311.19	11/30/26	n/a
107	Galaxia, LLC	159	\$31.76	\$5,049.75	\$420.81	\$9.75	\$1,550.25	\$129.19	\$41.51	\$6,600.00	\$550.00	3/31/26	n/a
109	Jan Dils Attorney at Law	245	\$24.54	\$6,011.25	\$500.94	\$9.75	\$2,388.75	\$199.06	\$34.29	\$8,400.00	\$700.00	3/31/26	n/a
110	Healing Hands of SWFL	281	\$20.14	\$5,660.25	\$471.69	\$9.75	\$2,739.75	\$228.31	\$29.89	\$8,400.00	\$700.00	7/31/26	n/a
111	Conference Room												
112	H.B. Wilkinson Title	271	\$33.87	\$9,177.75	\$764.81	\$9.75	\$2,642.25	\$220.19	\$43.62	\$11,820.00	\$985.00	4/30/26	n/a
114	Awakened Somatic Institute LLC	281	\$34.02	\$9,560.25	\$796.69	\$9.75	\$2,739.75	\$228.31	\$43.77	\$12,300.00	\$1,025.00	2/28/26	n/a
115	Gulfshore Pilates & Fitness	305	\$23.69	\$7,226.25	\$602.19	\$9.75	\$2,973.75	\$247.81	\$33.44	\$10,200.00	\$850.00	4/30/26	n/a
116	Tatjana Jobsky	265	\$26.48	\$7,016.25	\$584.69	\$9.75	\$2,583.75	\$215.31	\$36.23	\$9,600.00	\$800.00	9/30/26	n/a
117	Barbara Doyne	286	\$24.24	\$6,931.50	\$577.63	\$9.75	\$2,788.50	\$232.38	\$33.99	\$9,720.00	\$810.00	4/30/26	n/a
118	Dr. Michael Woulas	269	\$25.94	\$6,977.25	\$581.44	\$9.75	\$2,622.75	\$218.56	\$35.69	\$9,600.00	\$800.00	9/30/26	n/a
120	Mia's Therapeutic Body Works	339	\$25.65	\$8,694.75	\$724.56	\$9.75	\$3,305.25	\$275.44	\$35.40	\$12,000.00	\$1,000.00	4/30/26	n/a
122	Sunshine Title and Escrow Inc	406	\$22.38	\$9,085.50	\$757.13	\$9.75	\$3,958.50	\$329.88	\$32.13	\$13,044.00	\$1,087.00	4/30/26	n/a
125	Arriaga Irrigation Inc.	295	\$21.98	\$6,483.75	\$540.31	\$9.75	\$2,876.25	\$239.69	\$31.73	\$9,360.00	\$780.00	5/31/26	n/a
126	Eric J. Baize dba Baize Financial	302	\$25.02	\$7,555.50	\$629.63	\$9.75	\$2,944.50	\$245.38	\$34.77	\$10,500.00	\$875.00	10/31/26	n/a
127	KRIZ Physical Therapy	292	\$30.32	\$8,853.00	\$737.75	\$9.75	\$2,847.00	\$237.25	\$40.07	\$11,700.00	\$975.00	11/30/27	12/01/26
128	Wiltshire Whitley	309	\$25.98	\$8,027.25	\$668.94	\$9.75	\$3,012.75	\$251.06	\$35.73	\$11,040.00	\$920.00	4/30/26	n/a
134	Active Mortgage Loans, LLC	460	\$33.68	\$15,495.00	\$1,291.25	\$9.75	\$4,485.00	\$373.75	\$43.43	\$19,980.00	\$1,665.00	8/31/26	n/a
Physical Tenant Totals:				\$156,190.53	\$13,015.88		\$55,467.75	\$4,622.31		\$211,658.28	\$17,638.19		
Virtual Tenant Average Income:				\$36,000.00	\$3,000.00					\$36,000.00	\$3,000.00		
		Total	AVG Net	Total Net	Total Net	Annual	Annual	Monthly	AVG.	Annualized	Total Monthly		
		Sq. Ft.	Rent PSF	Rent P/YR	Rent P/M	Expense	Expenses	Expenses	Gross	Gross	Invoicing		
TOTAL	100.00%	5,689	\$27.37	\$192,190.53	\$16,015.88	\$9.75	\$55,467.75	\$4,622.31	\$37.12	\$247,658.28	\$20,638.19		

Current NOI:

\$192,190

PROFORMA RENT ROLL

Proforma Rent Roll - Convert Kitchen to an Office (#108) & Raise Window Offices to \$35 PSF Net / Interior Offices to \$30 PSF Net

Suite	Tenant	Leasable Sq.Ft.	Annual Net Rent PSF	Annual Net Rent	Monthly Net Rent	Annual Expense PSF	Annual Expense Allocation	Monthly Expense Allocation	GROSS PSF	Monthly Invoice	Annualized Gross	Lease End Date	Next Rent Increase	
104	Studio 239 LLC	287	\$35.00	\$10,047.20	\$837.27	\$9.75	\$2,797.52	\$233.13	\$44.75	\$1,070.39	\$12,844.72			
105	Geralyn Varney	234	\$30.00	\$7,011.21	\$584.27	\$9.75	\$2,277.55	\$189.80	\$39.75	\$774.06	\$9,288.76			
106	Laurie Sloat CPA, PA	360	\$35.00	\$12,588.43	\$1,049.04	\$9.75	\$3,505.09	\$292.09	\$44.75	\$1,341.13	\$16,093.53			
107	Galaxia, LLC	151	\$30.00	\$4,532.96	\$377.75	\$9.75	\$1,472.50	\$122.71	\$39.75	\$500.46	\$6,005.47			
109	Jan Dils Attorney at Law	234	\$30.00	\$7,011.21	\$584.27	\$9.75	\$2,277.55	\$189.80	\$39.75	\$774.06	\$9,288.76			
110	Healing Hands of SWFL	268	\$30.00	\$8,043.00	\$670.25	\$9.75	\$2,612.72	\$217.73	\$39.75	\$887.98	\$10,655.71			
111	Conference Room													
112	H.B. Wilkinson Title	258	\$35.00	\$9,024.36	\$752.03	\$9.75	\$2,512.72	\$209.39	\$44.75	\$961.42	\$11,537.07			
114	Awakened Somatic Institute LLC	268	\$30.00	\$8,043.00	\$670.25	\$9.75	\$2,612.72	\$217.73	\$39.75	\$887.98	\$10,655.71			
115	Gulfshore Pilates & Fitness	290	\$30.00	\$8,709.58	\$725.80	\$9.75	\$2,829.25	\$235.77	\$39.75	\$961.57	\$11,538.83			
116	Tatjana Jobsky	253	\$35.00	\$8,849.84	\$737.49	\$9.75	\$2,464.13	\$205.34	\$44.75	\$942.83	\$11,313.97			
117	Barbara Doyne	273	\$30.00	\$8,176.82	\$681.40	\$9.75	\$2,656.19	\$221.35	\$39.75	\$902.75	\$10,833.00			
118	Dr. Michael Woulas	257	\$35.00	\$8,984.19	\$748.68	\$9.75	\$2,501.54	\$208.46	\$44.75	\$957.14	\$11,485.73			
120	Mia's Therapeutic Body Works	323	\$35.00	\$11,302.08	\$941.84	\$9.75	\$3,146.92	\$262.24	\$44.75	\$1,204.08	\$14,449.01			
122	Sunshine Title and Escrow Inc	387	\$35.00	\$13,544.01	\$1,128.67	\$9.75	\$3,771.16	\$314.26	\$44.75	\$1,442.93	\$17,315.17			
125	Arriaga Irrigation Inc.	281	\$30.00	\$8,427.07	\$702.26	\$9.75	\$2,737.48	\$228.12	\$39.75	\$930.38	\$11,164.55			
126	Eric J. Baize dba Baize Financial	288	\$35.00	\$10,079.42	\$839.95	\$9.75	\$2,806.49	\$233.87	\$44.75	\$1,073.83	\$12,885.91			
127	Joe Garcia	278	\$30.00	\$8,343.39	\$695.28	\$9.75	\$2,710.30	\$225.86	\$39.75	\$921.14	\$11,053.69			
128	Wiltshire Whitley	294	\$35.00	\$10,291.48	\$857.62	\$9.75	\$2,865.53	\$238.79	\$44.75	\$1,096.42	\$13,157.01			
134	Active Mortgage Loans, LLC	438	\$30.00	\$13,147.89	\$1,095.66	\$9.75	\$4,271.01	\$355.92	\$39.75	\$1,451.58	\$17,418.90			
108	Kitchen Conversion***	268	\$30.00	\$8,043.00	\$670.25	\$9.75	\$2,612.72	\$217.73	\$39.75	\$887.98	\$10,655.71			
Physical Tenant Totals:				\$184,200.15	\$15,350.01			\$55,441.08	\$4,620.09		\$19,970.10	\$239,641.23		
Virtual Tenant Average Income:				\$36,000.00	\$3,000.00					\$3,000	\$36,000			
		Total Occupancy	AVG Net Sq. Ft.	Total Net Rent PSF	Total Net Rent P/YR	Rent P/M	Annual Expense PSF	Annual Expenses	Monthly Expenses	AVG. Gross	Total Monthly Invoicing	Annualized Gross Collections		
TOTAL		5,689	\$32.37	\$220,200.15	\$18,350.01	\$9.75	\$55,441.08	\$4,620.09	\$42.11	\$22,970.10	\$275,641.23			

Proforma NOI:

\$220,200

PROPERTY EXPENSES & VALUATION

Bonita Executive Center - 8891 Brighton Ln 103

Property Expense Summary

	<u>Annual Expense</u>
2025 Property Tax	\$11,787.71
Condo Association Dues (Gulfshore Building) (Paid Quarterly \$6,194.98) - Includes Property Insurance	\$24,779.92
HOA Association Dues (Section 28 Comm. Center)(Paid Annually)	\$608.00
Electric	
- 103A (Average \$185 p/m)	\$2,220.00
- 103B (Average \$215 p/m)	<u>\$2,580.00</u>
	\$4,800.00
Water / Sewer (\$55 p/m)	\$660.00
Common Area Cleaning (\$600 p/m)	\$7,200.00
Other / Miscellaneous	\$805.45
Total Annual Property Expenses:	\$55,441.08
PSF:	\$9.75

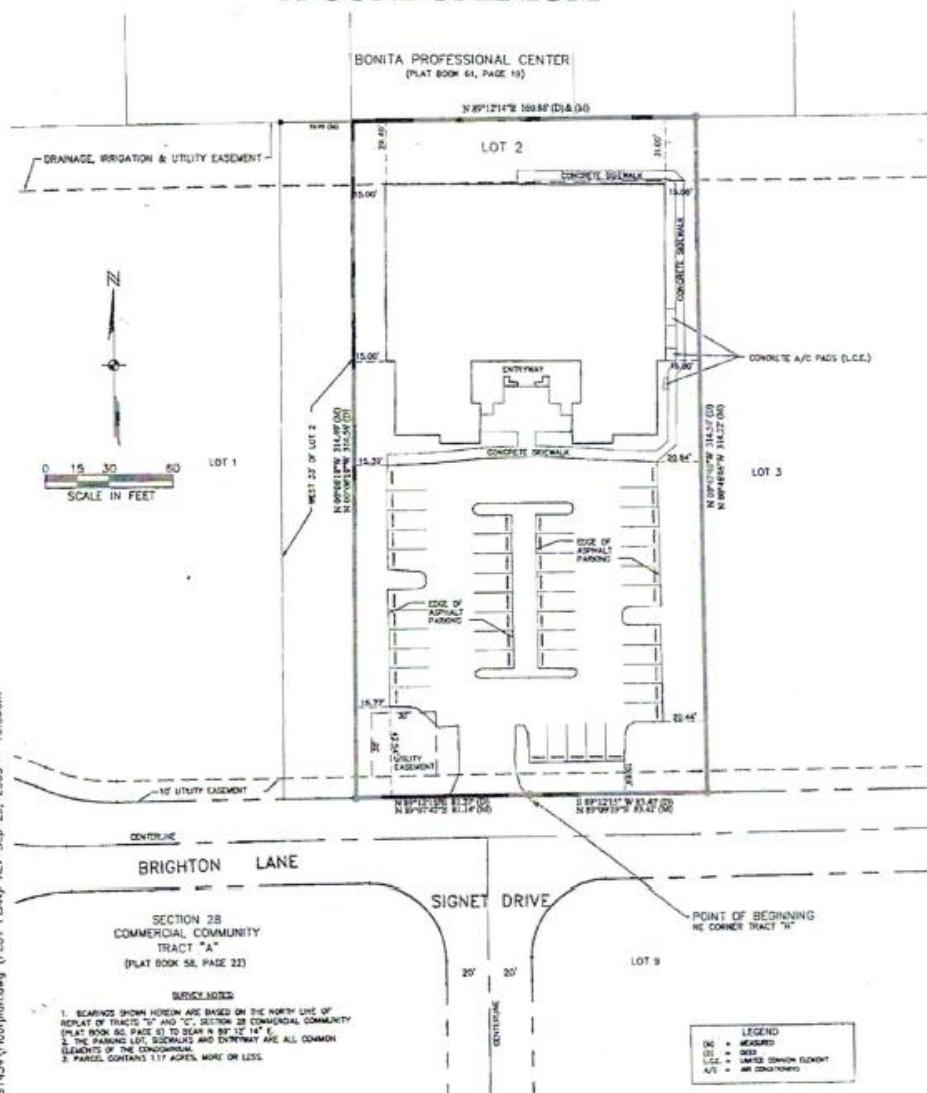
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SURVEY & CONDO UNIT DIAGRAM

Exhibit "B" - Page 2 of 4

GULFSHORE BUILDING AT BONITA SPRINGS A CONDOMINIUM



1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF
REPLIT OF TRACTS "D" AND "C", SECTION 28 COMMERCIAL COMMUNITY
(PLAT BOOK 5, PAGE 51) TO BEAR IN N 89° 12' 14" E.
2. THE PARKING LOT, SIDEWALKS AND ENTRWAY ARE ALL COMMON
ELEMENTS OF THE CONDOMINIUM.
3. PARCEL CONTAINS 1.17 ACRES, MORE OR LESS.

JOHNSON
ENGINEERING

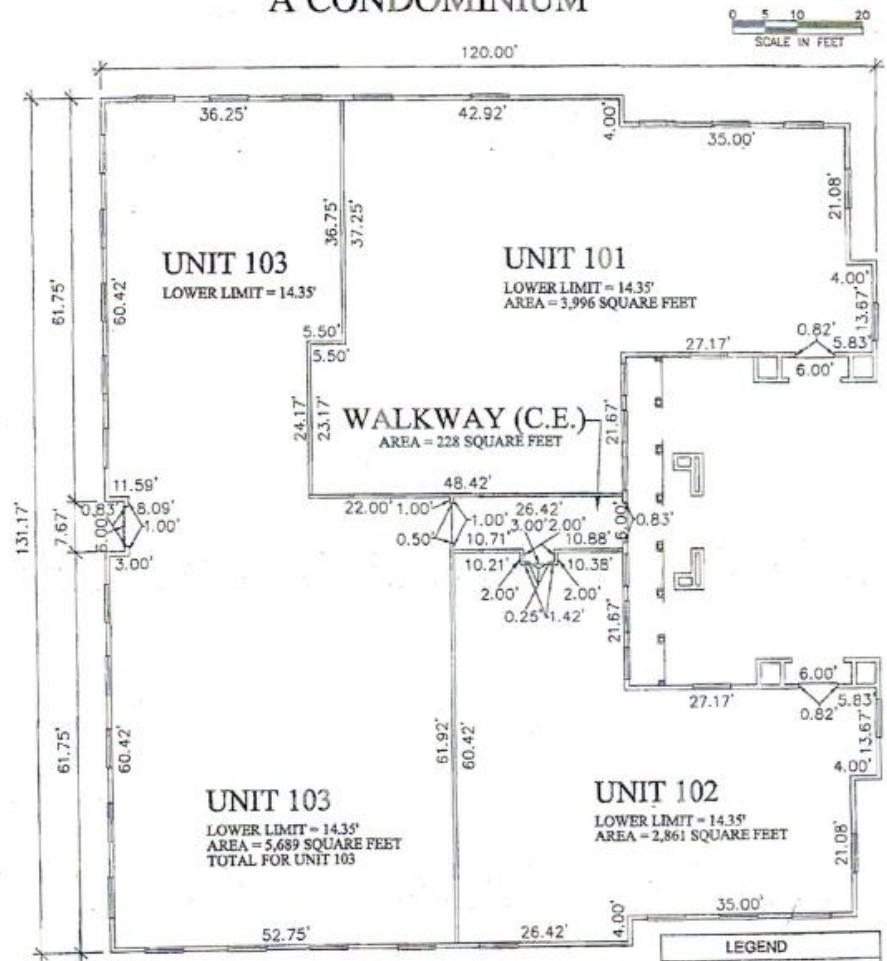
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SURVEY PLOT PLAN

DATE 10/20/03 PROJECT NO. 10001454 FILE NO. 28-47-26 SCALE 1" = 60'

Exhibit "B" - Page 3 of 4

GULFSHORE BUILDING AT BONITA SPRINGS A CONDOMINIUM



1. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. DIMENSIONS AS SHOWN ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.
3. IMPROVEMENTS WITHIN THE CONDOMINIUM PROPERTY THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS.
4. THE UPPER LIMIT OF EACH UNIT SHALL BE THE UNFINISHED, INTERIOR SIDE OF THE CEILING INSIDE EACH UNIT. THE CEILING MAY BE A SUSPENDED OR DROP CEILING, DRYWALL, OR OTHER STANDARD BUILDING MATERIALS. THE AREA ABOVE THE CEILING AND BELOW THE ROOF OF THE STRUCTURE SHALL BE CONSIDERED COMMON ELEMENTS.
5. THE AC PADS SHALL BE CONSIDERED LIMITED COMMON ELEMENTS, APPURTENANT TO THE UNIT THEY ARE ADJACENT TO.

C.E. = COMMON ELEMENT
A/C = AIR CONDITIONER

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UNIT DIMENSION PLAN
FIRST FLOOR

DATE PROJECT NO. FILE NO. SCALE SHEET

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