

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.

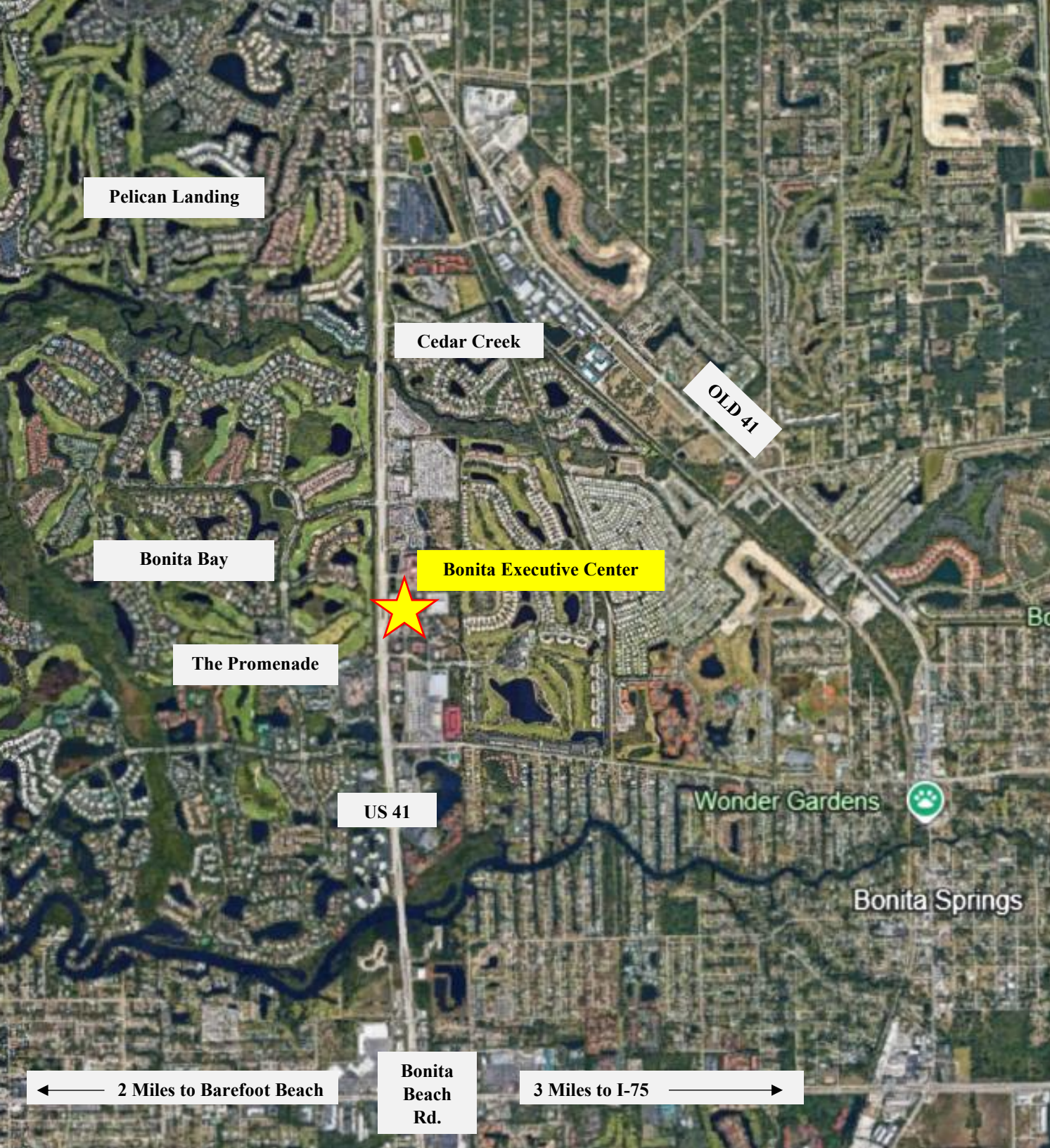
LOCATION

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 Sq. Ft.	AVG Net Rent PSF	Total Net Rent P/YR	Total Net Rent P/M	Annual Expense	Annual Expenses	Monthly Expenses	AVG. Gross	Annualized Gross	Total Monthly 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 - Convert Kitchen to an Office (#108)
& Raise Window Offices to \$35 PSF Net / Interior Offices to \$30 PSF Net

Proforma NOI:

\$220,200

PROPERTY EXPENSES & VALUATION

Bonita Executive Center - 8891 Brighton Ln 103			
Property Expense Summary			
			Annual Expense
2025 Property Tax			\$11,787.71
Condo Association Dues (Gulfshore Building) (Paid Quarterly \$6,194.98)			\$24,779.92
- Includes Property Insurance			
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:			<u>\$55,441.08</u>
PSF:			\$9.75

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SURVEY & CONDO UNIT DIAGRAM

Exhibit "B" - Page 2 of 4

GULFSHORE BUILDING AT BONITA SPRINGS A CONDOMINIUM

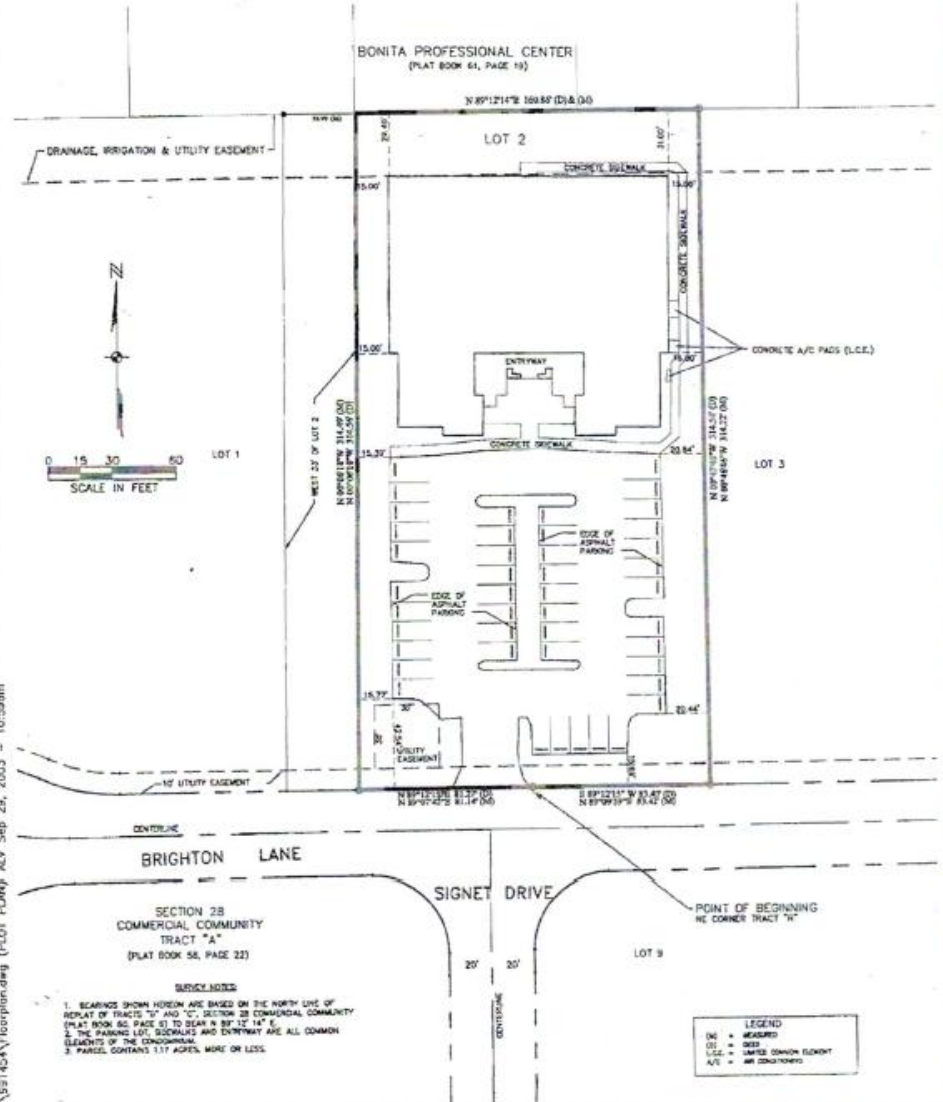
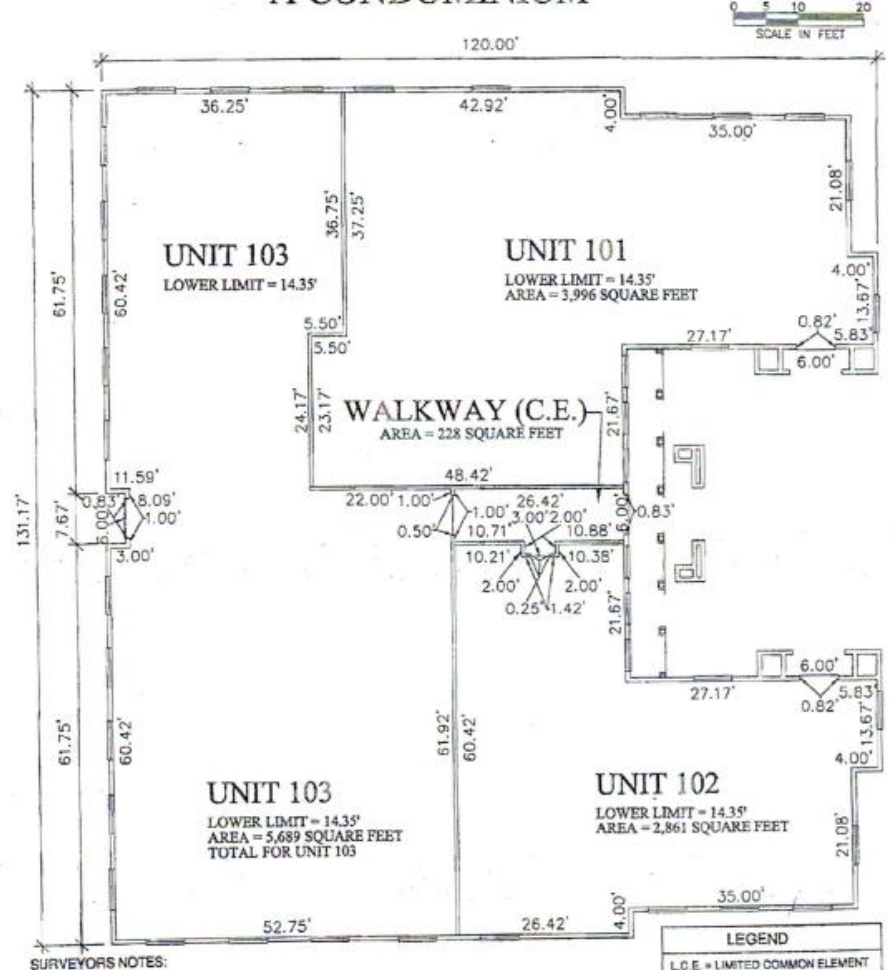


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