



Investment
Properties
Corporation

NH2 CENTER - FOR LEASE



9606 Bernpine Court | Bonita Springs, FL 34135



MOVE-IN READY

MODERN STYLE FLEX UNITS IN THE HEART OF BONITA SPRINGS!

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

Christine McManus, CCIM, SIOR | 239-777-2020 | christine@ipcnaples.com

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



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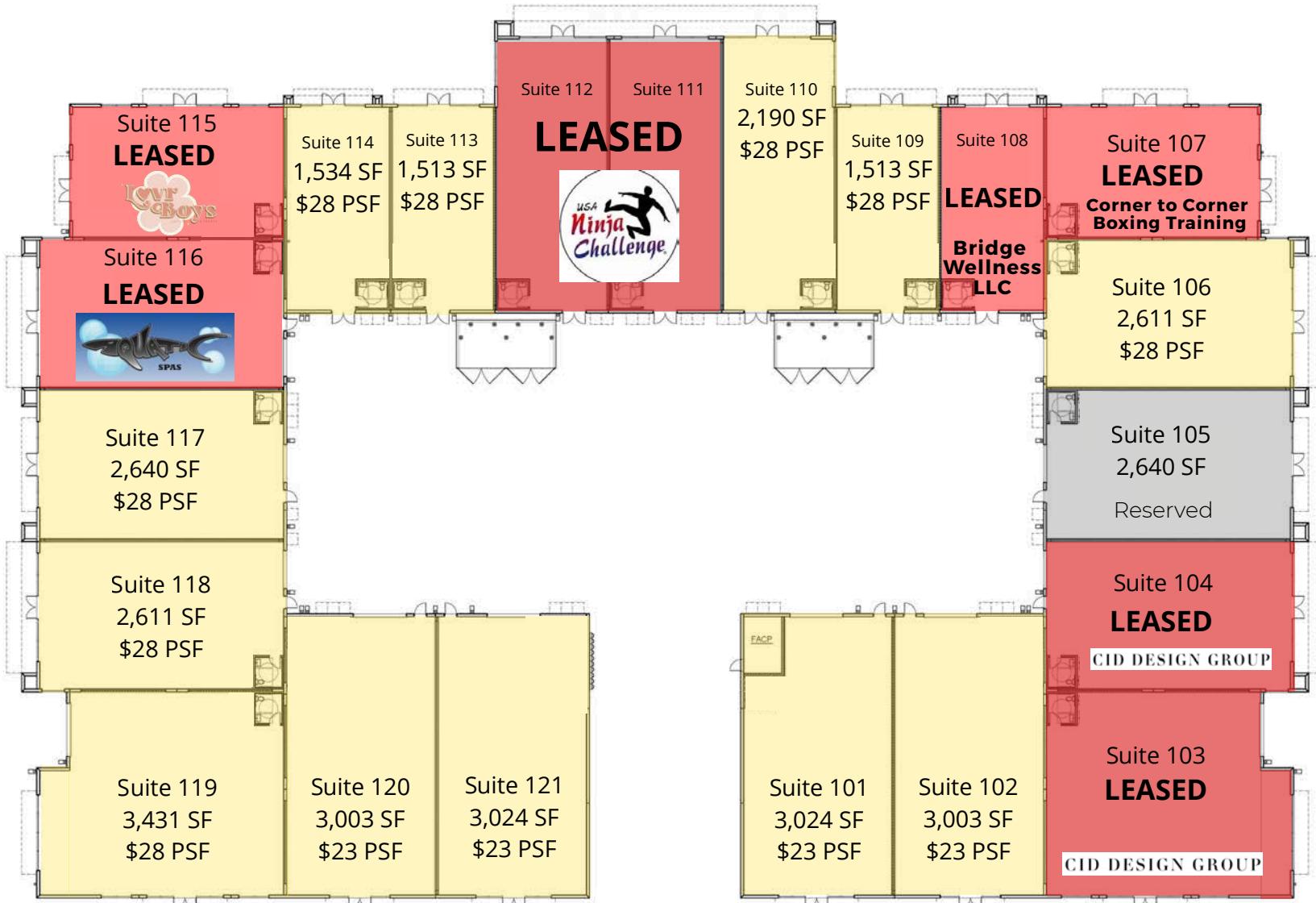


[360° Tour of
Available Suites](#)



Google
Maps

Bernpine Court



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Old 41 Road

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OFFERING SUMMARY

BASE RENT: **\$23.00 - 28.00 PSF**

CAM: **Est. at \$6.95 PSF**

SIZE: **Starting at 1,513 SF**

HEIGHT: **13.5' to 26' clear height
DEPENDING ON LOCATION**

DOOR HEIGHT:

12'

PARKING: **148 spaces**

POWER: **208 V / 3 phase**

ZONING: **CPB**

NH2 CENTER

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Exciting news for Bonita Springs! A cutting-edge 51,000 sq. ft. flex center is on the horizon, right in the heart of our thriving community. This versatile center caters to a wide range of uses from industrial, retail, office, restaurants, and medical facilities. It's a significant addition that will enrich the ever-growing Bonita Springs area, which is characterized by its diverse and dynamic population.

Each unit in the new center will be delivered cold gray shell with HVAC, exposed ceilings, ADA-compliant restroom(s) w/ fixtures, poured floors, fire separation walls, a cutting-edge fire suppression system, three-phase power, electrical setups, and all other essential utilities. The landlord improvement deliverables listed above are valued at \$49 per SF.



SIOR

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CCIM

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NH2 CENTER

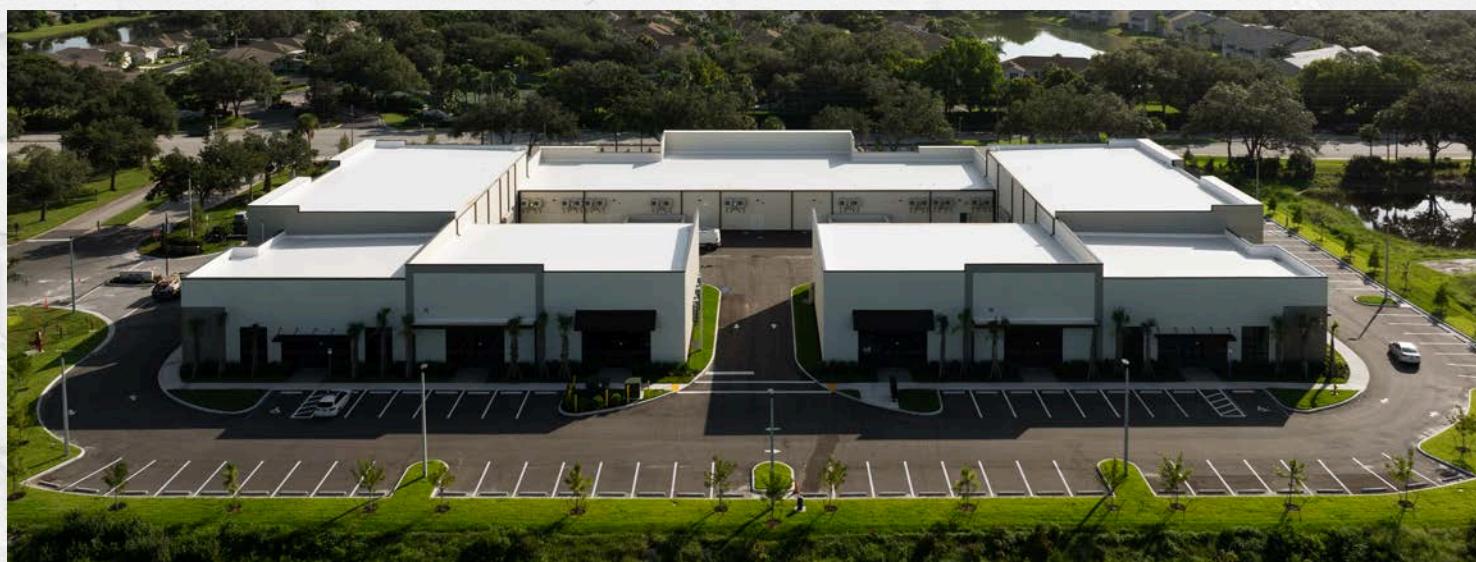
Bonita Springs, FL 34135



UPDATED PROGRESS PHOTOS

click
here!

[360° Tour of
Available Suites](#)



The NH2 Center is conveniently located close to many dining, and retail options. Also nearby is Bonita Springs Charter School, Shaw Development, and a variety of businesses.

Population

1 Mile Radius: 7,193

3 Mile Radius: 48,415

5 Mile Radius: 79,815

click
here!



Google
Maps

Located only 3.7
miles from
Coconut Point
Mall.



TJX



Within a 3 mile radius
from the property,
there are 33,573
housing units.
Within a 5 mile radius,
there are 59,024
housing units.

Average Household Income

1 Mile Radius: \$107,536

3 Mile Radius: \$137,254

5 Mile Radius: \$153,666

Median Home Values

1 Mile Radius: \$491,524

3 Mile Radius: \$578,150

5 Mile Radius: \$600,349

Bachelor's Degree



Graduate Degree



2025 Home Values (within 1 mile)





USES

Animal Clinics
Automotive Repair / Service
Banks and Financial Establishments
Barbershops, Beauty Shops, Massage
Bars and Cocktail Lounges
Boating
Cameras / Video Equipment
Cellular / Wireless
Check Cashing
Crafts / Supplies
Dentistry
Education (Childcare, Learning Centers, Schools)
Flooring
Florists
Framing / Supplies
Gymnasiums

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Home Builders / Contractors
Home Furnishings
Insurance
Manufacturing
Office Supplies
Offices (General or Medical)
Paint Stores
Pets / Pet Care / Supplies / Veterinarian
Pools / Spas
Restaurants (Fast Food or Carry Out)
Retail (Small or Large Products or Commodities)
Schools
Signs / Banners
Studios
Tailoring / Alterations
Tax Services
Therapy Services
Toys / Hobbies
Variety Store
Warehouses (Public or Private)
Wholesale Establishments / Club

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