

FOR LEASE

Suite 402

1,033 SF

\$30.00 PSF

\$12.14 PSF CAM



Reception/Admin Area



Conference Room or Office

PROPERTY SUMMARY

Premier professional office building conveniently and centrally located just South of Veteran's Parkway and the Midpoint Bridge on Del Prado Blvd. S.

PROPERTY HIGHLIGHTS

- Ample parking
- Electric, water and air conditioning included in CAM
- Common restrooms
- Fiber Optic available
- Generac Industrial Power backup generator
- Centrally located to the region
- Medical, Professional and Office Uses

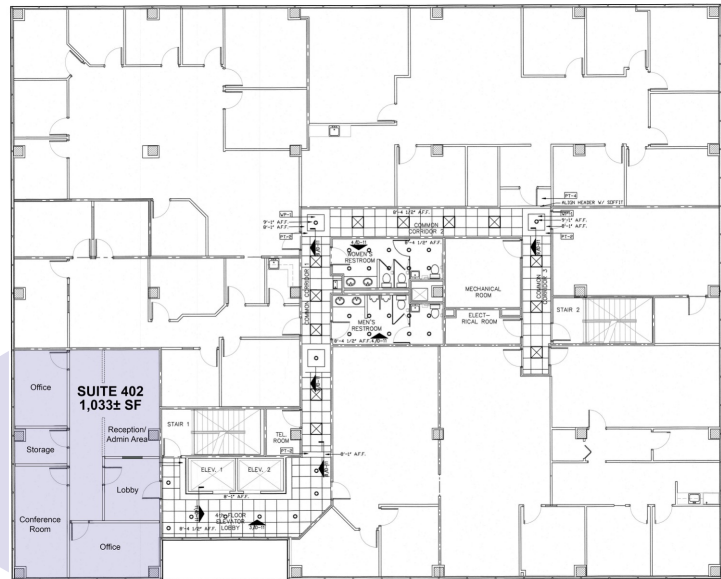
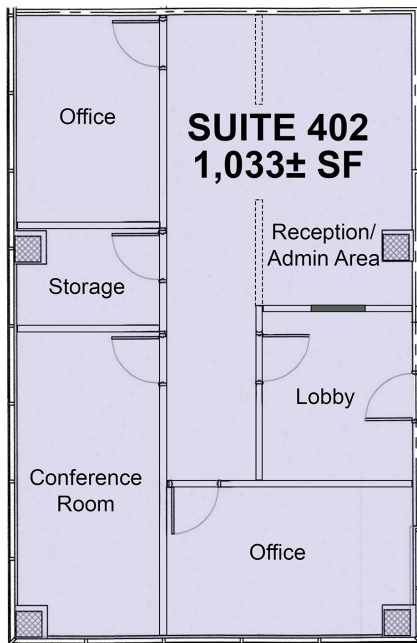
DEMOGRAPHICS

2025	1 Mile	3 Miles	5 Miles
Population	8,593	66,570	199,817
Median HH Income	\$70,365	\$72,085	\$70,478
Households	4,369	33,037	100,662

CONTACT:

Leasing@BlueWatersDG.com
239.900.3482

Blue Waters Development Group, LLC
2503 Del Prado Blvd. S., Ste. 101
Cape Coral, FL 33904



AVAILABLE FOR SHORT-TERM LEASE

SUITE HIGHLIGHTS

- Corner Suite
- Abundant Natural Light
- Lobby
- Reception/Admin Area
- Conference Room/Office
- 2 Private Offices
- Storage Room

Unit	Size	Lease Rate (NNN)	Monthly Rent	Monthly CAM (12.14 PSF)	Sales Tax (2.5%)	Total Monthly Rent
402	1,033	\$30.00	\$2,582.50	\$1,033.00	\$90.39	\$3,705.89



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