



INVESTMENT OPPORTUNITY

Walden Center

Class A Professional Office

24301 & 24311 Walden Center Drive, Bonita Springs, FL

Executive Summary

Walden Center (the "Property"), located in Bonita Springs, Florida, is comprised of two (2) three-story Class A office buildings totaling 94,776 rentable square feet (RSF). Constructed in 1997 and renovated in 2018/2019, the Property has undergone substantial modernization.

In recent years, the asset has benefited from considerable capital enhancements. Ownership's attention to detail and commitment to creating a modern workplace environment have driven increased demand and elevated the Property's prominence in the market. The timeless finishes and strategic improvements firmly position Walden Center as the premier office asset in the submarket for the foreseeable future. Enhancements include:

- Recent roof replacement
- Signage upgrades
- LED lighting throughout
- Complete renovation of twelve (12) restrooms
- New carpeting and paint
- Extensive tenant improvement work

Walden Center represent a Core-Plus investment with defined near term value-add through remaining lease-up and mark-to-market rent growth, set within a lakefront campus with immediate regional access and daily amenities.

Currently 83.42% occupied, Walden Center presents investors with a rare opportunity to acquire a signature asset in the rapidly growing Village of Estero/Bonita Springs submarket. With increasing demand from companies seeking locations in Lee and Collier County, the Class A office market is poised for continued rent growth and demand that outperform national trends.

Offered at:

\$18,950,000

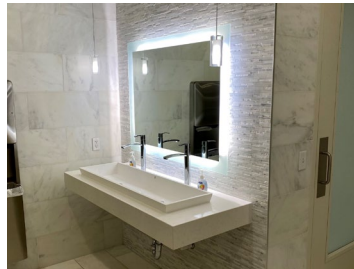
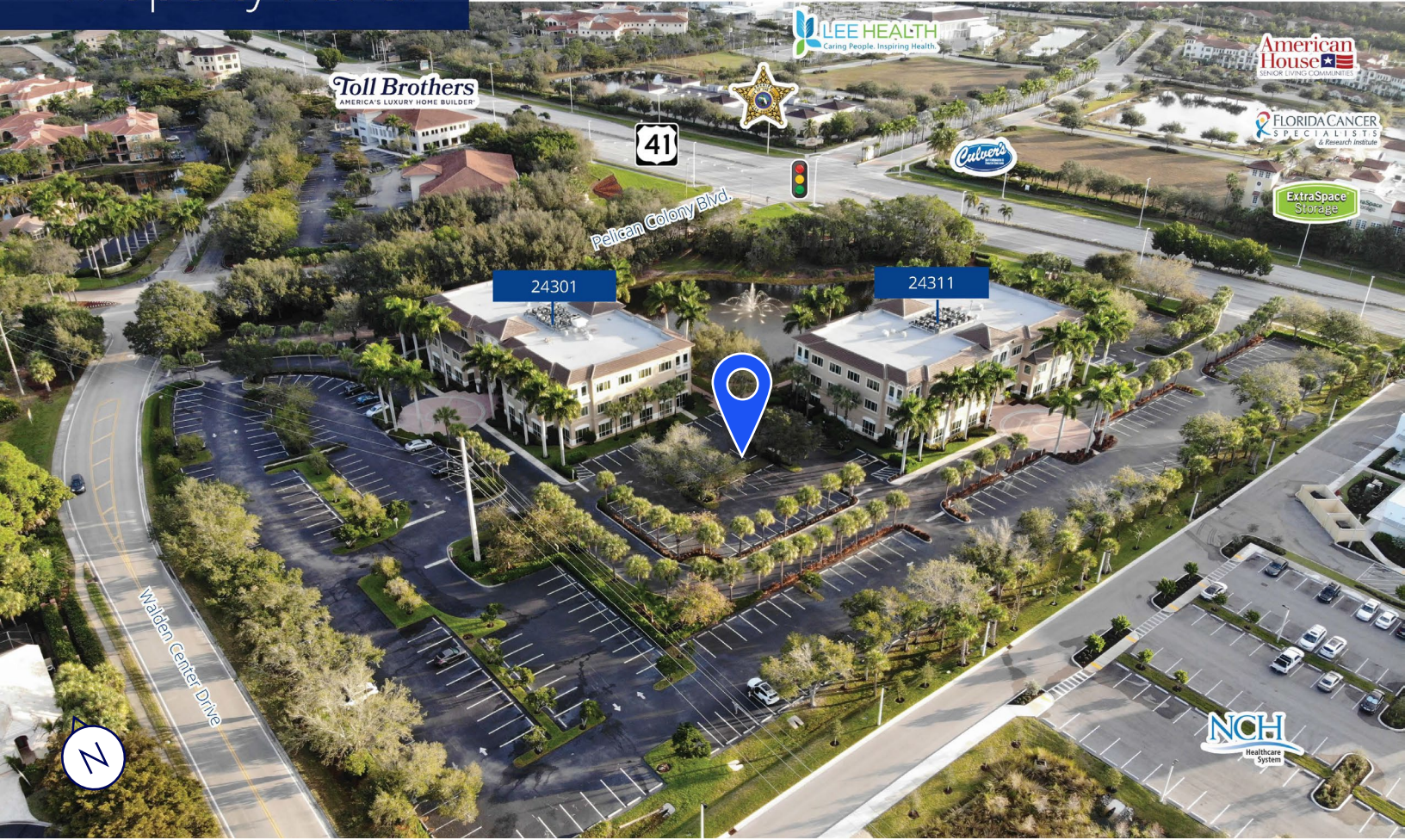
Property Summary

Rentable SF	94,776± RSF
Price PSF	\$199.95
Site Size	6.5± AC
Yr. Built	1997
Yr. Renov.	2018-2019
Parking	3.88/1,000 RSF
Occupancy	83.42%
Tenants	12

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Property Aerial



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