

BEACHWAY PROFESSIONAL PROFESSIONAL & MEDICAL OFFICES



FOR LEASE

3301 BONITA BEACH ROAD SW, BONITA SPRINGS, FL 34134



SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY TOTAL
206	1,000	\$20.00	\$1,666.67	\$10.53	\$877.50	\$2,544.17
110	1,008	\$20.00	\$1,680.00	\$10.53	\$884.52	\$2,564.52
314	1,263	\$20.00	\$2,105.00	\$10.53	\$1,108.28	\$3,213.28
209	1,523	\$20.00	\$2,538.33	\$10.53	\$1,336.43	\$3,874.76
202	1,571	\$20.00	\$2,618.33	\$10.53	\$1,378.55	\$3,996.88
208	1,650	\$20.00	\$2,750.00	\$10.53	\$1,447.88	\$4,197.88
311	1,205	LEASED				
315	1,629	LEASED				
200	1,648	LEASE PENDING				
203	982	LEASE PENDING				
107	1,740	LEASE PENDING				

LEASE RATE: \$20.00 PSF NNN

CAM: \$10.53 PSF (Utilities Included)

LOCATION: On Bonita Beach Road, just west of US 41

YEAR BUILT: 2001

Experience unmatched elegance and convenience at Beachway Professional Center. This premier Class A office building offers high end build-outs featuring lavish lobbies on all three floors, as well as marble countertops and flooring in restrooms. Ideally positioned along the prestigious Bonita Beach Road corridor, just west of the intersection of US 41 and Bonita Beach Road, it offers seamless access to I-75, strategically serving both North Naples and South Fort Myers markets. With dedicated on-site Property Management and ample parking, Beachway Professional Center cultivates a professional atmosphere with a diverse tenant roster, making it the ultimate choice for discerning medical and professional office users.

CONTACT

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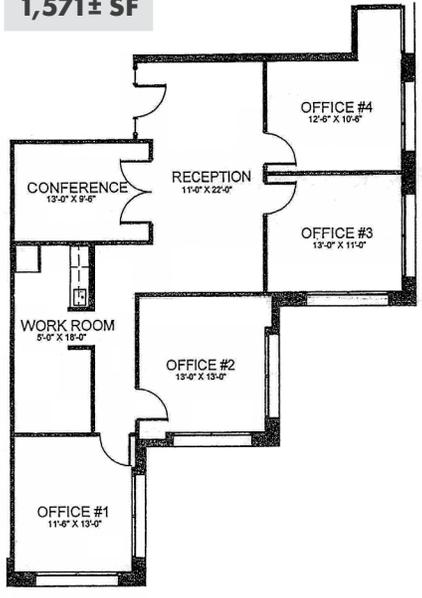
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FLOOR PLANS

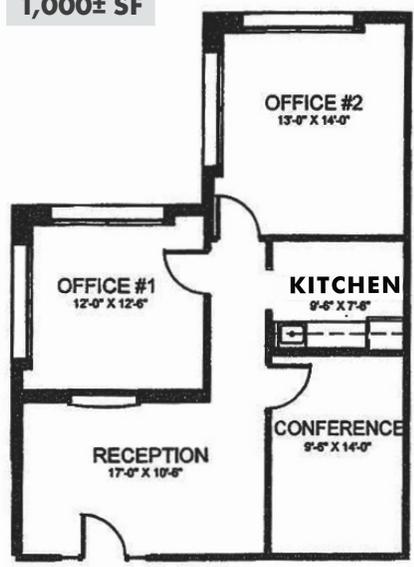
UNIT 202

1,571± SF



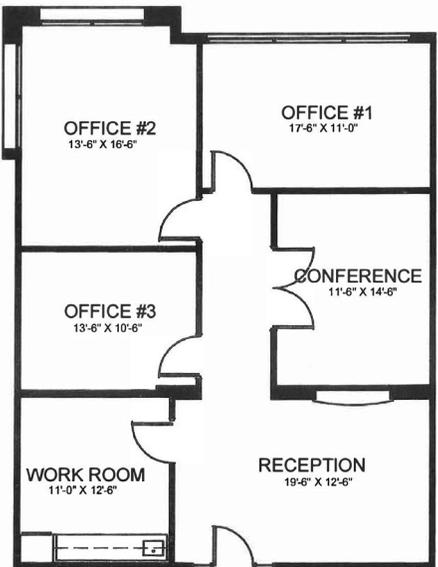
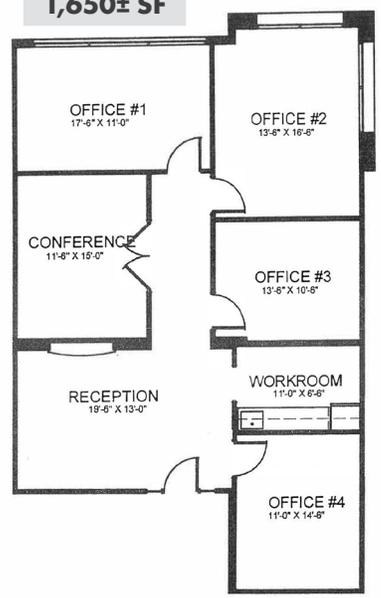
UNIT 206

1,000± SF



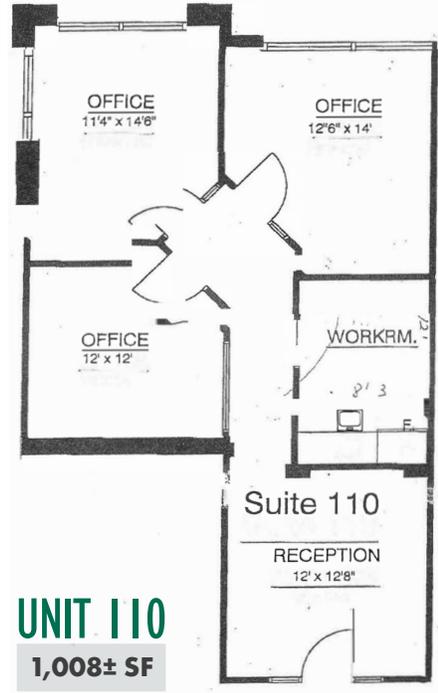
UNIT 208

1,650± SF



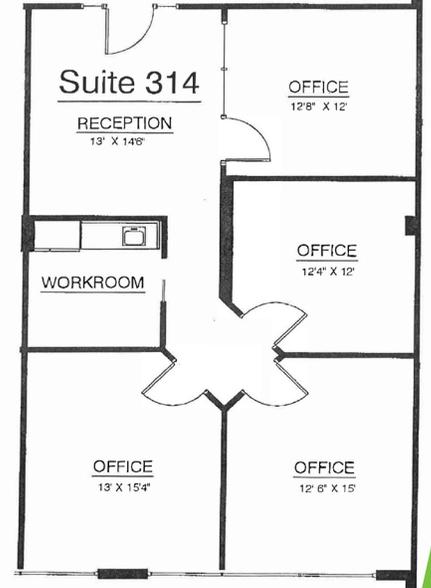
UNIT 209

1,523± SF



UNIT 110

1,008± SF



UNIT 314

1,263± SF

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HIGHLIGHTS

- **Move-in Ready**
Immediate occupancy available
- **Kitchen**
Convenient in-suite kitchen
- **Ample Parking**
Hassle-free parking options for all tenants and guests
- **Quality Common Area**
Well-maintained and inviting communal spaces
- **Professional Atmosphere**
A business-focused environment with a diverse and reputable tenant mix
- **Strategic Location**
Centrally positioned between Fort Myers and North Naples

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