



3880 VIA DEL REY
 BONITA SPRINGS, FL
 34134



Suite 101



Suite 102

Suite Information: 5,000 SF standalone building consisting of two suites. Suite 101 is approx. 3,600 SF and currently built out as a recording/music studio. Suite 102 is approx. 1,248 SF and built out as professional office. Building is centrally located with easy access to Bonita Springs, Naples, and beach areas along the Gulf of Mexico.

FFE/Trade Fixtures Not Included

Property information: Vanderbilt Office Park is located on the east side of Vanderbilt Drive, south of Bonita Beach Road. AADT (2019): 8,200 (on Vanderbilt Drive).

Sale Price: **\$825,000** (\$165.00/SF)
 Property Taxes \$4,293.20 (2019)
 Assoc. Dues: \$1,350.00 (2019)
 Zoned: CPD

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