



Class A Professional Office | For Lease

# Walden Center

Bonita Springs, FL

**Brandon Stoneburner**  
Executive Vice President  
+1 239 985 8074  
brandon.stoneburner@colliers.com

12800 University Drive  
Suite 400  
Fort Myers, FL 33907  
www.colliers.com

Asking rent:  
\$19.00 - \$22.00 NNN



# Property Overview

Situated on 6.5± acres at the entrance of Pelican Landing, Walden Center offers an incomparable backdrop for corporate headquarters, professional office and other businesses seeking first class accommodations and a central location in Southwest Florida. Walden Center is located on US 41, one mile south of the Coconut Point Mall, in the heart of Bonita Springs/Estero business corridor.

## Property Address:

24301 & 24311 Walden Center Dr.  
Bonita Springs, FL 34134

## Lease Rate:

\$19.00 - \$22.00 PSF NNN

## Year Built:

1997/2018 common area  
refurbishment

## Available Space:

24301 - 15,704 SF  
24311 - 2,159 SF

## OpEx 2026:

\$11.53 PSF (Includes electrical and  
5-day a week janitorial)

## Parking:

3.88/1,000 SF

Walden Center highlights include:

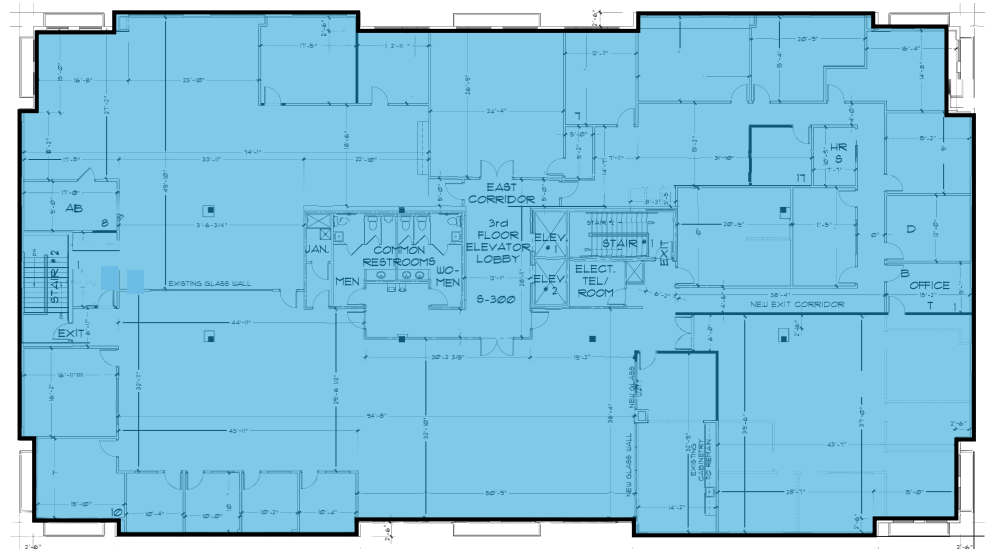
- Full service Class A office building
- Move-in ready suites
- Marbled-lobbies with elegant wood paneling
- Lakefront views
- 24-hour access with key fob
- 20 minutes to Southwest Florida International Airport
- Close proximity to NCH Healthcare Bonita, Hyatt Regency and Coconut Point
- Extensive common area and building enhancements

# 24301 Walden Center | Floor Plans



## Availability

Suite	Size (SF)	Base Rent	OpEX (PSF)	Monthly Rent (excluding tax)
3rd Floor	15,704	\$19.00	\$11.53	\$39,953.59



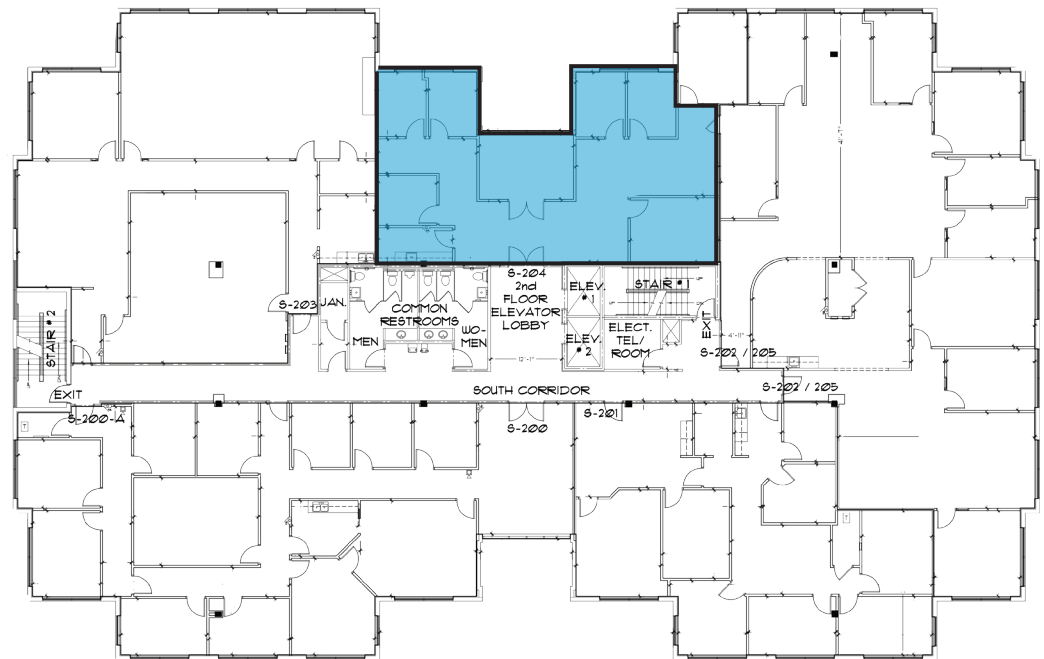
## Third Floor Virtual Tour

# 24311 Walden Center | Floor Plans

## Availability

Suite	Size (SF)	Base Rent	OpEX (PSF)	Monthly Rent (excluding tax)
204	2,159	\$22.00	\$11.53	\$6,032.61

\* Available Sept. 1, 2026



# Aerial



# Demographics



**Total Population (2024)**  
 1-Mile: 3,908  
 3-Mile: 30,759  
 5-Mile: 82,859



**Average HH Income (2024)**  
 1 Mile: \$132,024  
 3-Mile: \$152,625  
 5-Mile: \$127,093



**Households (2024)**  
 1-Mile: 2,223  
 3-Mile: 15,816  
 5-Mile: 39,246



**Drive Times**  
 Coconut Point: 3 minutes  
 I-75: 10 minutes

## Walden Center

24301 & 24311 Walden Center Drive  
 Bonita Springs, FL 34134

Contact Us:

**Brandon Stoneburner**  
 Executive Vice President  
 +1 239 985 8074  
 brandon.stoneburner@colliers.com



### Disclaimer

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.