

FOR LEASE

Suite 505: 962± SF

\$30.00 PSF

\$15.00 PSF CAM



PROPERTY SUMMARY

Premier professional office building conveniently located on Del Prado Blvd. S., just South of Veteran’s Parkway and Veterans Memorial Pkwy. (Midpoint Bridge).

PROPERTY HIGHLIGHTS

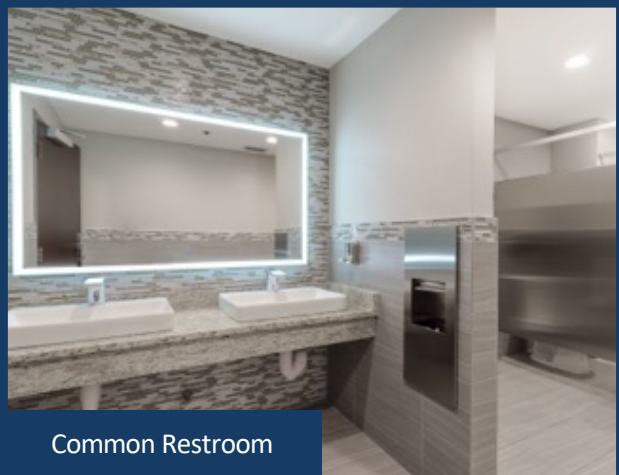
- Ample parking
- Electric, water and air conditioning included in CAM
- Common restrooms
- Fiber Optic available
- Generac Industrial Power backup generator
- Centrally located to the region
- Medical, Professional and Office Uses

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



First Floor Lobby



Common Restroom

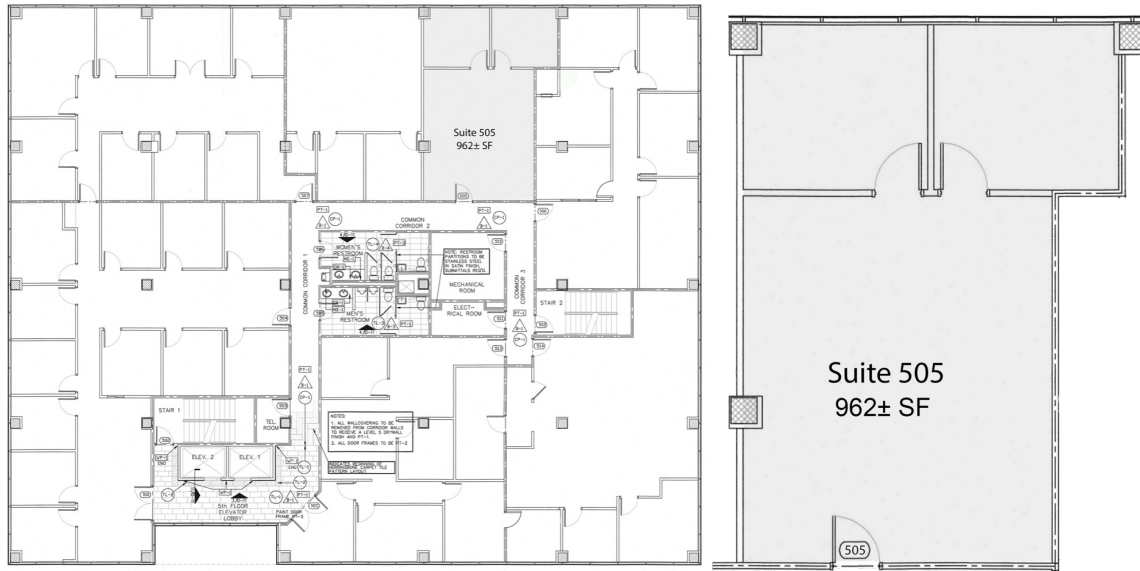
CONTACT:

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

SUITE 505 HIGHLIGHTS

- 2 private offices
- Open work area
- Abundant natural light



AVAILABLE FOR LEASE

Unit	Size	Lease Rate (NNN)	Monthly Rent	Monthly CAM (\$15.00 PSF)	Sales Tax (2.5%)	Total Monthly Rent
505	962	\$30.00	\$2,405.00	\$1,202.50	\$90.19	\$3,697.69



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