

# BEACHWAY PROFESSIONAL

## PROFESSIONAL & MEDICAL OFFICES

### FOR LEASE KITCHENETTE IN ALL SUITES

3301 BONITA BEACH ROAD SW, BONITA SPRINGS, FL 34134



# CRE

CONSULTANTS

Commercial Real Estate Consultants, LLC

CRECONSULTANTS.COM



SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RATE	CAM (PSF)	MONTHLY CAM	MONTHLY TOTAL
203	982	\$20.00	\$1636.67	\$10.53	\$861.71	\$2,498.38
110	1,008	\$20.00	\$1,680.00	\$10.53	\$884.52	\$2,564.52
309	1,263	\$20.00	\$2,105.00	\$10.53	\$1,108.28	\$3,213.28
314	1,263	\$20.00	\$2,105.00	\$10.53	\$1,108.28	\$3,213.28
208	1,650	\$20.00	\$2,750.00	\$10.53	\$1,447.88	\$4,197.88
113	2,886	\$20.00	\$4,810.00	\$10.53	\$2,532.47	\$7,342.47

**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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1100 Fifth Ave. S

Suite 404

Naples, FL 34102

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

05/12/26

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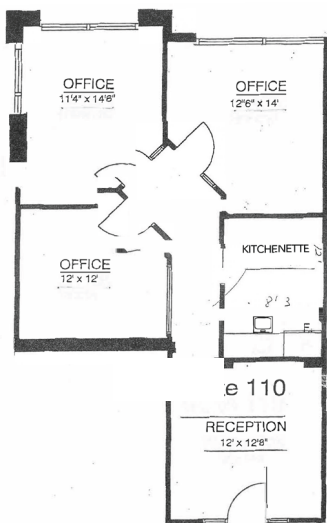
3301 BONITA BEACH ROAD SW, BONITA SPRINGS, FL 34134

## FLOOR PLANS

KITCHENETTE INCLUDES SINK, MICROWAVE, MINI-FRIDGE OR REFRIGERATOR

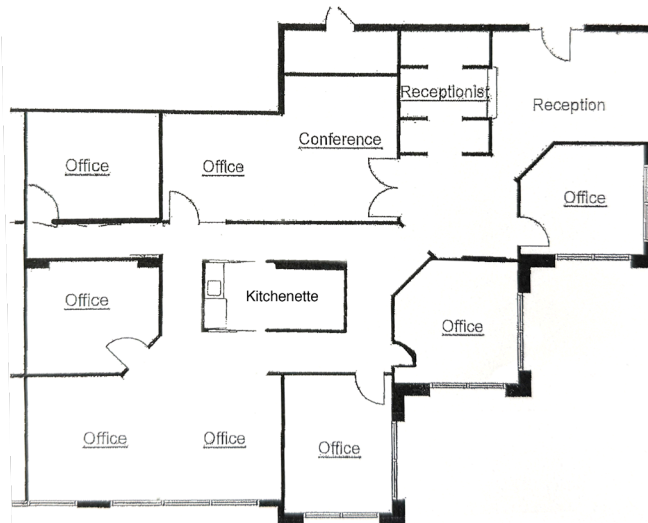
### UNIT 110

1,008± SF



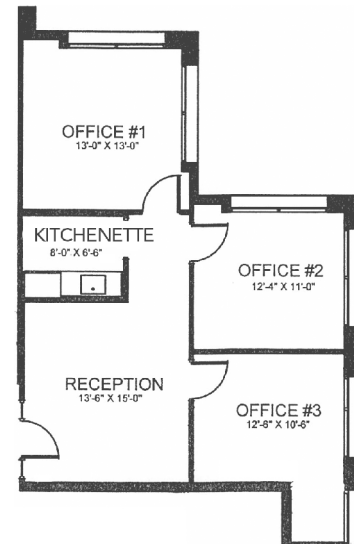
### SUITE 113

2,886± SF



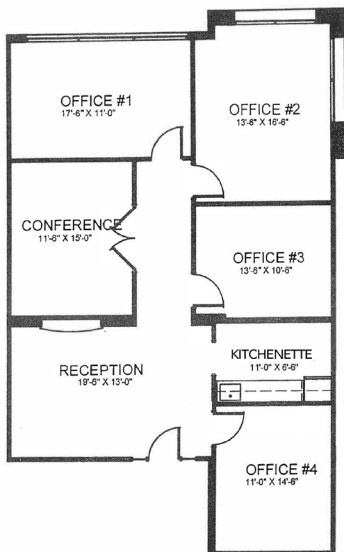
### UNIT 203

982± SF



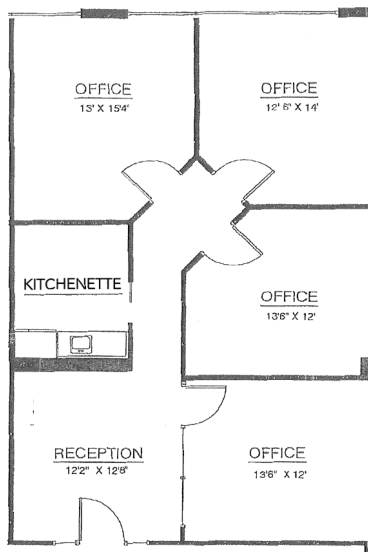
### UNIT 208

1,650± SF



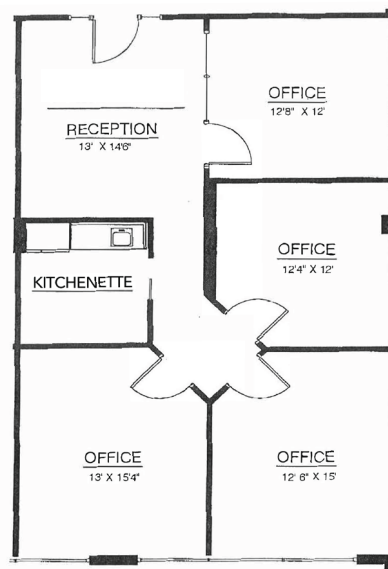
### UNIT 309

1,263± SF



### UNIT 314

1,263± SF



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### HIGHLIGHTS

- **Move-in Ready**  
*Immediate occupancy available*
- **Kitchen**  
*Convenient on-site 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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