

FOR LEASE

Suite 402

1,211± SF

\$30.00 PSF

\$15.00 PSF CAM



Reception/Admin Area



Conference Room or Office

PROPERTY SUMMARY

Premier professional office building conveniently and centrally located just South of Veteran’s Parkway and the Midpoint Bridge on Del Prado Blvd. S.

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

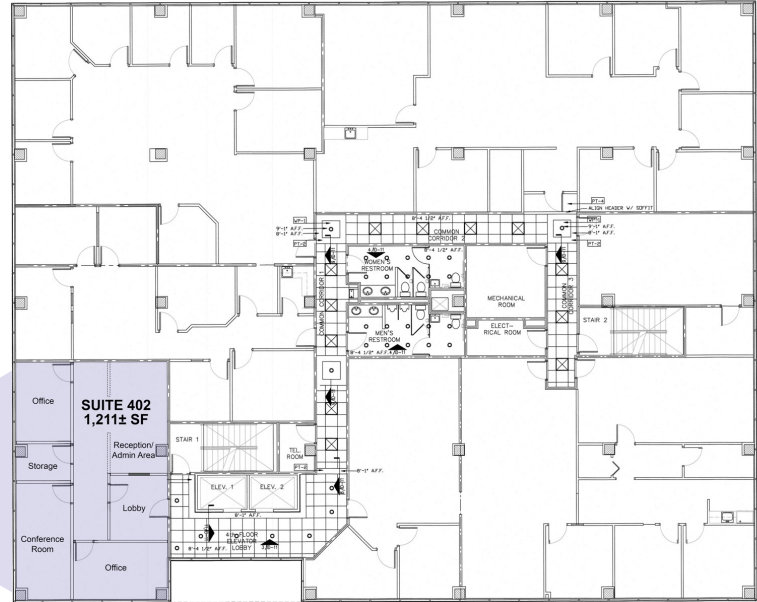
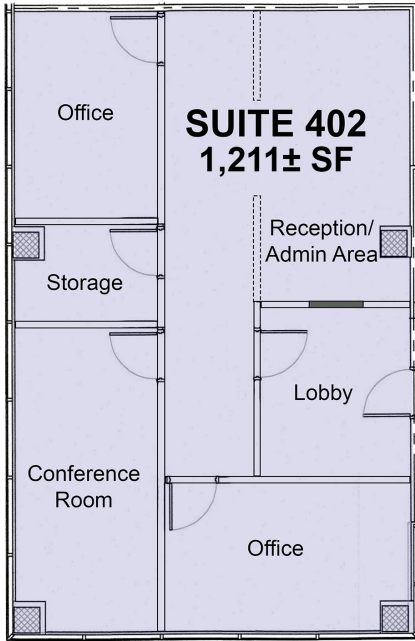
DEMOGRAPHICS

| 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 |

CONTACT:

Leasing@BlueWatersDG.com
239.900.3482

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



AVAILABLE NOW

SUITE HIGHLIGHTS

- Corner Suite
- Abundant Natural Light
- Lobby
- Reception/Admin Area
- Conference Room/Office
- 2 Private Offices
- Storage Room

| Unit | Size | Lease Rate (NNN) | Monthly Rent | Monthly CAM (15.00 PSF) | Sales Tax (2.5%) | Total Monthly Rent |
|------|-------|------------------|--------------|-------------------------|------------------|--------------------|
| 402 | 1,211 | \$30.00 | \$3,027.50 | \$1,513.75 | \$113.53 | \$4,654.78 |



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