

BEACHWAY PROFESSIONAL PROFESSIONAL & MEDICAL OFFICES



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 Naples and 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.

*Zoned for Medical. Upgrades may be required.

HIGHLIGHTS

- **Move-in Ready** Immediate occupancy available
- **Kitchenette** Convenient on-site Kitchenette in every Suite
- **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 South Fort Myers and North Naples

SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RATE	CAM (PSF)	MONTHLY CAM	MONTHLY TOTAL
104	1,187	\$22.00	\$2,176.17	\$10.53	\$1,041.59	\$3,217.76
113	2,886	\$20.00	\$4,810.00	\$10.53	\$2,532.47	\$7,342.47



CONTACT

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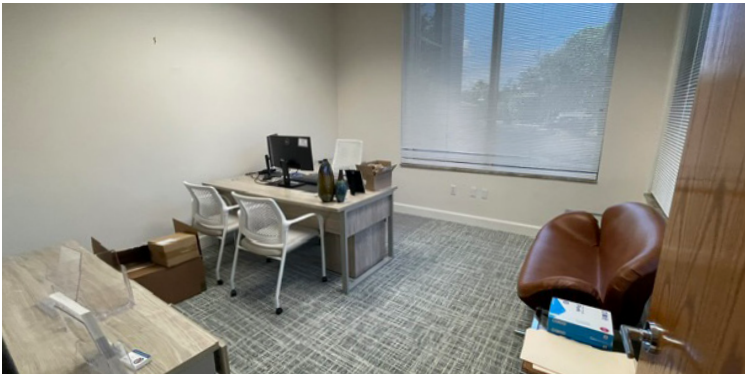
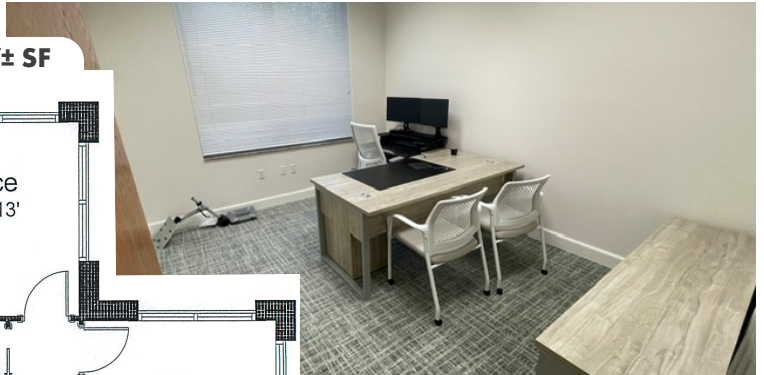
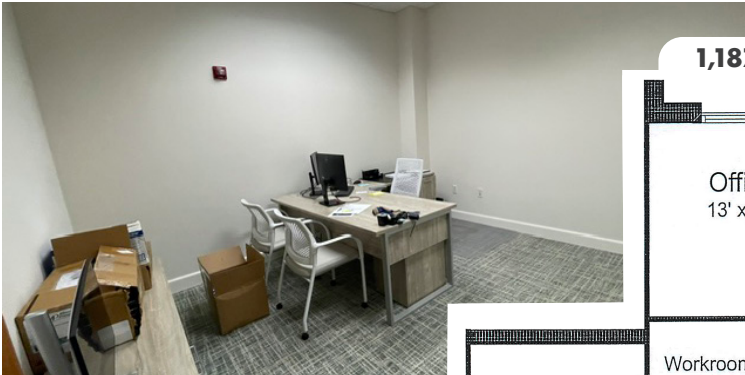
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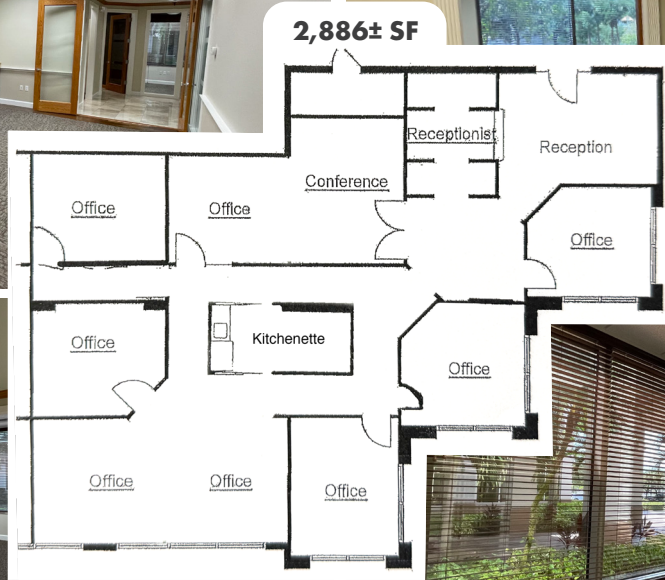
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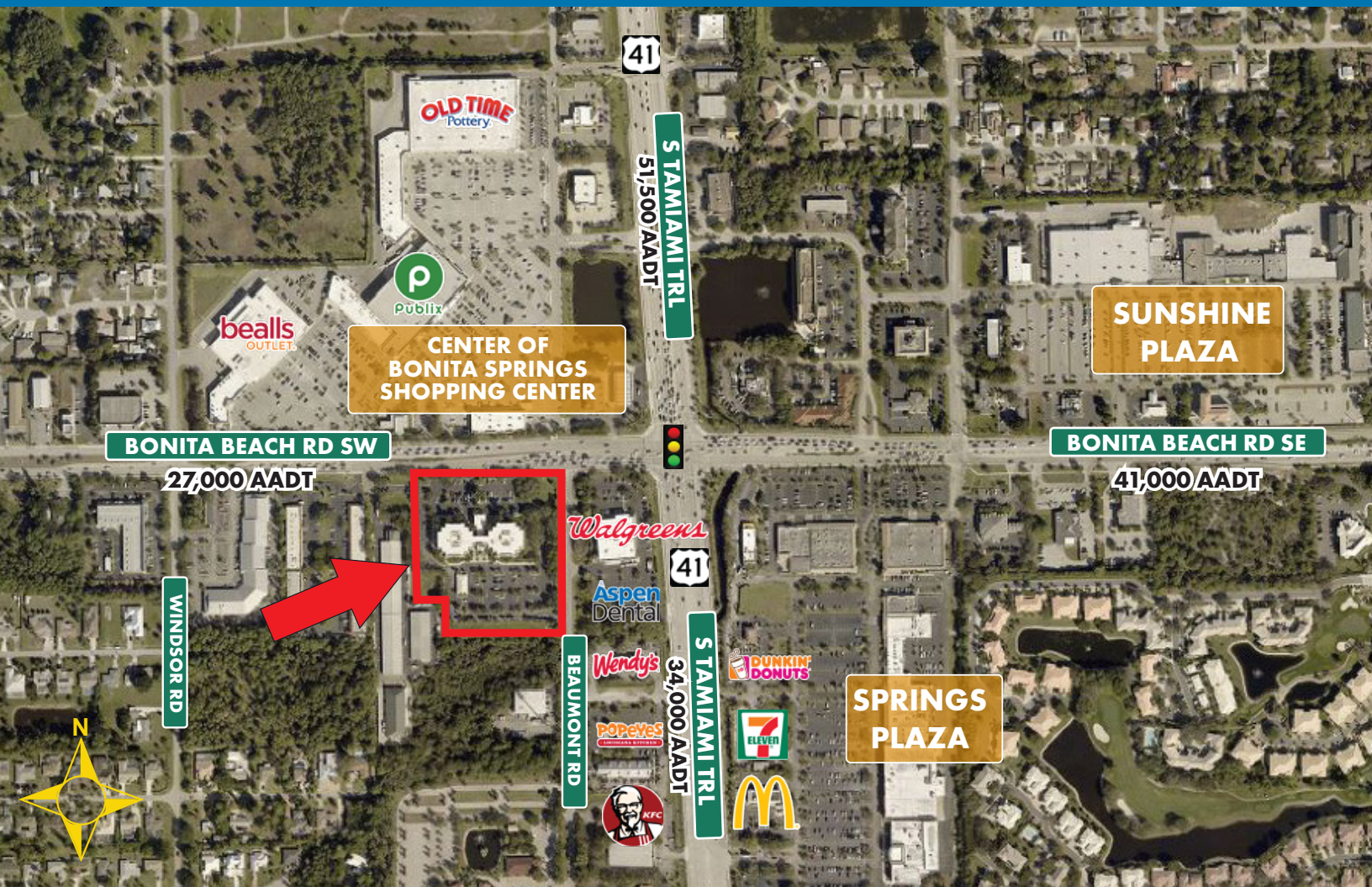
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