

# BEACHWAY PROFESSIONAL MEDICAL & PROFESSIONAL OFFICES



## FOR LEASE

3301 BONITA BEACH ROAD SW, BONITA SPRINGS, FL 34134



**LEASE RATE:** \$15.00 - \$18.00 PSF NNN

**CAM:** \$8.35 PSF Includes Electric

**AVAILABILITY:**

1 <sup>ST</sup> FLOOR	
SUITE	SIZE (SF)
100	2,886
104	1,187
106	1,260

2 <sup>ND</sup> FLOOR	
SUITE	SIZE (SF)
<del>202 LEASED</del>	<del>1,571</del>
205	1,650
208/209	3,173

3 <sup>RD</sup> FLOOR	
SUITE	SIZE (SF)
308	1,727
<del>309 LEASED</del>	<del>1,263</del>
310/311	2,202
314	1,263
<del>315 LEASED</del>	<del>1,629</del>

**LOCATION:** On Bonita Beach Road, just west of US 41

**YEAR BUILT:** 2001

### BEACHWAY PROFESSIONAL CENTER

The "Best of the Best" professional office building with high-end build-outs including marble lobbies on all three floors and marble flooring in restrooms and on countertops. Beachway Professional Center is located on the Bonita Beach Road corridor just west of the 4 corners of US 41 and Bonita Beach Road. Straight access to I-75. Centrally located between North Naples and South Fort Myers markets.

### CONTACT

**DAVE WALLACE, CCIM, SIOR**  
Senior Vice President  
239.659.1447 x218  
dave.wallace@creconsultants.com

**DAVID WALLACE**  
Associate  
239.659.1447 x223  
david.wallace@creconsultants.com

12140 Carissa Commerce Ct, Suite 102  
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 100  
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.

# BEACHWAY PROFESSIONAL MEDICAL & PROFESSIONAL OFFICES

## FOR LEASE

3301 BONITA BEACH ROAD SW, BONITA SPRINGS, FL 34134



### HIGHLIGHTS

- Available Immediately
- Ample Parking
- First Floor Medical
- Quality common areas and build-outs
- Professional atmosphere, quality mix of current tenants



### CONTACT

**DAVE WALLACE, CCIM, SIOR**  
Senior Vice President  
239.659.1447 x218  
[dave.wallace@creconsultants.com](mailto:dave.wallace@creconsultants.com)

**DAVID WALLACE**  
Associate  
239.659.1447 x223  
[david.wallace@creconsultants.com](mailto:david.wallace@creconsultants.com)

2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,270	43,951	88,040
EST. HOUSEHOLDS	3,155	20,529	41,120
EST. MEDIAN HOUSEHOLD INCOME	\$64,262	\$67,461	\$72,613
TRAFFIC COUNTS (2019)	25,500 AADT (Bonita Beach Road)		

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.

# BEACHWAY PROFESSIONAL MEDICAL & PROFESSIONAL OFFICES

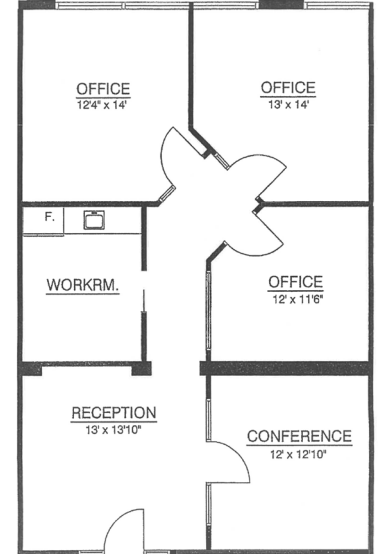
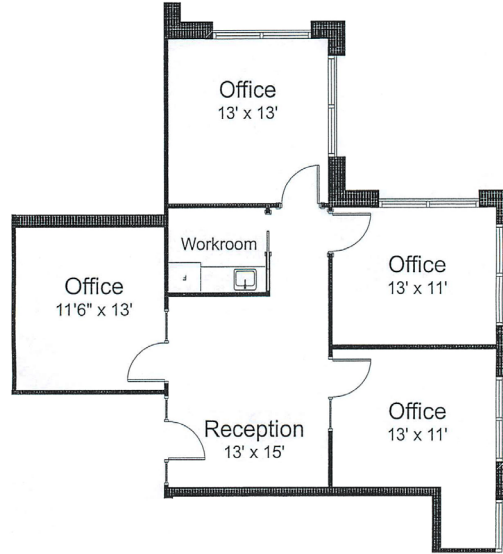
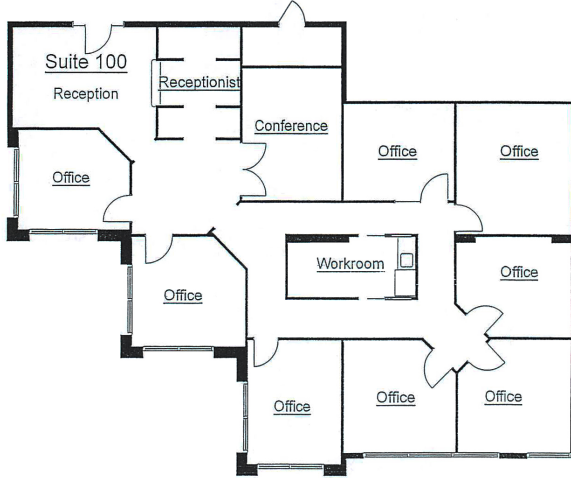
## FOR LEASE

3301 BONITA BEACH ROAD SW, BONITA SPRINGS, FL 34134

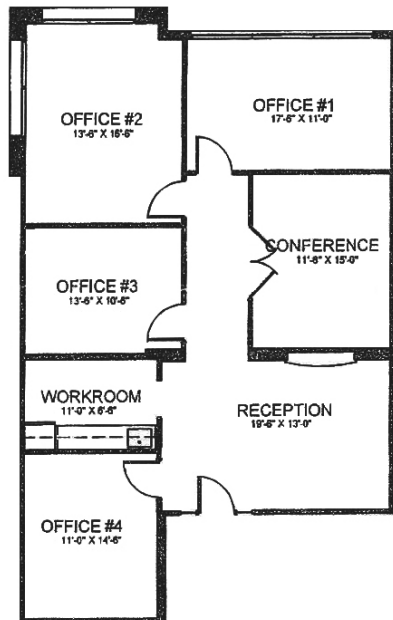
SUITE 100 | 2,886±SF

SUITE 104 | 1,187±SF

SUITE 106 | 1,260±SF



SUITE 205 | 1,650±SF



### CONTACT

**DAVE WALLACE, CCIM, SIOR**

Senior Vice President

239.659.1447 x218

dave.wallace@creconsultants.com

**DAVID WALLACE**

Associate

239.659.1447 x223

david.wallace@creconsultants.com



Commercial Real Estate Consultants, LLC

www.creconsultants.com

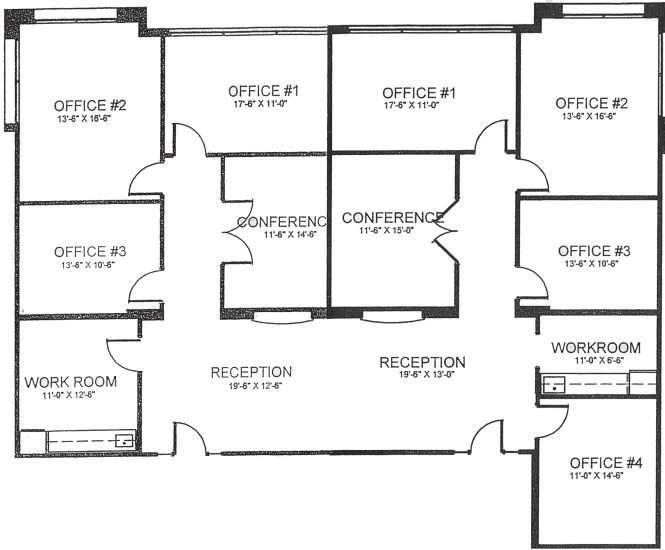
01/08/21

# BEACHWAY PROFESSIONAL MEDICAL & PROFESSIONAL OFFICES

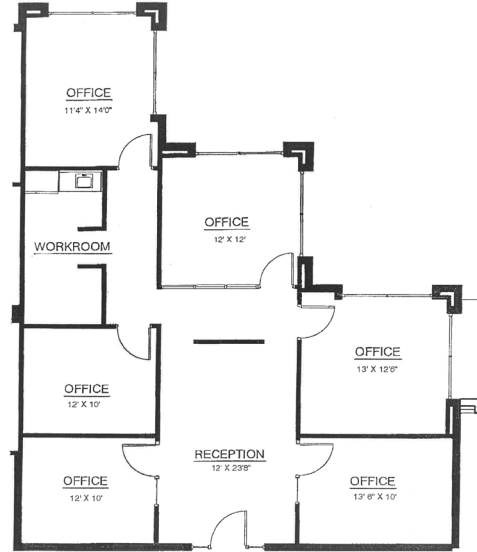
## FOR LEASE

3301 BONITA BEACH ROAD SW, BONITA SPRINGS, FL 34134

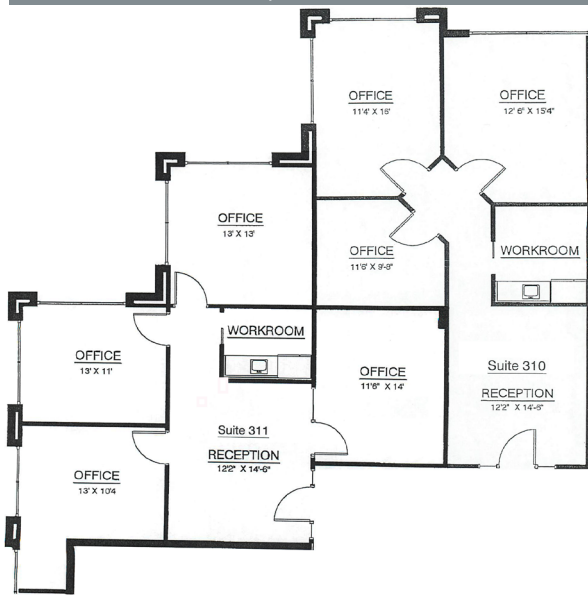
SUITE 208/209 | 3,173±SF



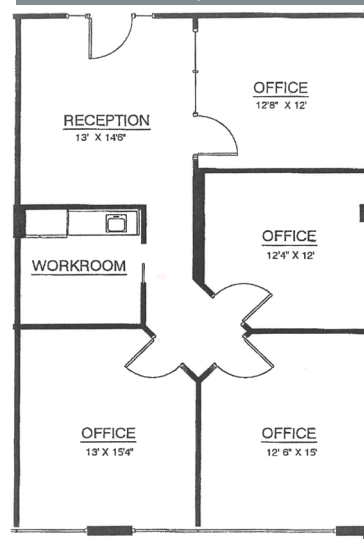
SUITE 308 | 1,727±SF



SUITE 310/311 | 2,202±SF



SUITE 314 | 1,263±SF



**CONTACT**  
**DAVE WALLACE, CCIM, SIOR**  
 Senior Vice President  
 239.659.1447 x218  
 dave.wallace@creconsultants.com

**DAVID WALLACE**  
 Associate  
 239.659.1447 x223  
 david.wallace@creconsultants.com