

FOR LEASE - Office Space

Colony Plaza

24031 S. Tamiami Trail, Bonita Springs, FL 34134



OFFERING SUMMARY

Available SF: Unit 104- 2,634 SF
Unit 201 - 4,862 SF

Lease Rate: \$17.00 SF/yr (NNN)

2019 Estimated CAM: \$5.55 PSF

Building Size: 38,000 SF

Year Built: 2002

Renovated: 2014

Zoning: Commercial | Office

Market: Bonita Springs

Submarket: City of Bonita Springs

Traffic Count: 47,000 AADT

PROPERTY OVERVIEW

ONLY TWO SUITES LEFT!! Recently remodeled Class "A" Office space. The Colony Plaza offers exception exposure for any prospective tenant looking for increased exposure along US-41 which receives traffic from 47,000 cars per day. Built out and grey shell space is available. Generous tenant improvement allowance available.

PROPERTY HIGHLIGHTS

- Class "A" Office Center
- Minutes from Coconut Point
- Easy access to Bonita Beach or Estero
- Well-maintained and professionally managed
- Adequate parking with garage available

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,385	11,212	29,120
Total Population	2,828	23,038	63,714
Average HH Income	\$106,338	\$113,660	\$94,745

Chad D. Commers, CCIM

Senior Advisor, Naples & Fort Myers
239.315.7017
chad.commers@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Office Space



LEASE RATE:	N/A	TOTAL SPACE:	4,862 - 6,452 SF
LEASE TYPE:	-	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite 104	Office Building	\$14.00 SF/yr	NNN	2,634 SF	Negotiable	Fully Builtout Office space with large conference room, breakroom and reception area.
Suite 201	Office Building	\$16.00 SF/yr	NNN	4,862 SF	Negotiable	

Chad D. Commers, CCIM
Senior Advisor, Naples & Fort Myers
239.315.7017
chad.commers@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Office Space



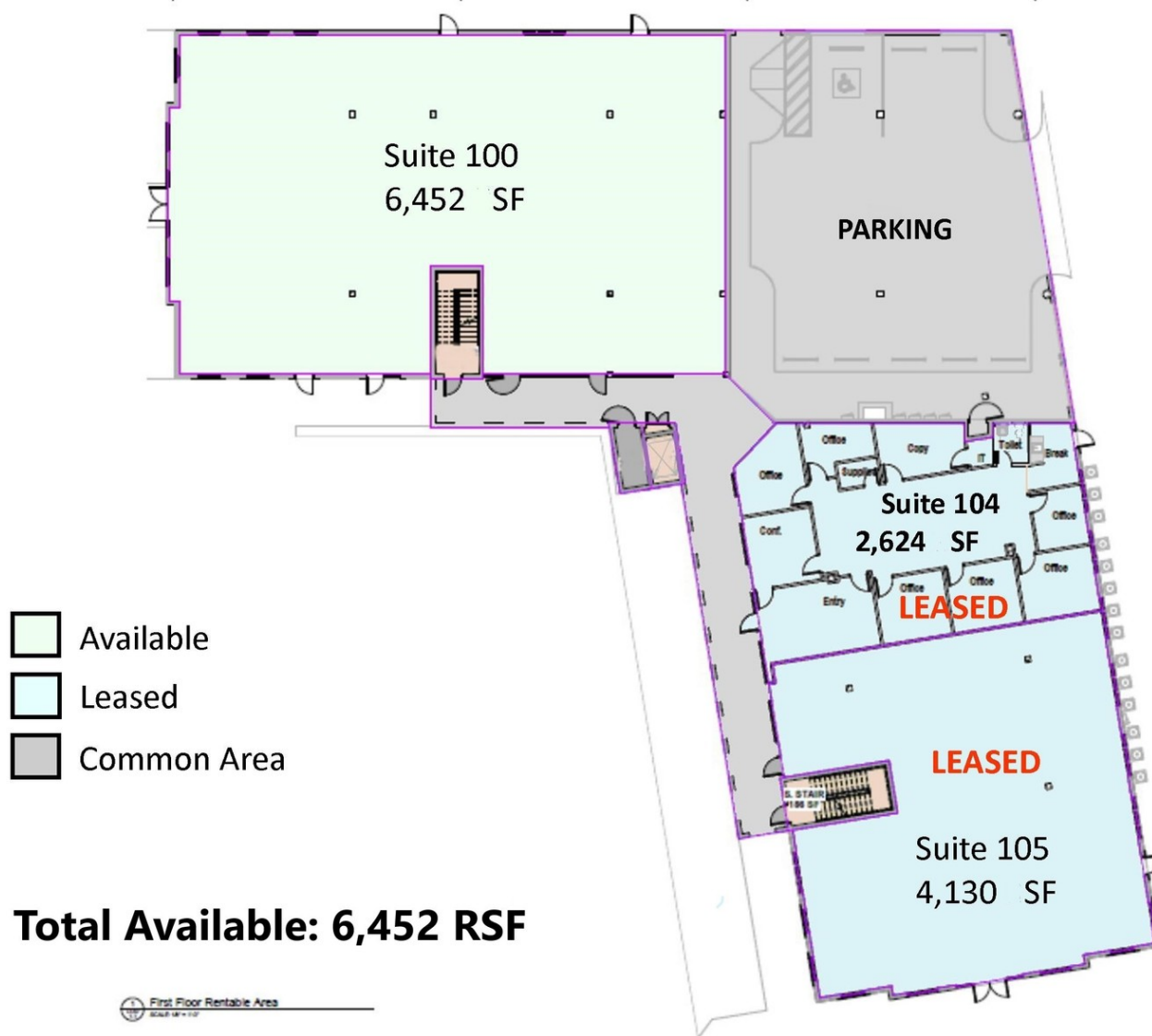
Chad D. Commers, CCIM
Senior Advisor, Naples & Fort Myers
239.315.7017
chad.commers@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Office Space

Colony Plaza - First Floor

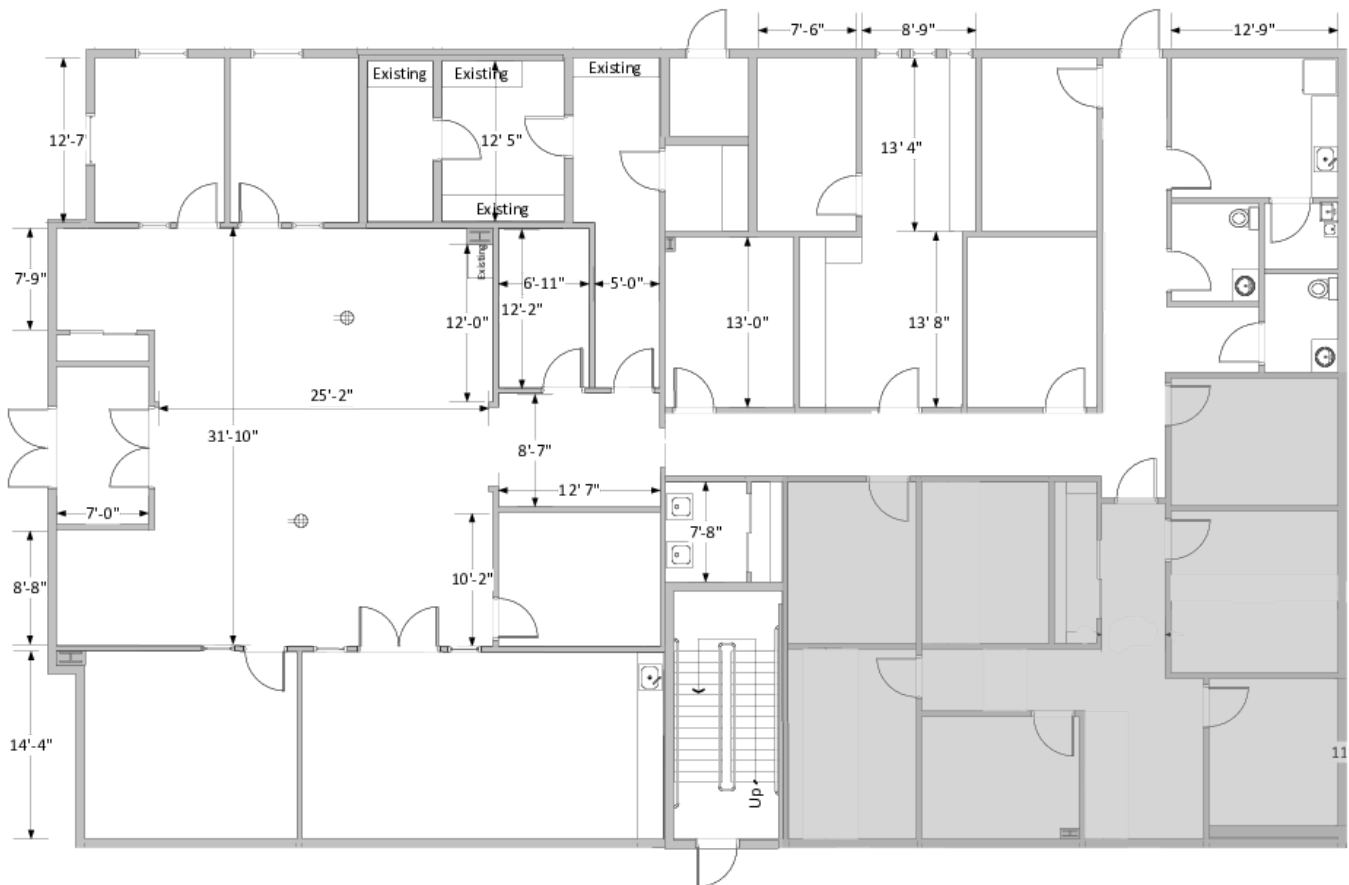


Chad D. Commers, CCIM
Senior Advisor, Naples & Fort Myers
239.315.7017
chad.commers@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Office Space



Suite 100 Floor Plan

Chad D. Commers, CCIM

Senior Advisor, Naples & Fort Myers

239.315.7017

chad.commers@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Office Space

COLONY PLAZA – SECOND FLOOR



Chad D. Commers, CCIM
Senior Advisor, Naples & Fort Myers
239.315.7017
chad.commers@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Office Space



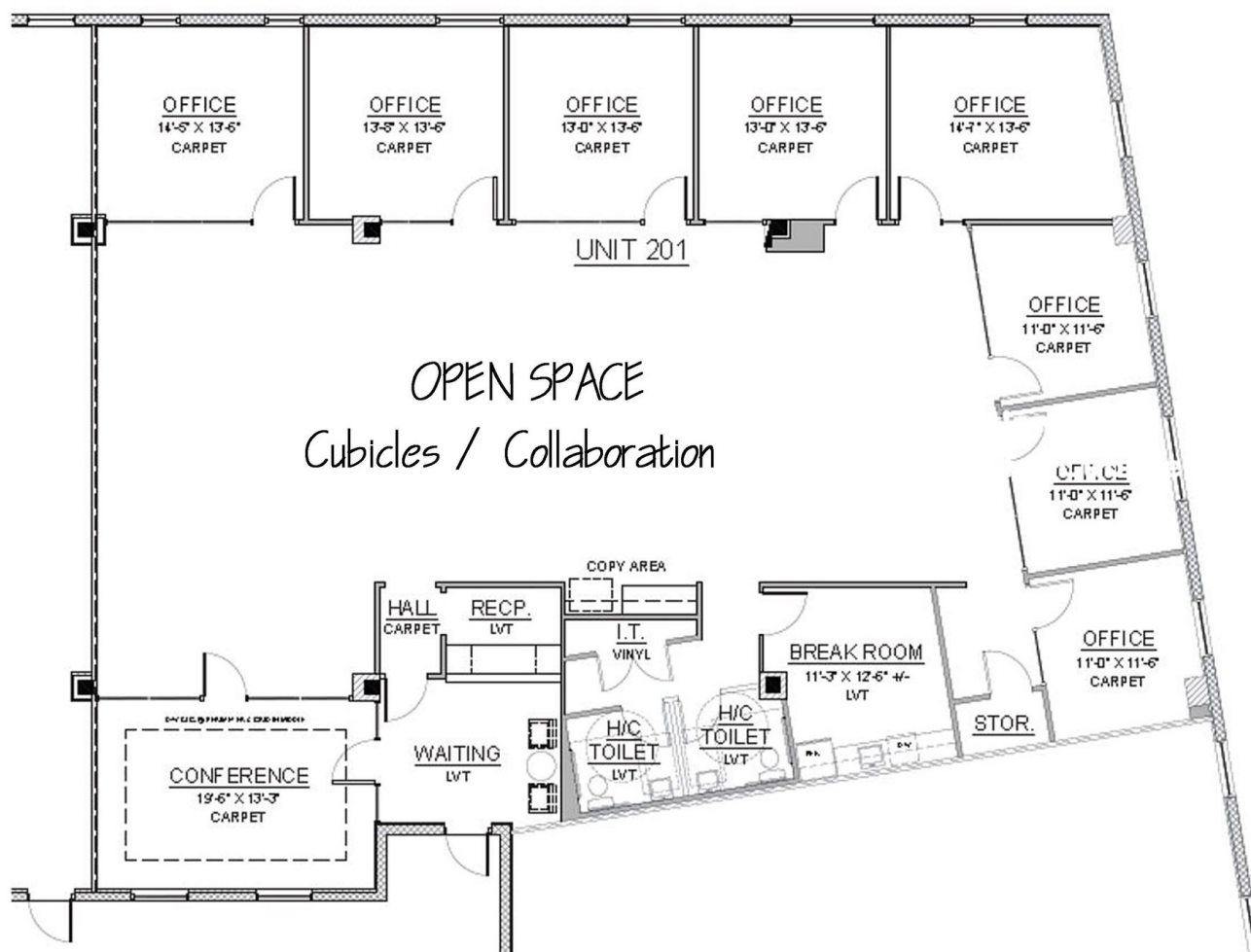
UNIT 201- OPTION A

Chad D. Commers, CCIM
Senior Advisor, Naples & Fort Myers
239.315.7017
chad.commers@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Office Space



Total Available: 4,862 RSF

UNIT 201 - OPTION B

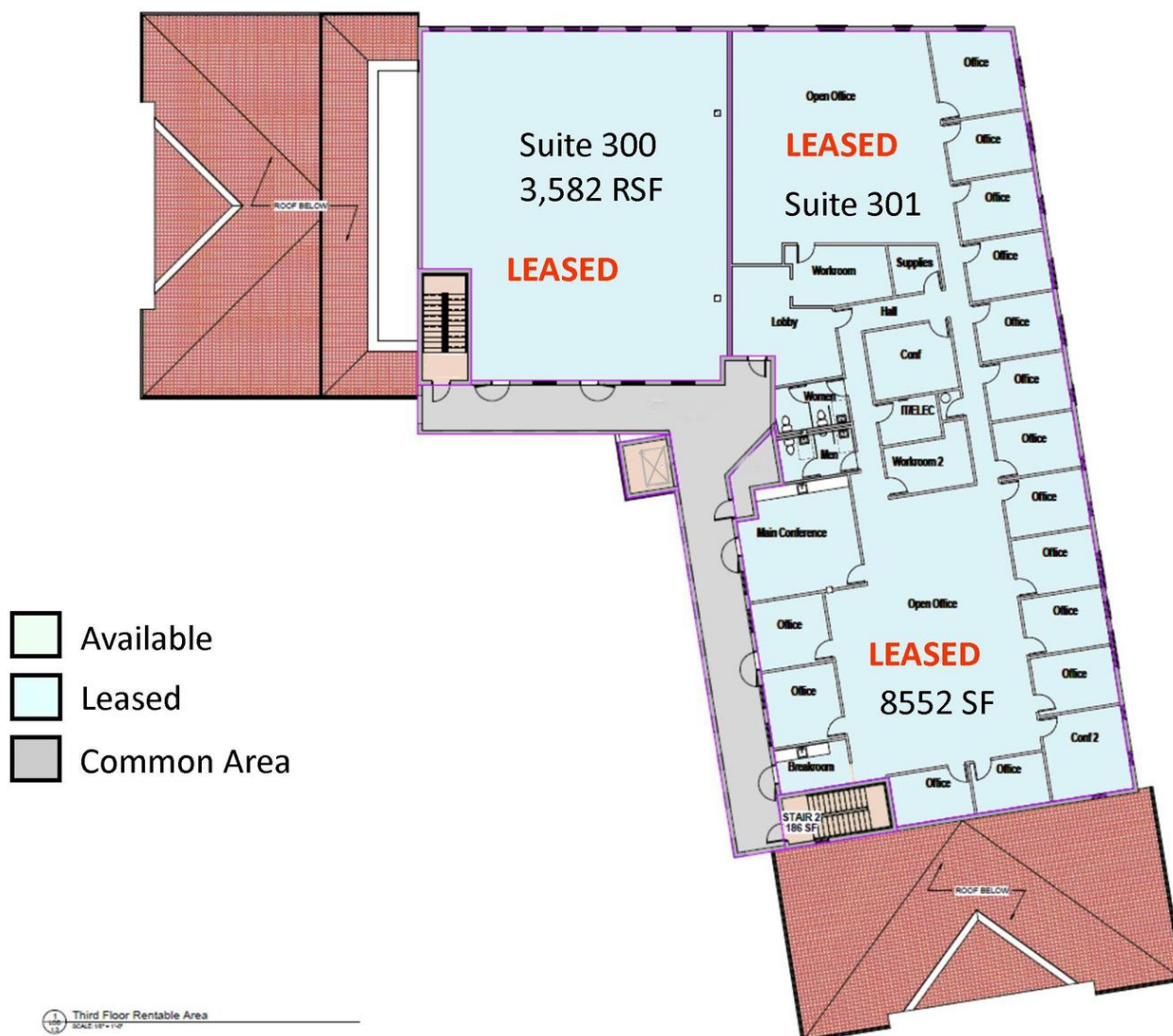
Chad D. Commers, CCIM
Senior Advisor, Naples & Fort Myers
239.315.7017
chad.commers@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Office Space

Colony Plaza - Third Floor

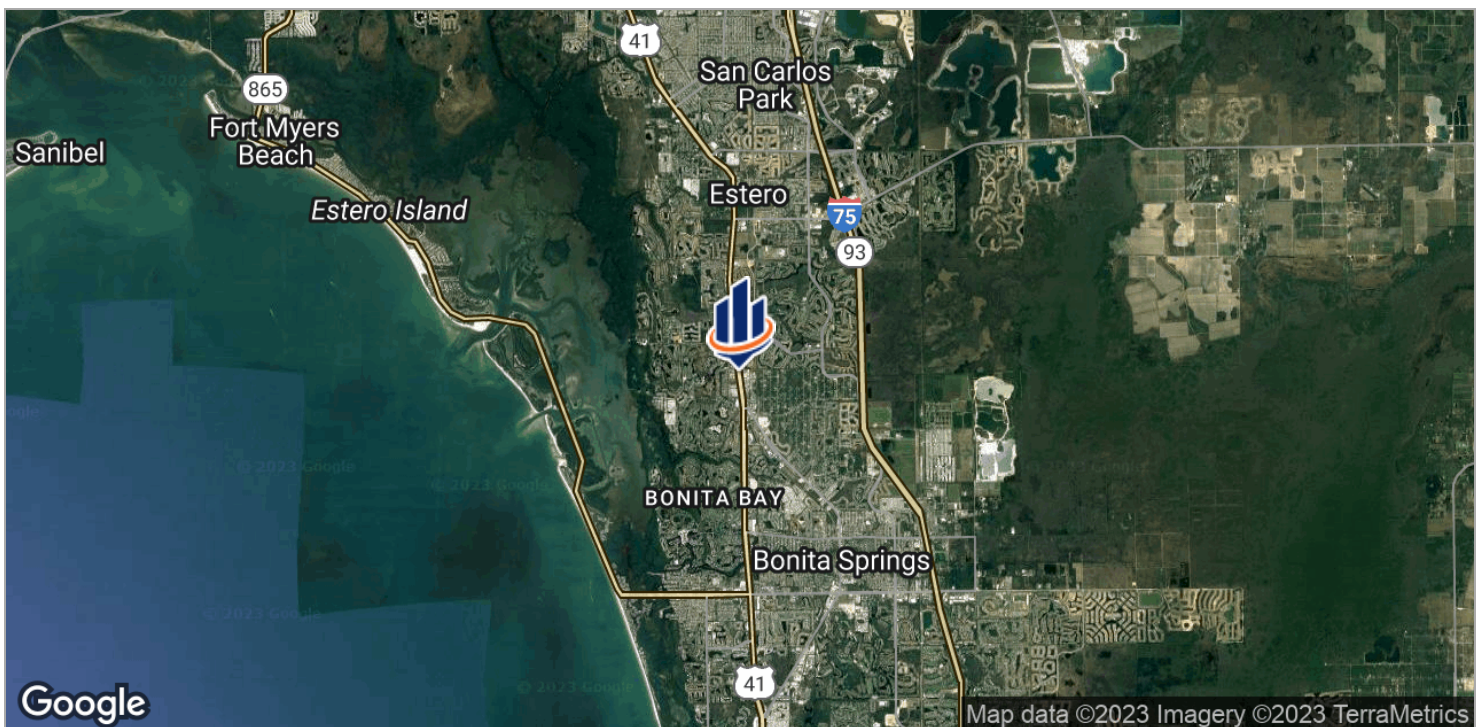
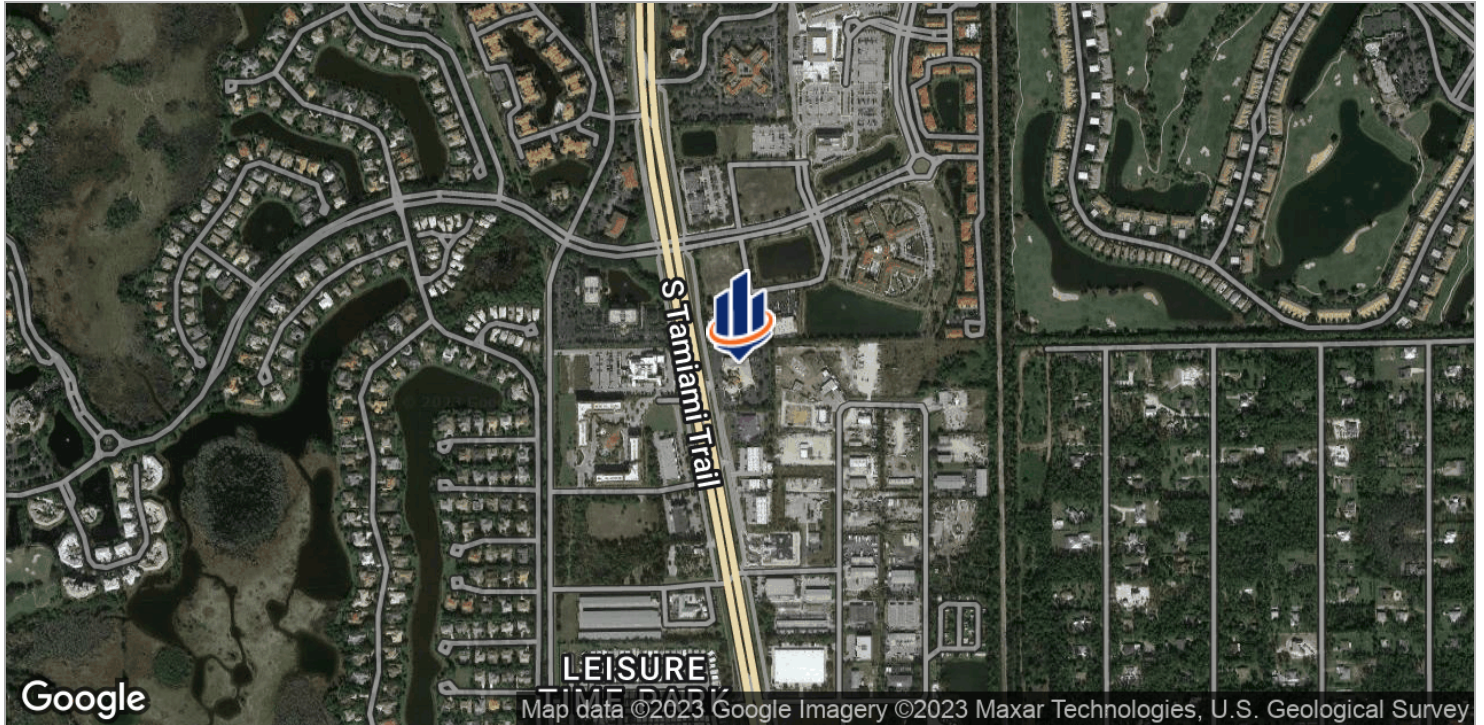


Chad D. Commers, CCIM
Senior Advisor, Naples & Fort Myers
239.315.7017
chad.commers@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Office Space



Chad D. Commers, CCIM
Senior Advisor, Naples & Fort Myers
239.315.7017
chad.commers@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.