

28089 *Offices at Vanderbilt*
VANDERBILT DRIVE
BONITA SPRINGS, FL 34134



FOR LEASE

PRIME OFFICE CONDO
EXCEPTIONAL BUILDOUT

LEASE RATE **\$40.00 PSF GROSS**

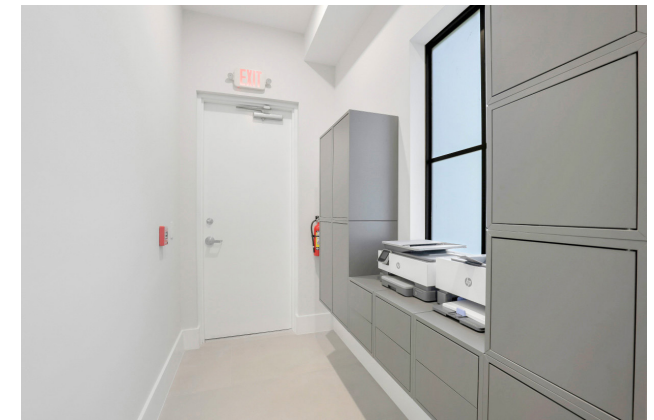
UNIT	SIZE (SF)	LEASE RATE (PSF)	TOTAL MONTHLY RENT
101	1,500	\$40.00	\$5,000

SIZE:	1,500± SF
YEAR BUILT:	2007
ZONING:	CPD - Commercial Planned Development



PROPERTY OVERVIEW

Positioned in a highly desirable Bonita Springs location, this 1,500± SF office condo offers a rare opportunity to lease a beautifully built-out, turnkey professional office. The thoughtfully designed interior features multiple private offices, conference space, open work areas, a fully equipped kitchen, contemporary finishes, and abundant natural light. Located within the Offices at Vanderbilt, the property offers a professional setting with convenient on-site parking and an existing fire sprinkler system. Ideal for a variety of professional office users seeking a move-in-ready space in one of Bonita Springs' most convenient and sought-after locations.





LOCATION OVERVIEW

Strategically located just steps from Bonita Beach Road and less than one mile from US 41, the property provides convenient access to major commercial corridors throughout Bonita Springs and Southwest Florida. Beautiful Bonita Beach is approximately one mile away, adding to the property's appeal for businesses seeking a well-connected coastal location.



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 **LEE &
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