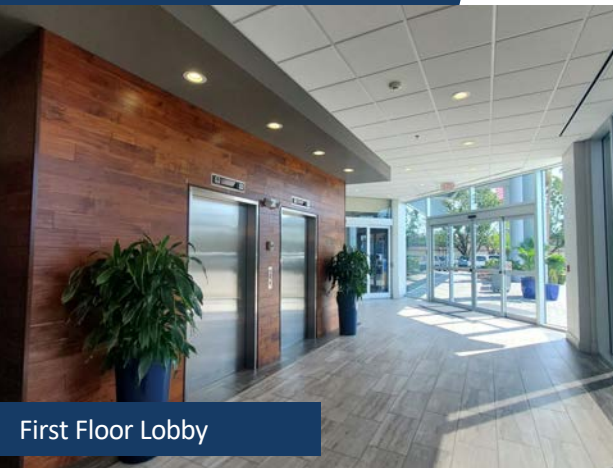


**FOR LEASE**

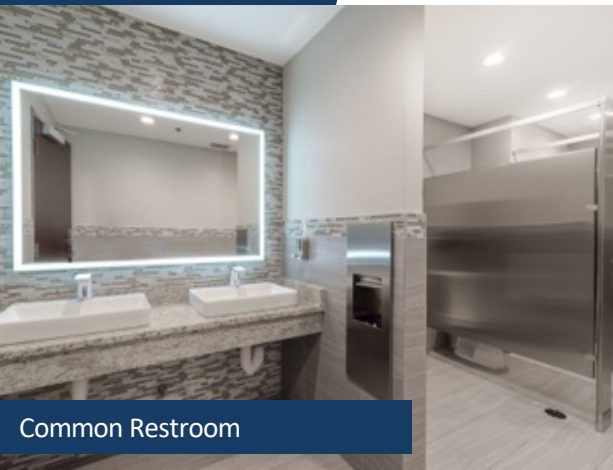
**Suite 430**  
**2,632± SF**

**Available 07/15/26**

**\$30.00 PSF NNN**



First Floor Lobby



Common Restroom

**PROPERTY SUMMARY**

Premier professional office building offering high-end finishes and on-site management that is conveniently located just South of Veteran’s Parkway and Midpoint Bridge on Del Prado Blvd. S.

**PROPERTY HIGHLIGHTS**

- Ample parking with security cameras.
- Electric, water and air conditioning included in CAM.
- Controlled access.
- Common restrooms.
- Fiber optic available.
- Generac industrial power backup generator.
- Centrally located in the region.
- Medical, Professional and Office uses.

**DEMOGRAPHICS**

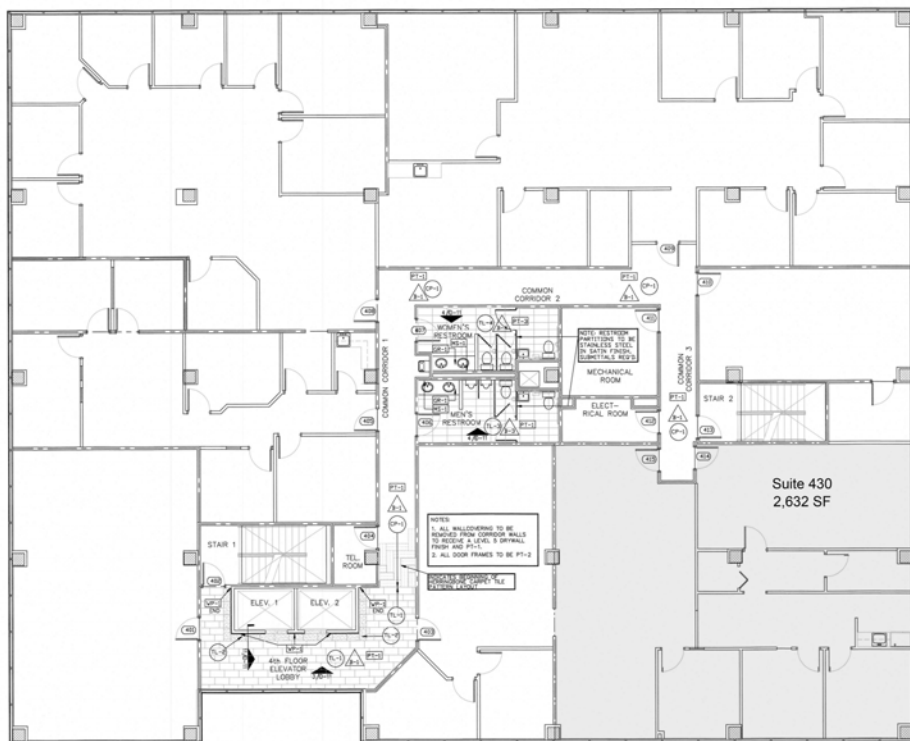
2025	1 Mile	3 Miles	5 Miles
Population	8,593	66,570	199,817
Median HH Income	\$70,365	\$72,085	\$70,478
Households	4,369	33,037	100,662

**CONTACT:**  
**Leasing@BlueWatersDG.com**  
**239.900.3482**

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

**HIGHLIGHTS**

- Corner unit overlooking Del Prado Blvd. S
- Open work area
- 3 private offices
- Conference room
- IT room
- Kitchenette
- Common restroom



**Available 07/15/26**



Monument Sign



**CONTACT:**

**Leasing@BlueWatersDG.com**  
**239.900.3482**

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