

**FOR LEASE**

**Suite 505**

**962± SF**

**\$30.00 PSF NNN**



**PROPERTY SUMMARY**

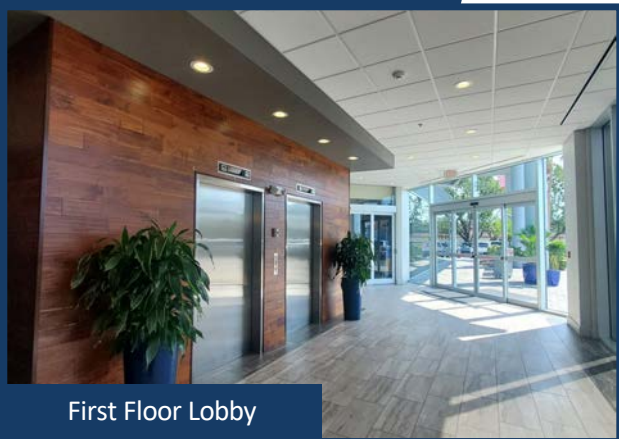
Premier professional office building offering high-end finishes and on-site management that is conveniently located just South of Veteran’s Parkway and Midpoint Bridge on Del Prado Blvd. S.

**PROPERTY HIGHLIGHTS**

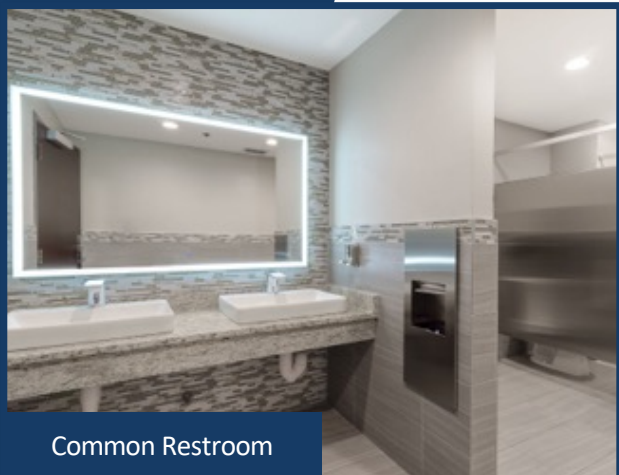
- Ample parking with security cameras.
- Electric, water and air conditioning included in CAM.
- Controlled access.
- Common restrooms.
- Fiber optic available.
- Generac industrial power backup generator.
- Centrally located in the region.
- Medical, Professional and Office uses.

**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



First Floor Lobby



Common Restroom

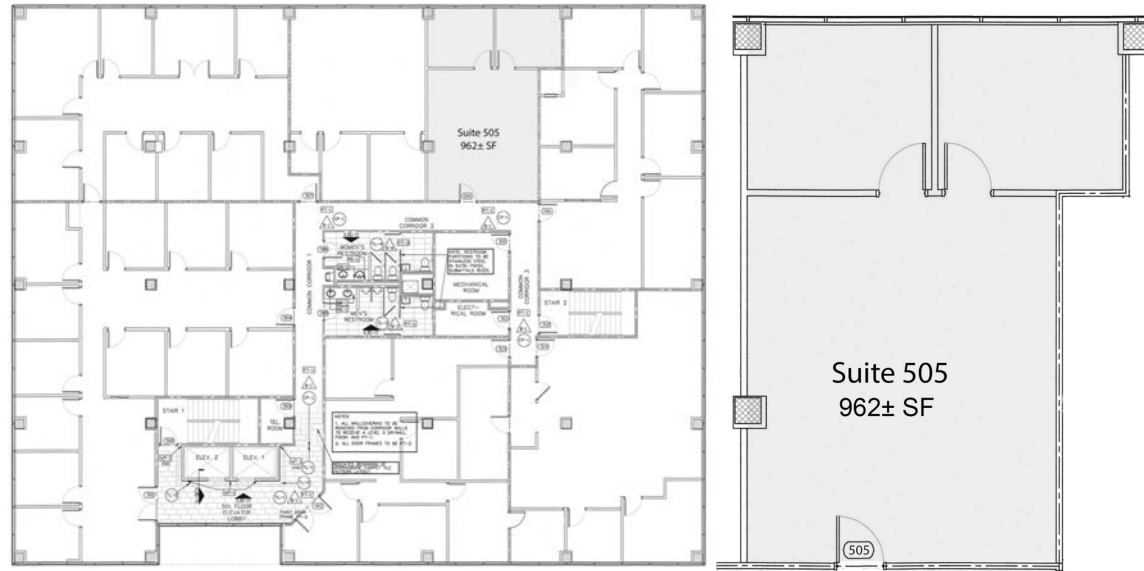
**CONTACT:**

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

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

**SUITE 505 HIGHLIGHTS**

- 2 private offices
- Open work area
- Abundant natural light



**IMMEDIATE AVAILABILITY**



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