



**SUNSHINE PROFESSIONAL CENTER  
WYNN PROPERTIES, INC.**

B221



**SUNSHINE PLAZA & PROFESSIONAL CENTER**

**9220 BONITA BEACH ROAD**

**SECOND FLOOR EXECUTIVE SUITE**

Suite 221	Size	117 square feet
	Base Rent	\$500.00 per month
	<b>Monthly Rent</b>	<b>\$500.00 per month</b>

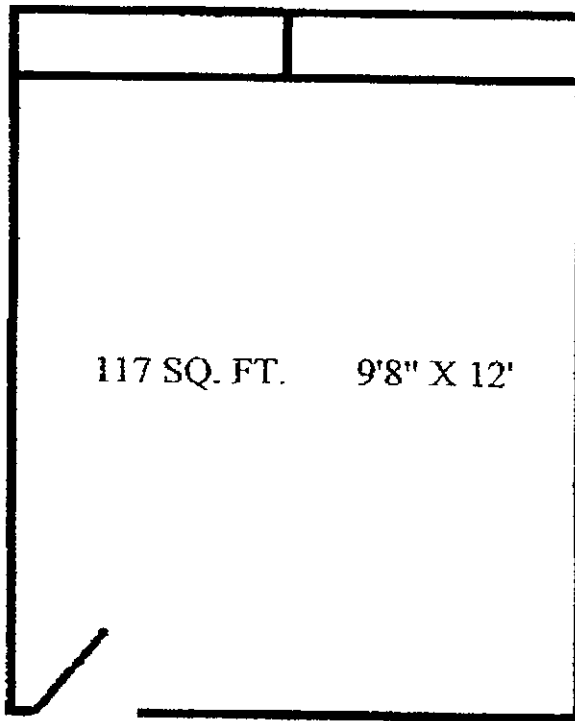
➤ **Security Deposit - \$800.00**

Leasing Office on site at:

**Wynn Properties**  
**9220 Bonita Beach Road, Suite 200**  
**Bonita Springs**  
**(239) 947-4848**

SUNSHINE PROFESSIONAL CENTER  
9220 BONITA BEACH ROAD  
BONITA SPRINGS, FLORIDA 34135  
239-947-4848

SUITE 221



HALLWAY

# 9220 SECOND FLOOR

(NOT TO SCALE)



## Executive Suite Services

Conference Room		
Hourly Rental	The Conference Room is available for tenants' use. It is equipped with Wi-Fi and a telephone. The Conference Room is furnished with a conference table and 8 chairs, as well as a TV monitor.	3 hours free per month, \$10 per hour thereafter.

Equipment		
Copy Machine	A communal Toshiba E-Studio 4540c with copy, print, email, and fax capabilities is available in the work room. Each tenant will be assigned his or her own access code.	\$0.10 per black copy \$0.30 per color copy \$1.00 first page of fax \$0.50 additional fax page
Fax Machine	Tenants have access to the main machine or can request to have their faxes sent through our main office.	Outgoing: first page \$1.00, \$.50 for each additional page. International faxes are subject to additional charges.

Kitchen		
Appliances	The kitchen is equipped with a microwave, toaster, and refrigerator for your use. We also provide cutlery and dishes for your convenience.	Complimentary
Coffee	Regular, decaf, and flavored coffee are provided on a daily basis during business hours, Monday Friday, 8am-5pm.	Complimentary
Water	The refrigerator is stocked with bottled water for tenants and their guests.	Complimentary

Utilities		
Electric, AC, Water	All utilities are included, as specified.	Included
Janitorial	Common Areas are cleaned daily. Each weekend, your office trash will be removed.	Included

<b>Mailing Services</b>		
Postage	Envelops are metered and placed in the outgoing mailbox.	Cost of postage + 25%
Outgoing Mail	Outgoing mail may be dropped off at the front desk for the receptionist to send out.	Included
Delivery Acceptance	Receptionist will receive packages on behalf of the tenants, and deliver them accordingly.	Included

<b>Secretarial Services</b>		
Reception	Reception area with a professional to greet and direct clients and visitors.	Included
Typing and other secretarial services	Includes word processing, scanning documents, sending emails, etc.	\$30.00 per hour
Notary	Notary services for all tenants are available in the front office.	Complimentary

<b>Signage</b>		
Elevator Directory	Your name or your company's name will be added to the building directory on the first floor by the elevator.	Included
Office Door	A 2 x 10 name plaque will be added to the front of your office door.	Cost to be determined by supplier at move-in