



Class A Professional Office | For Lease  
**Walden Center**  
Bonita Springs, FL

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Asking rent:  
**\$19.00 NNN**



# Property Overview

Situated on 6.5± acres at the entrance of Pelican Landing, Walden Center offers an incomparable backdrop for corporate headquarters, professional office and other businesses seeking first class accommodations and a central location in Southwest Florida. Walden Center is located on US 41, one mile south of the Coconut Point Mall, in the heart of Bonita Springs/Estero business corridor.

### Property Address:

24301 & 24311 Walden Center Dr.  
Bonita Springs, FL 34134

### Lease Rate:

\$19.00 PSF NNN

### Year Built:

1997/2018 common area  
refurbishment

### Available Space:

24301 - 4,293 SF & 15,704 SF

### OpEx:

\$9.75 PSF (Includes electrical and  
5-day a week janitorial)

### Parking:

3.88/1,000 SF

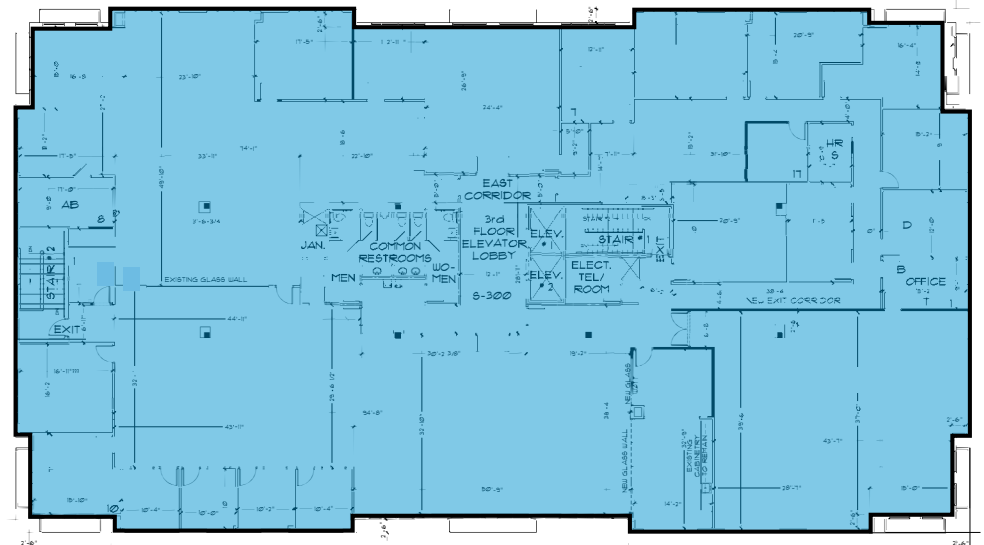
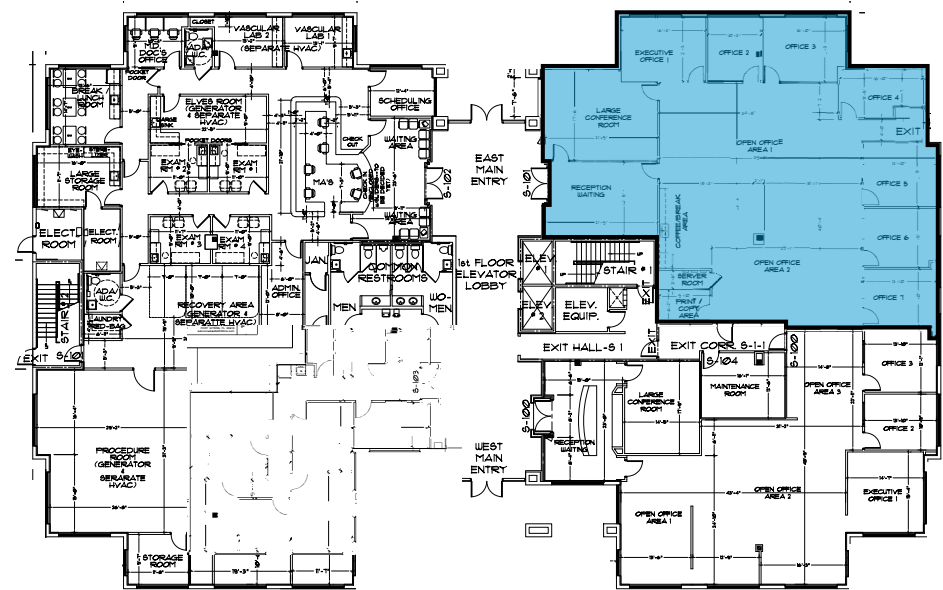
### Walden Center highlights include:

- Full service Class A office building
- Move-in ready suites
- Marbled-lobbies with elegant wood paneling
- Lakefront views
- 24-hour access with key fob
- 20 minutes to Southwest Florida International Airport
- Close proximity to NCH Healthcare Bonita, Hyatt Regency and Coconut Point
- Extensive common area and building enhancements

# 24301 Walden Center | Floor Plans

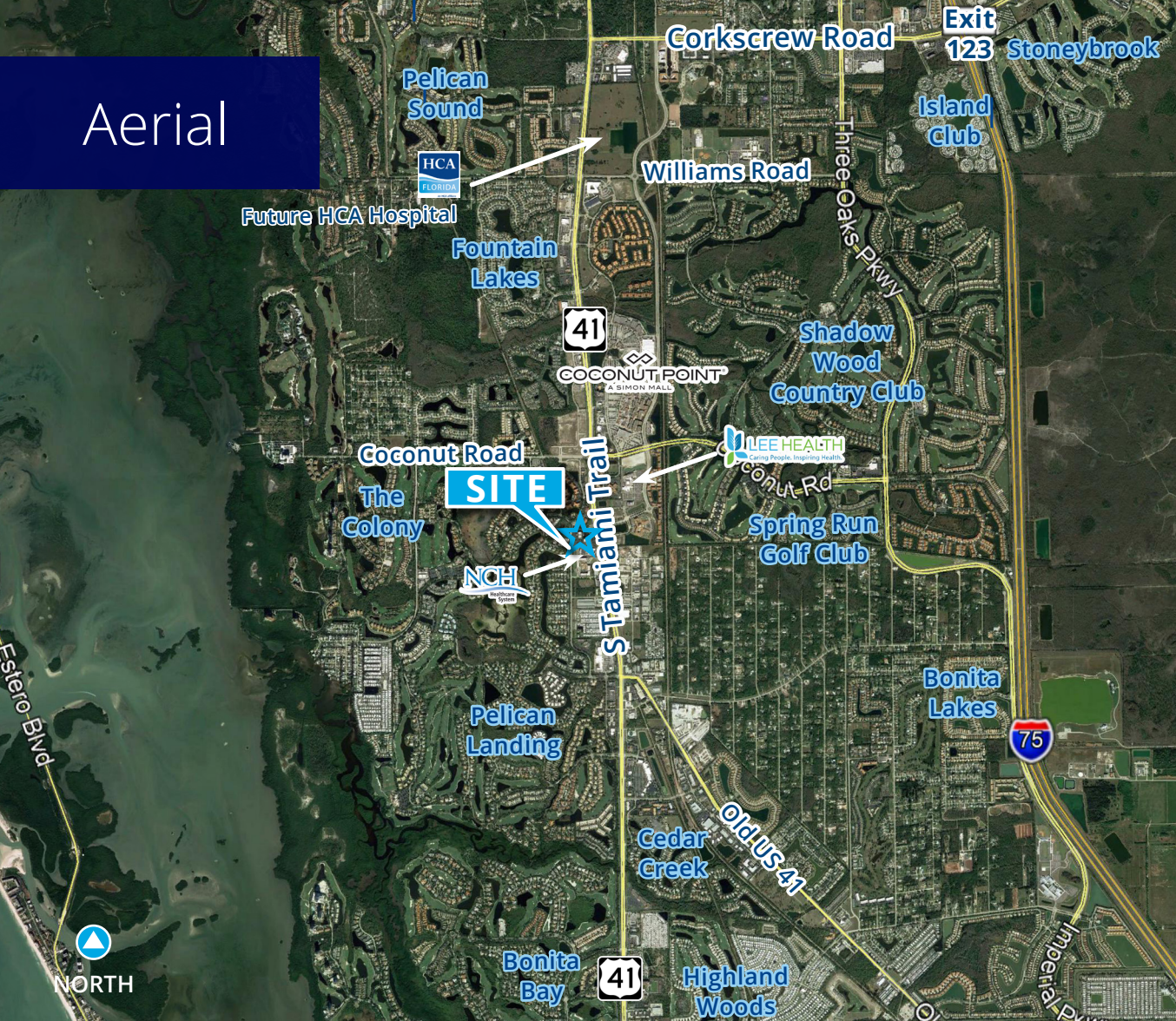
## Availability

Suite	Size (SF)	Base Rent	OpEX (PSF)	Monthly Rent (excluding tax)
101	4,293	\$19.00	\$9.75	\$10,285.31
3rd Floor	15,704	\$19.00	\$9.75	\$37,624.17



[Third Floor Virtual Tour](#)

# Aerial



# Demographics



## Total Population (2024)

1-Mile: 3,908  
3-Mile: 30,759  
5-Mile: 82,859



## Average HH Income (2024)

1 Mile: \$132,024  
3-Mile: \$152,625  
5-Mile: \$127,093



## Households (2024)

1-Mile: 2,223  
3-Mile: 15,816  
5-Mile: 39,246



## Drive Times

Coconut Point:  
3 minutes  
I-75:  
10 minutes

## Walden Center

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Contact Us:

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