

MEDICAL SPACE AT MIDTOWN

13000 Bonita Beach Road SE | Bonita Springs, FL 34135

Medical Office For Lease



LQ Commercial
REAL ESTATE SERVICES

LOCRE.COM



**30-ACRE
LIFESTYLE CENTER**



**FROM \$35.00
PSF NNN**



**NEGOTIABLE
SIZES**



**AUGUST 2025
ESTIMATED DELIVERY**

- Up to 60,000± SF of Class A medical space available for lease. Ground lease or build-to-suit options available.
- Early development stage provides prospect with influence on design and size of property.
- Midtown will be a first-of-its-kind lifestyle center featuring 200,000 SF of retail/entertainment space, 400 luxury apartments & a 165-key hotel.
- 944 parking spots in the entire center with up to 159 located in the building's immediate vicinity.
- Strategically situated with convenient access to I-75 & RSW International Airport.
- Bonita Beach Road AADT: 39,000



LOCRE.COM/MIDTOWN-AT-BONITA-MEDICAL



5-MILE POPULATION

88,569



5-MILE INCOME

\$143,084



5-MILE EMPLOYEES

39,511



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3555 Kraft Road #260
Naples, FL 34105

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Adam Palmer, CCIM, SIOR
Managing Principal

D: 239.333.2507

C: 239.898.8686

apalmer@lqcre.com

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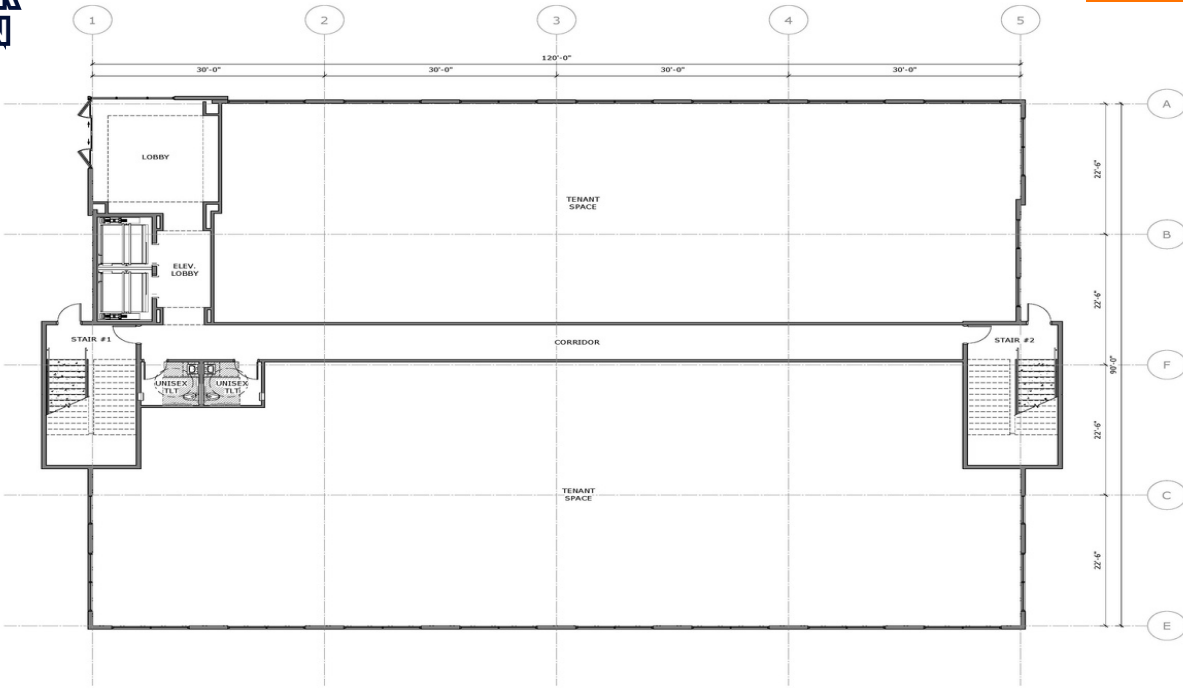
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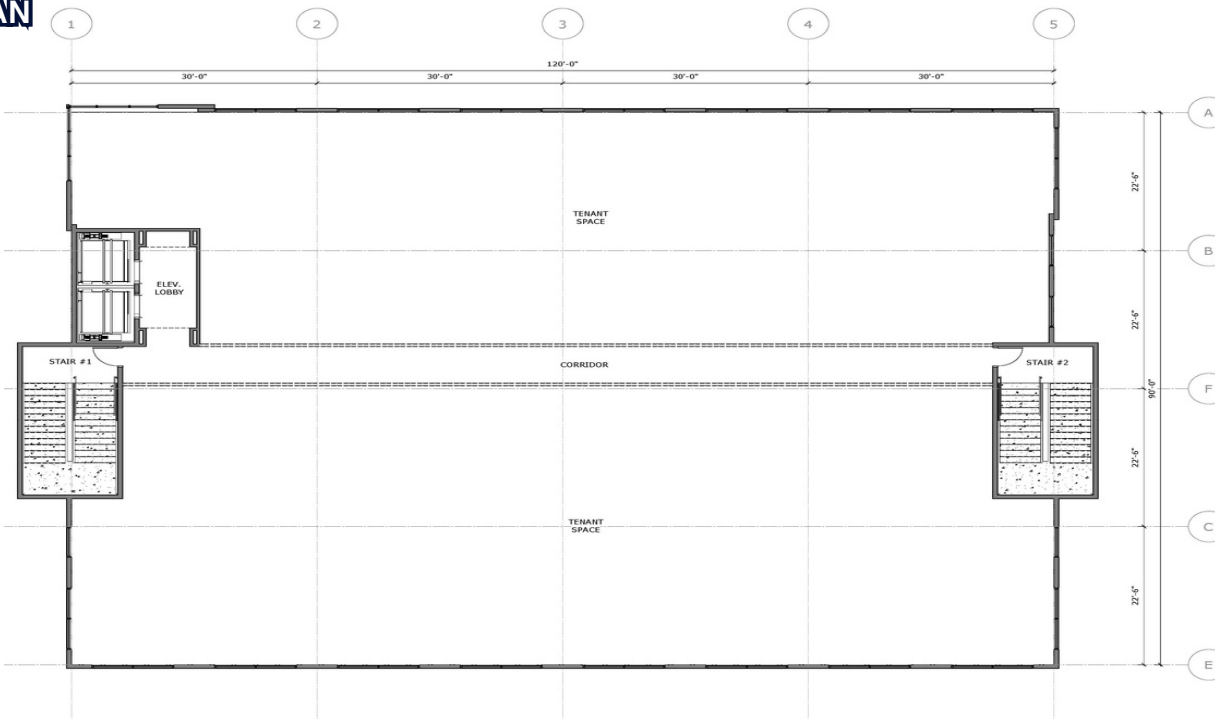
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FIRST FLOOR SHELL PLAN



SECOND FLOOR SHELL PLAN



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NORTH

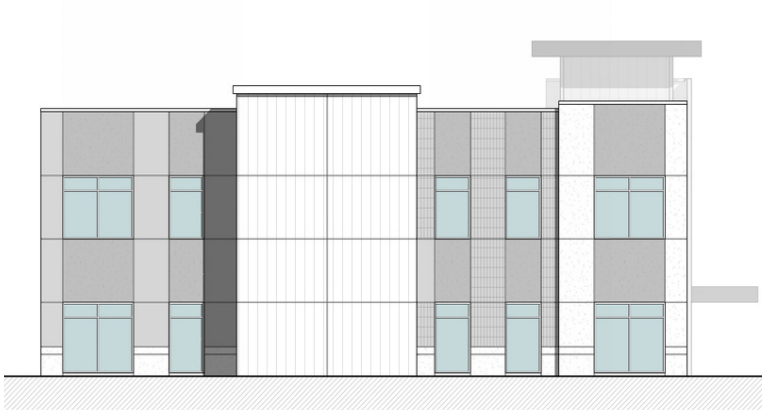


SOUTH



**PRELIMINARY
EXTERIOR ELEVATIONS**

EAST



WEST



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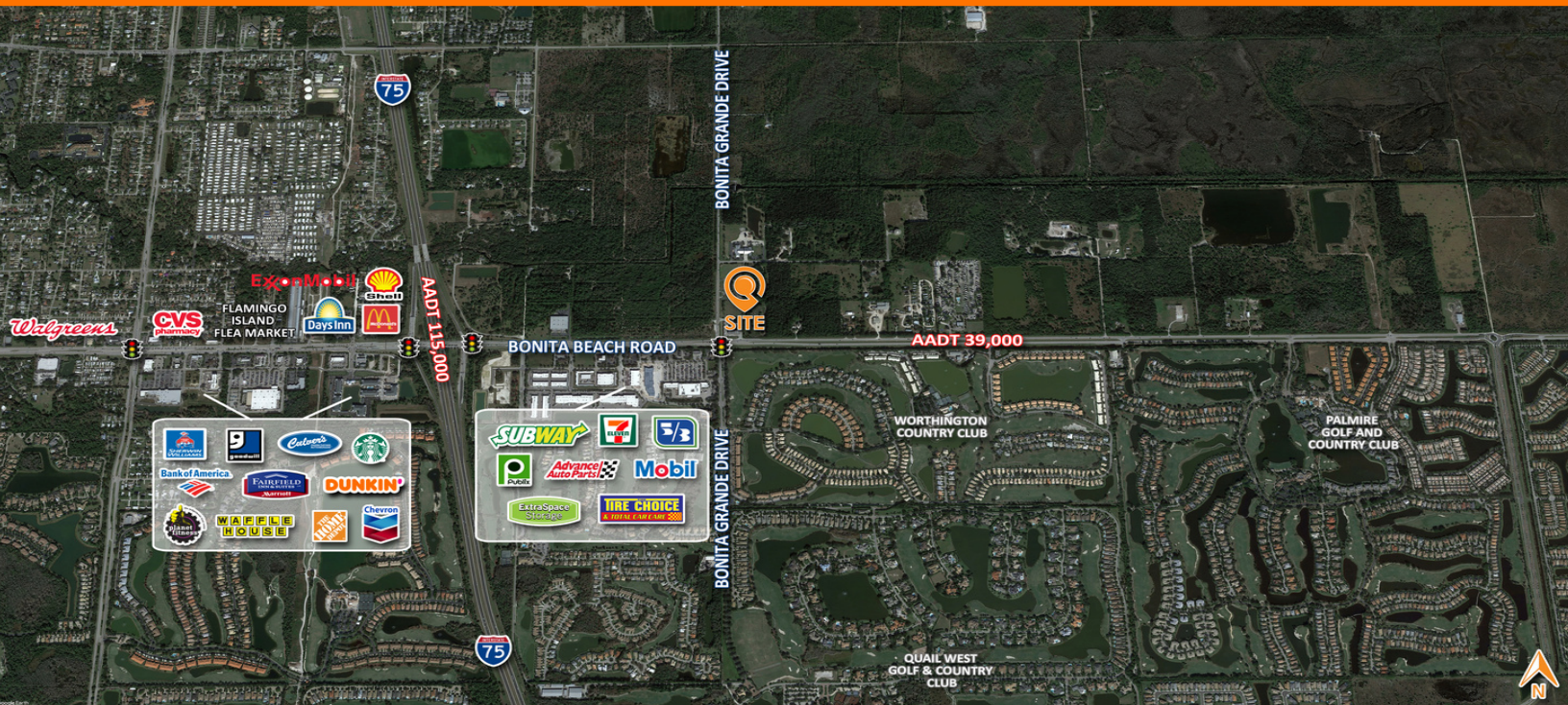
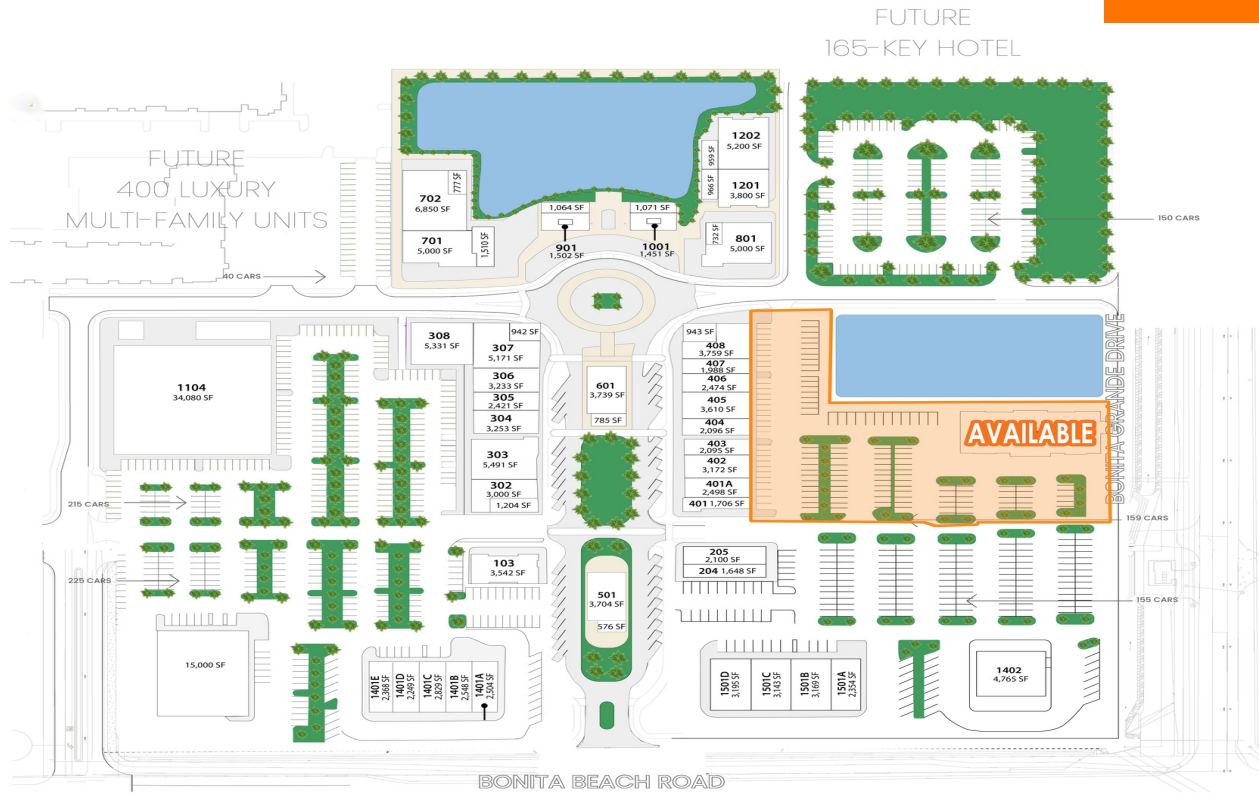
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