

FOR LEASE - Office Space

Colony Plaza

24031 S. Tamiami Trail, Bonita Springs, FL 34134



OFFERING SUMMARY

Available SF:	Unit 201 - 4,862 SF Unit 100/101 - 6,452 SF
Lease Rate:	\$16.00 - 17.00 SF/yr (NNN)
2019 Estimated CAM:	\$5.55 PSF
Building Size:	38,000 SF
Year Built:	2002
Renovated:	2014
Zoning:	Commercial Office
Market:	Bonita Springs
Submarket:	City of Bonita Springs
Traffic Count:	47,000 AADT

PROPERTY OVERVIEW

ONLY TWO SUITES LEFT!! Recently remodeled Class "A" Office space. The Colony Plaza offers exception exposure for any prospective tenant looking for increased exposure along US-41 which receives traffic from 47,000 cars per day. Built out and grey shell space is available. Generous tenant improvement allowance available.

PROPERTY HIGHLIGHTS

- Class "A" Office Center
- Minutes from Coconut Point
- Easy access to Bonita Beach or Estero
- Well-maintained and professionally managed
- Adequate parking with garage available

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,385	11,212	29,120
Total Population	2,828	23,038	63,714
Average HH Income	\$106,338	\$113,660	\$94,745

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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LEASE RATE:	\$16.00 - 17.00 SF/YR	TOTAL SPACE:	4,862 - 6,452 SF
LEASE TYPE:	NNN	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite 100 & 101	Office Building	\$17.00 SF/yr	NNN	6,452 SF	Negotiable	Fully Builtout Office space with large conference room, breakroom and reception area.
Suite 201	Office Building	\$16.00 SF/yr	NNN	4,862 SF	Negotiable	

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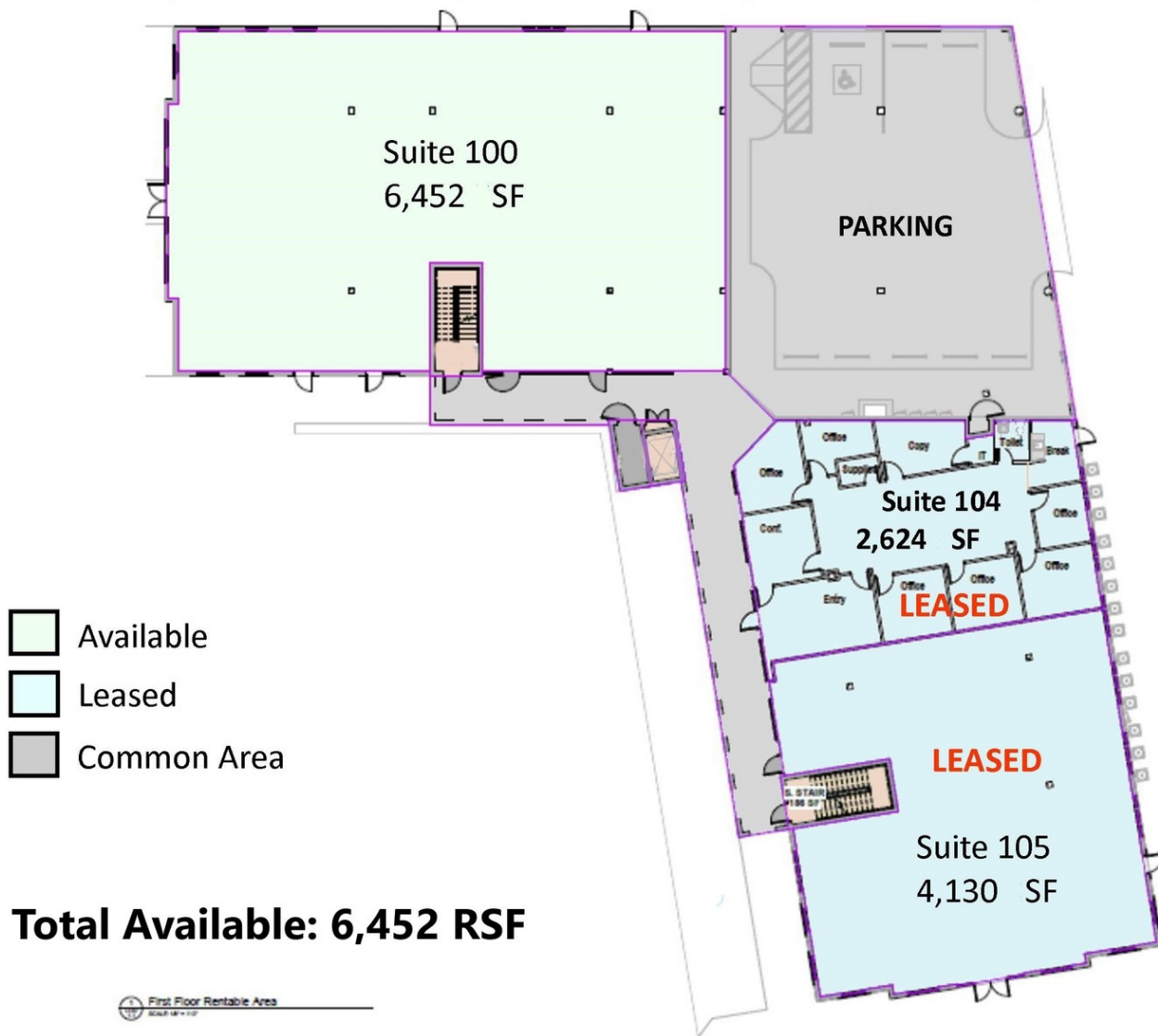
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Colony Plaza - First Floor

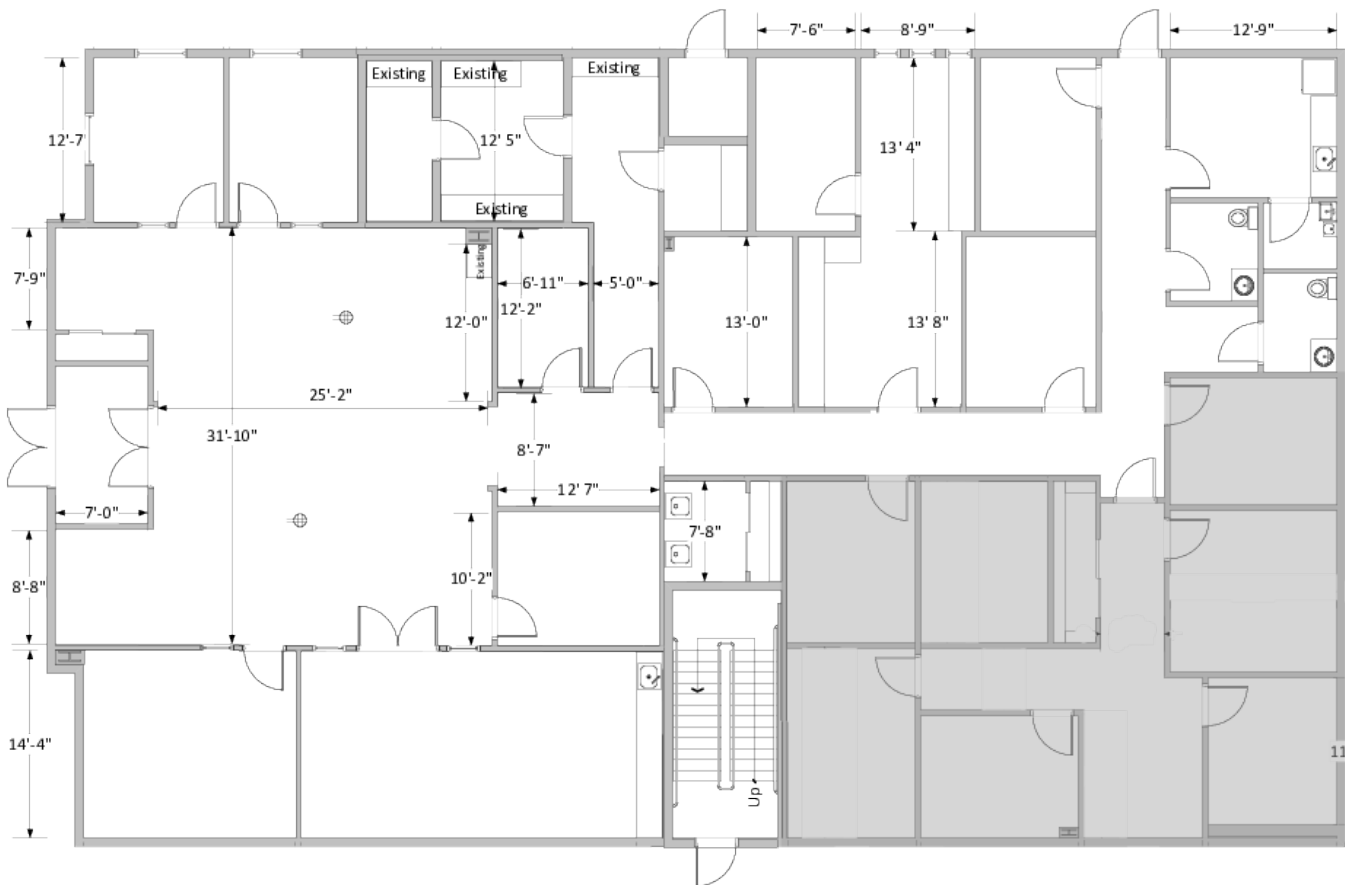


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Suite 100 Floor Plan

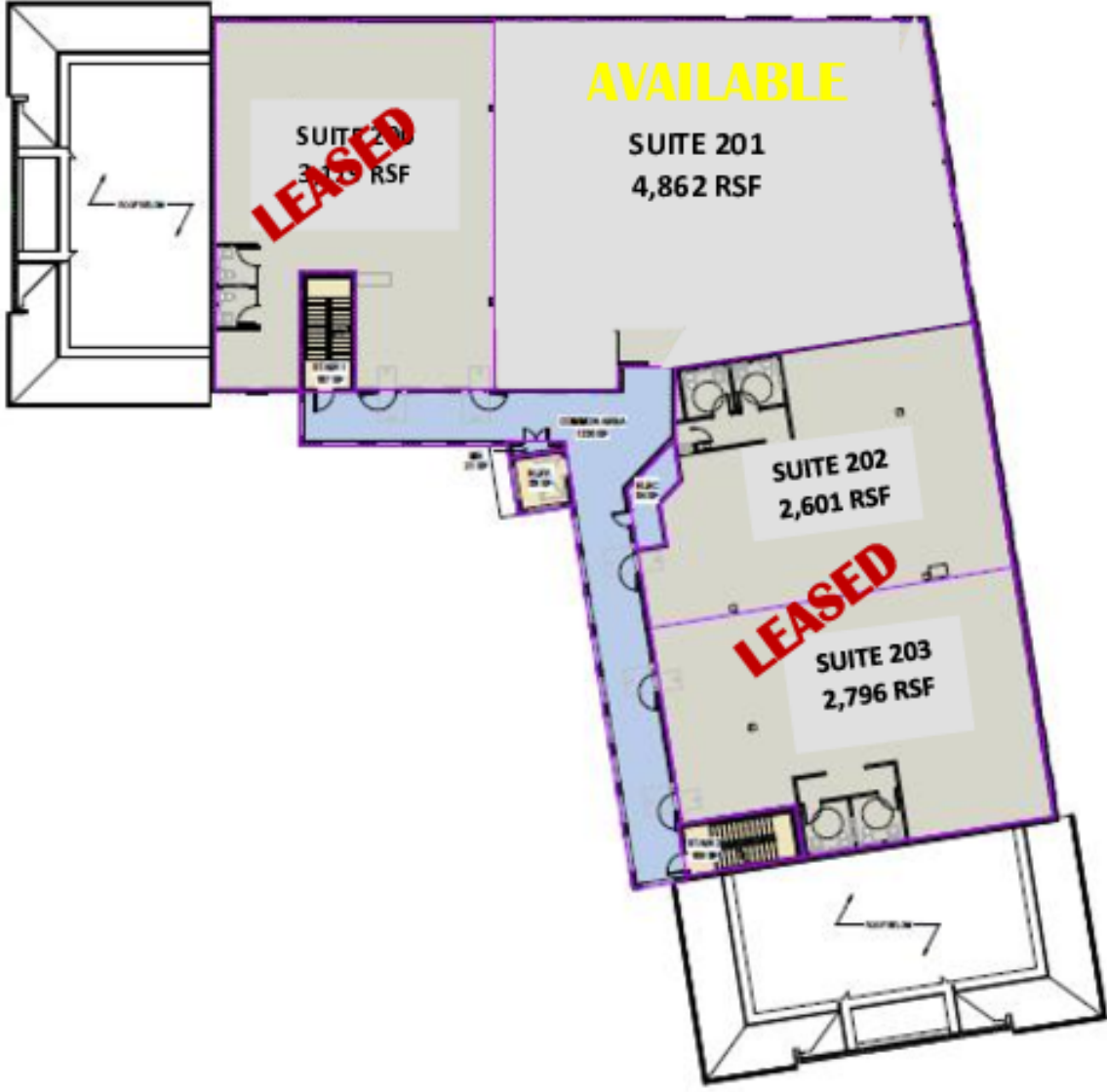
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COLONY PLAZA - SECOND FLOOR

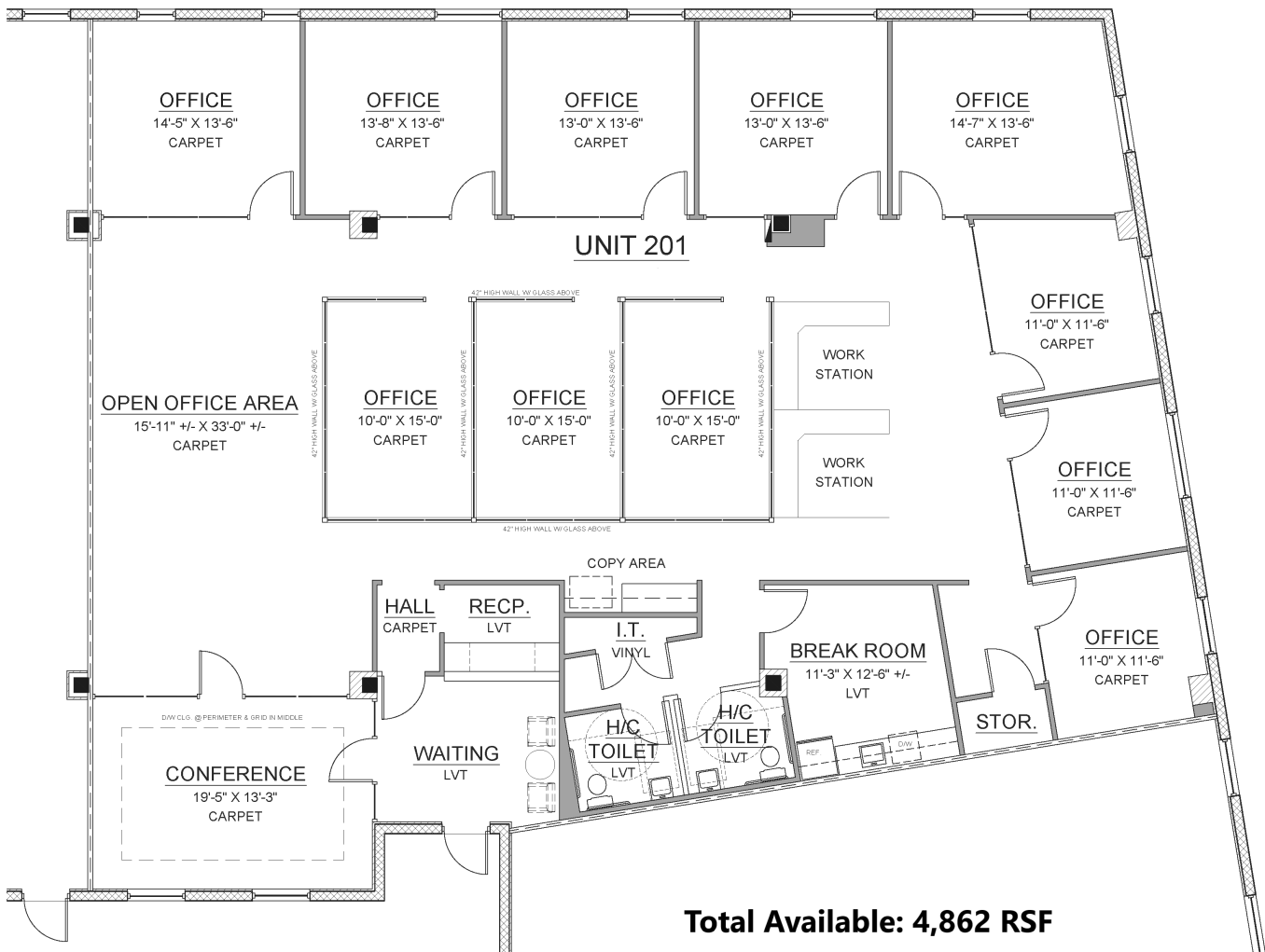


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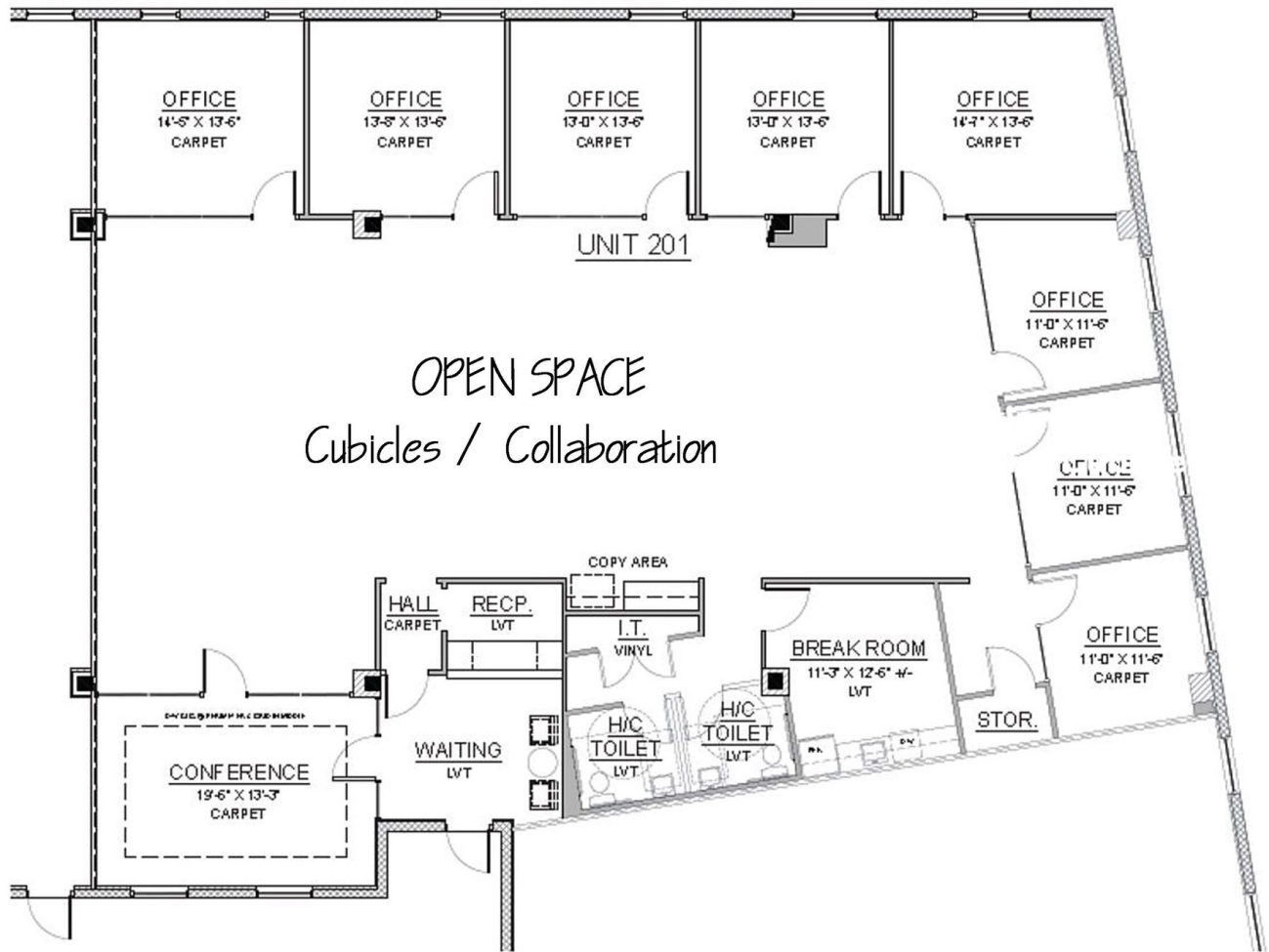
UNIT 201- OPTION A

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Total Available: 4,862 RSF

UNIT 201 - OPTION B

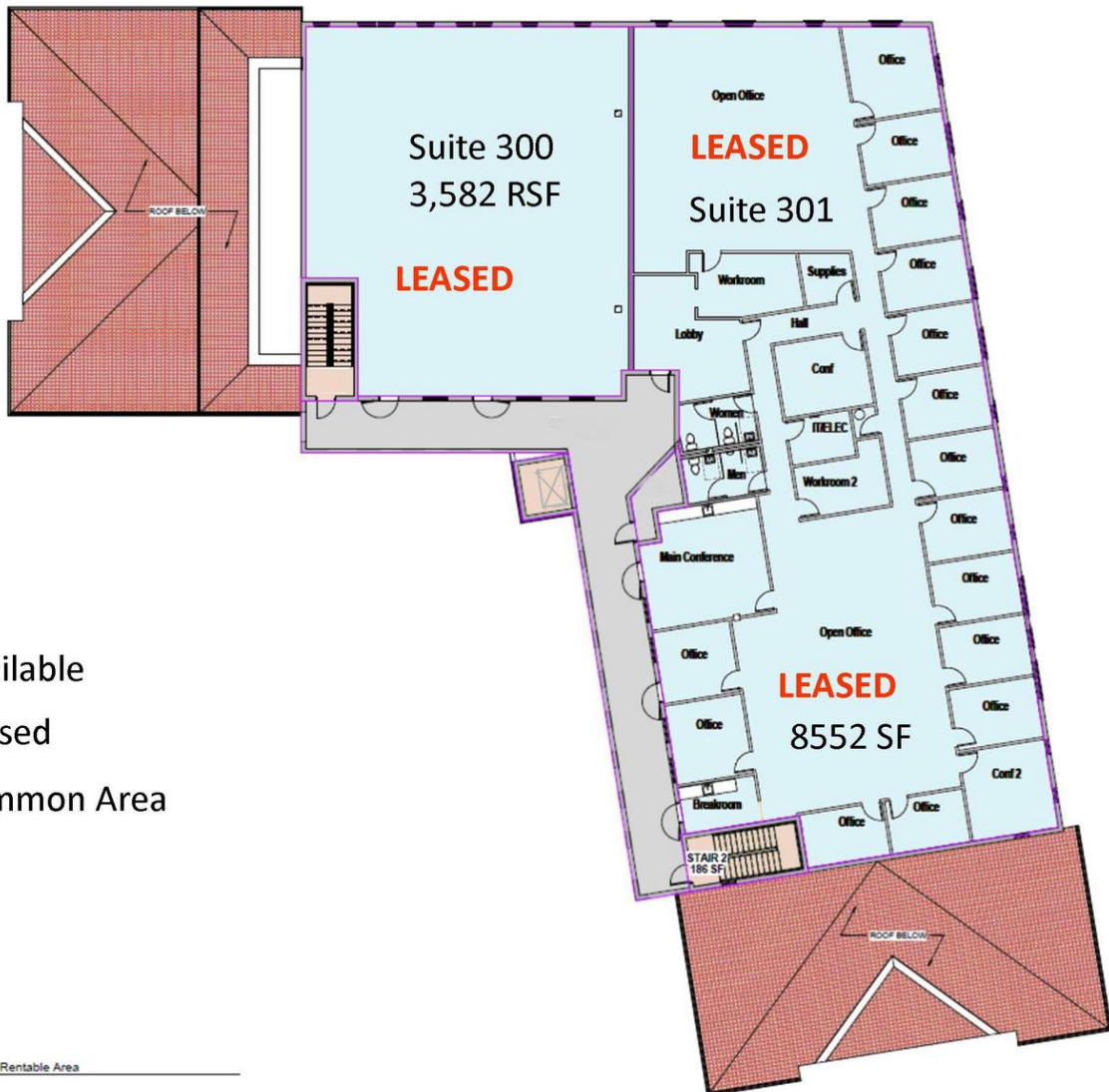
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Colony Plaza - Third Floor



- Available
- Leased
- Common Area

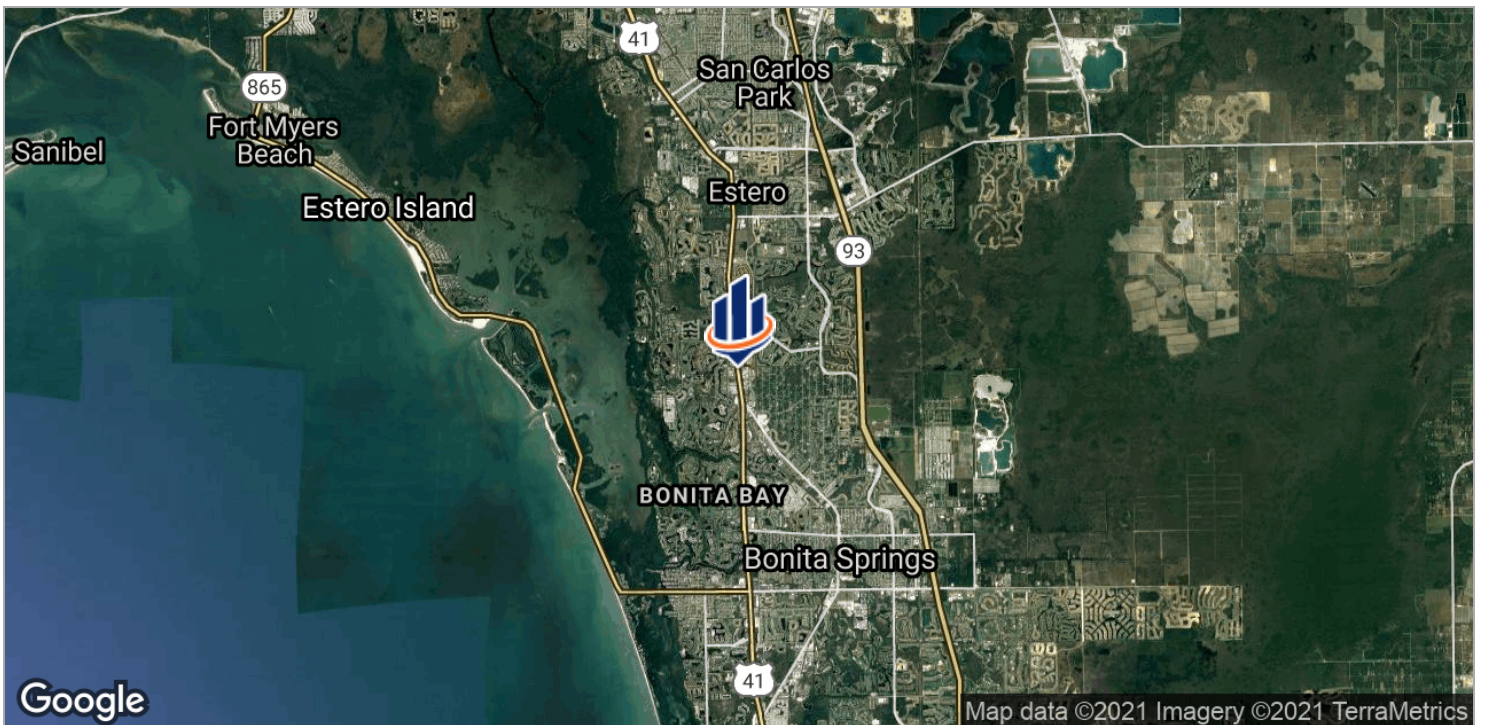
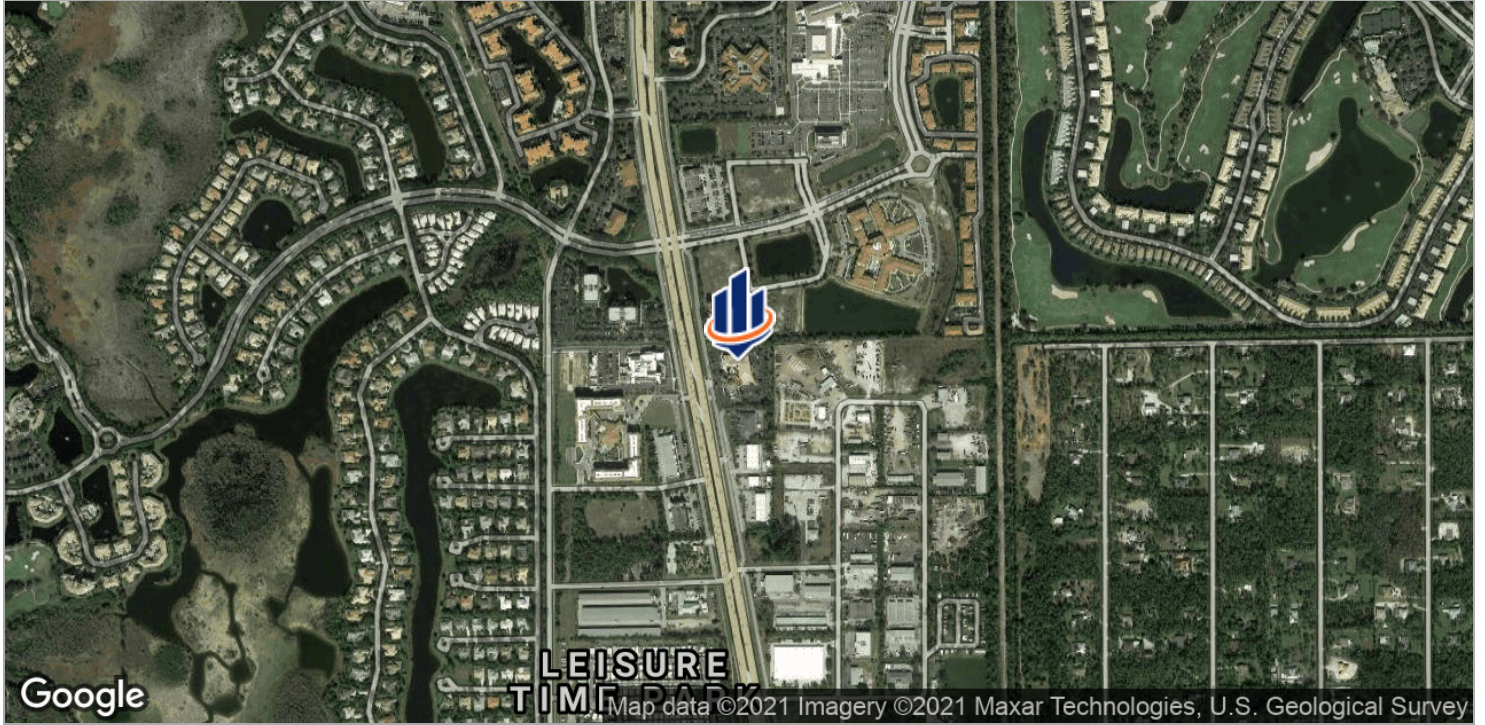
Third Floor Rentable Area
SCALE: 1/8" = 1'-0"

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