

**3350 Woods Edge Cir
Suite 103
Bonita Springs, FL 34134**



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Co-working Space For Lease

Property Highlights

- Excellent location at The Fountains Professional Park, between US-41 and Vanderbilt Drive
- Shared space with Premier Reputation Title Agency
- Meticulously maintained building and grounds
- Professional, turnkey shared office. Coworking opportunity including private entrance, an office, private restroom, and access to a shared conference room, break room, and copy machine
- Perfect for attorneys, consultants, insurance professionals, real estate-related businesses, or other small professional offices

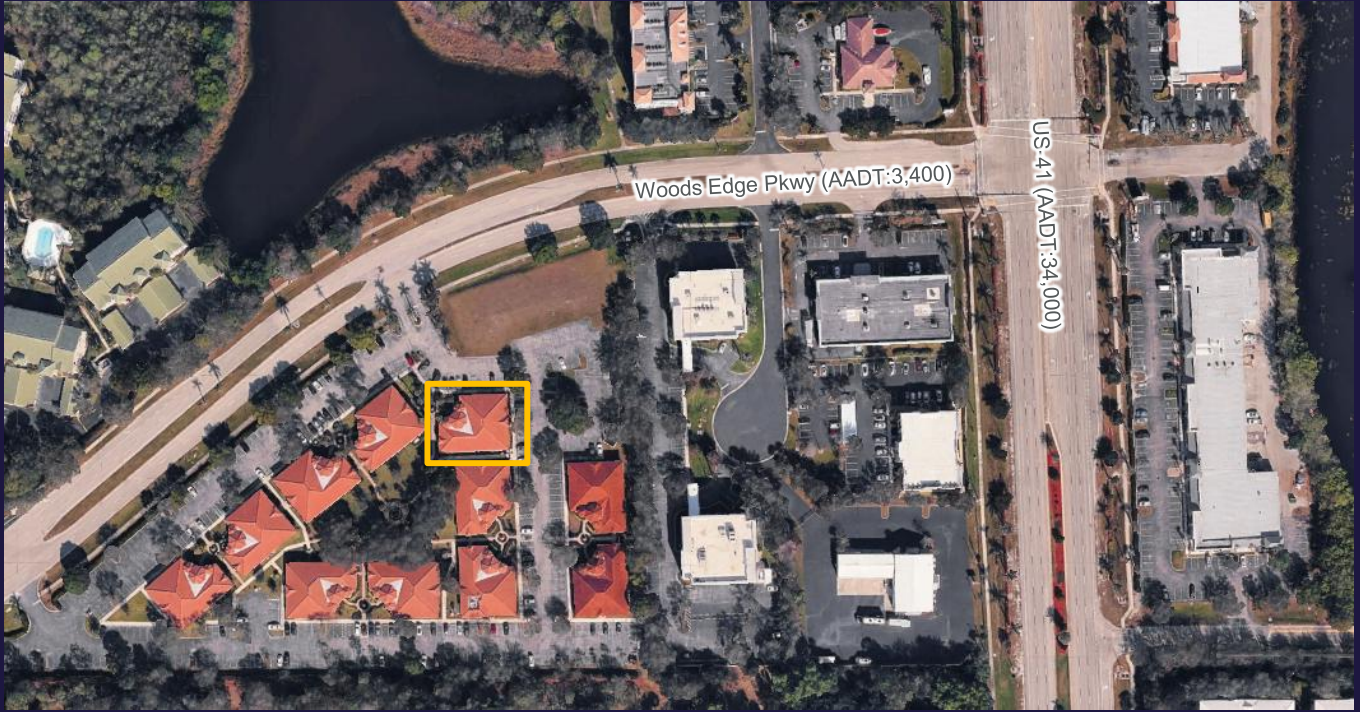
GLA	± 216 SF
PROPERTY TYPE	Office Condo - Coworking
YEAR BUILT	2002
PARKING RATIO	± 2.93 / 1,000 SF
ZONING	CPD
SUBMARKET	Bonita Springs

Unit	Unit SF	Monthly Rent
Office	216 SF	\$900.00

Better never settles

GRETCHEN SMITH
Senior Director
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**Available
+216 SF Coworking Space**



2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	6,723	44,056	107,274
Total Households	3,445	20,894	50,121
Annual Population Growth 2024-2029	3.6%	3.7%	3.6%
Average Household Income	\$98,231	\$111,816	\$116,000

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