2503 DEL PRADO

CLASS A OFFICE SPACE

2503 Del Prado Blvd. S., Cape Coral, FL 33904

FOR LEASE

Suite 201

1,645± RSF

$30.00 PSF NNN





First Floor Lobby



Common Restroom

PROPERTY SUMMARY

Premier professional office building offering high-end finishes and on-site management that is conveniently located just South of Veteran's Parkway and Midpoint Bridge on Del Prado Blvd. S.

PROPERTY HIGHLIGHTS

- Ample parking with security cameras.
- Electric, water and air conditioning included in CAM.
- Controlled access.
- Common restrooms.
- Fiber optic available.
- Generac industrial power backup generator.
- Centrally located in the region.
- Medical, Professional and Office uses.

DEMOGRAPHICS

2025	1 Mile	3 Miles	5 Miles
Population	8,593	66,570	199,817
Median HH Income	$70,365	$72,085	$70,478
Households	4,369	33,037	100,662

CONTACT:
Leasing@BlueWatersDG.com
239.900.3482

Blue Waters Development Group, LLC
2503 Del Prado Blvd. S., Ste. 101
Cape Coral, FL 33904

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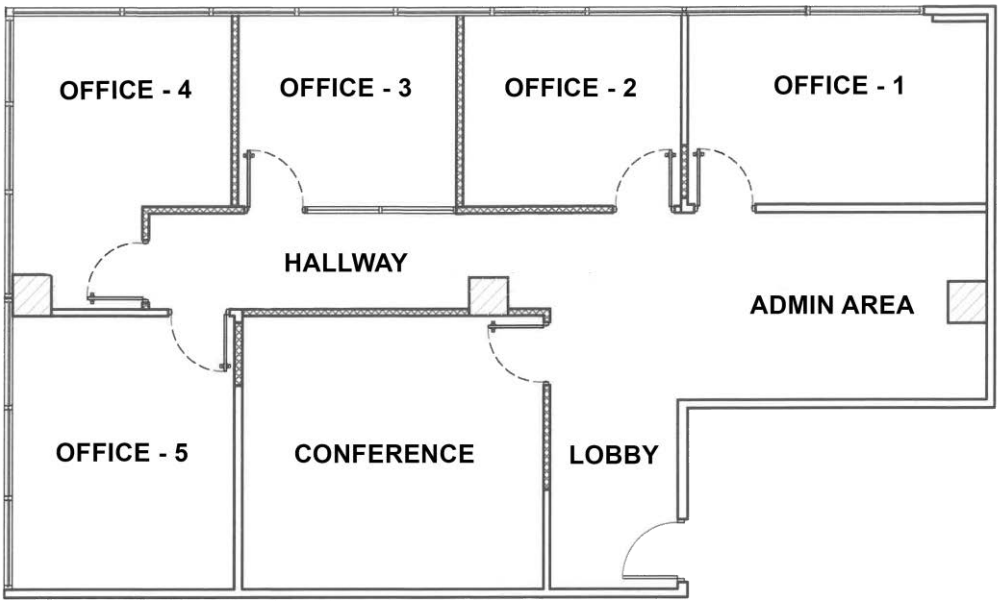
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HIGHLIGHTS

- Corner suite
- Abundant natural light
- Lobby
- Administrative Area
- 5 private offices
- Glass enclosed conference room



AVAILABLE NOW



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