

ANGLERS PLAZA

MOVE-IN READY OFFICE SPACE



FOR LEASE

870 BALD EAGLE DRIVE, MARCO ISLAND, FL 34145



UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
1B	559				LEASED		
3B	888				LEASED		
4B	888	\$18.00	\$1,332.00	\$5.50	\$407.00	\$113.04	\$1,852.04

- LEASE RATE:** \$18.00 PSF NNN
- CAM:** \$5.50 PSF
- LOCATION:** On Bald Eagle Drive, just south of Elkhorn Court
- ZONING:** C4 - Commercial (City of Marco Island)
- YEAR BUILT:** 1985
- PARKING:** 25 Spaces (Includes 2 Handicap)

PROFESSIONAL OFFICE SPACE
 Rare opportunity to secure move-in ready office space. These highly sought-after small office suites are ideally situated on Bald Eagle Drive, just north of Collier Boulevard, offering exceptional convenience in the heart of Marco Island. Surrounded by a thriving community of office, retail, and residential developments, this location provides a desirable and prosperous environment for businesses.

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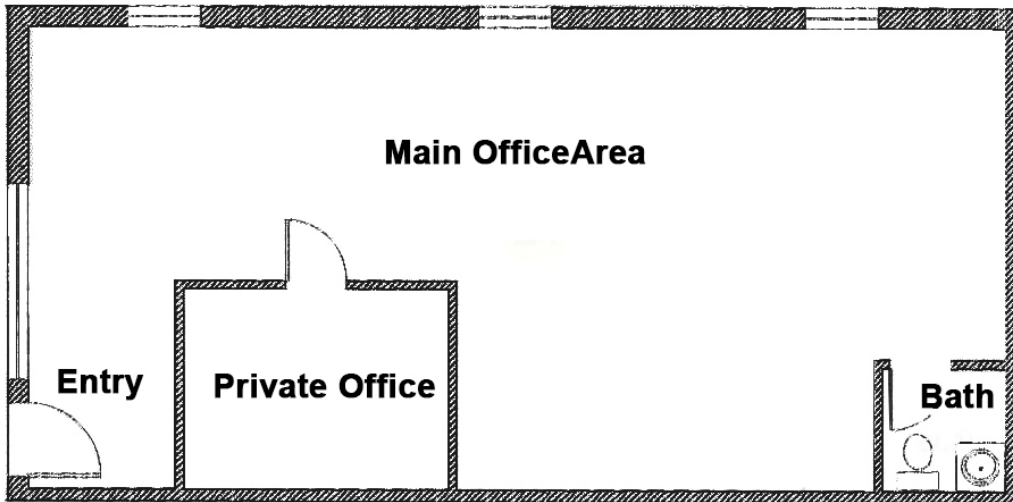
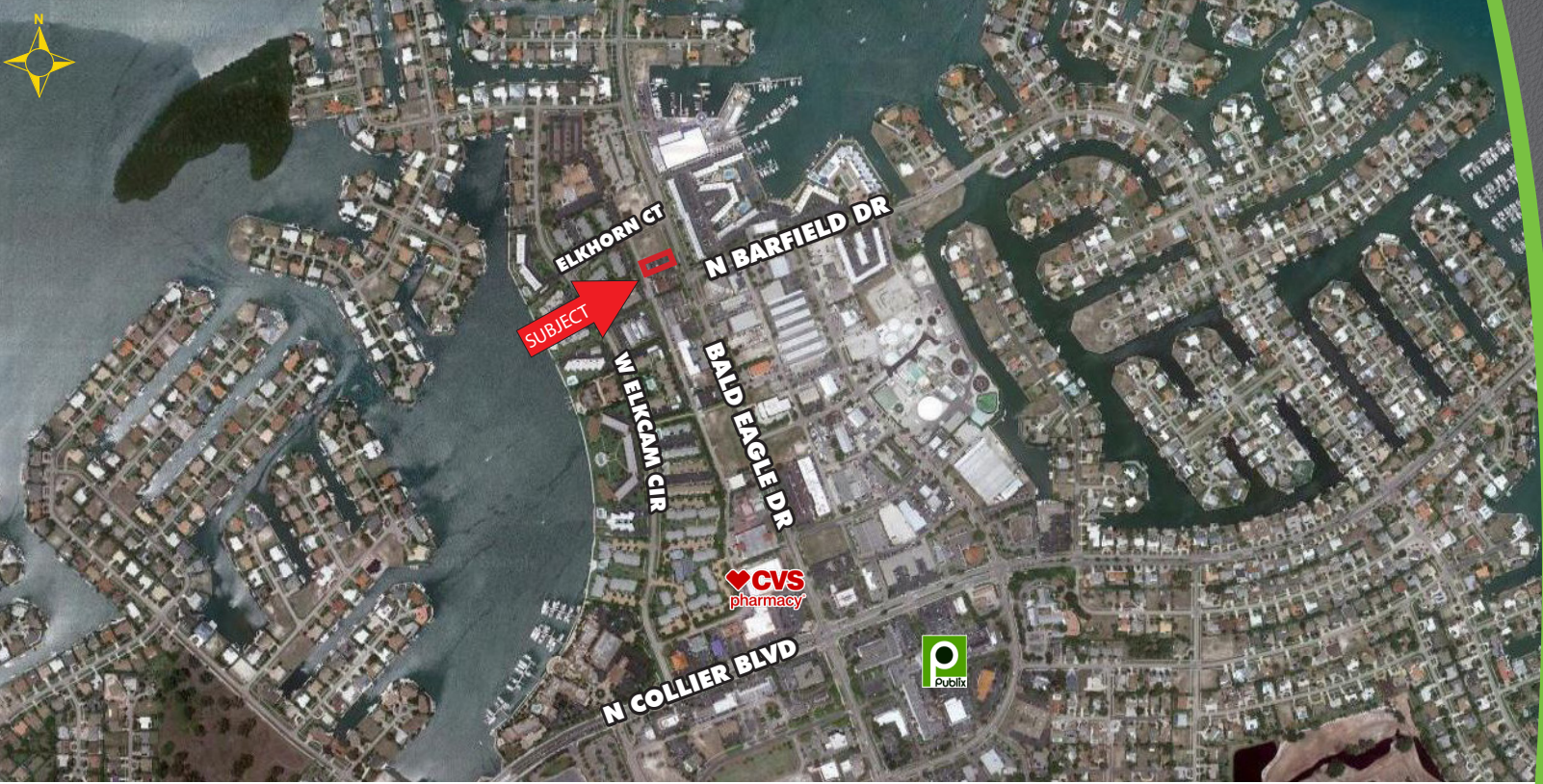
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UNIT 4B
888± SF



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