

HEART OF DOWNTOWN EXECUTIVE OFFICE SUITES

254 W MARION AVE, PUNTA GORDA, FL 33950



FOR LEASE **STARTING AT**
\$700/MO



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REMAX
COMMERCIAL
REMAX HARBOR REALTY

PROPERTY SUMMARY



SHARED RECEPTION/LOBBY

METRICS

ASKING PRICE:	STARTING AT \$700/MO
SIZES	10 X 12 & 10 X 24
TYPE:	EXECUTIVE OFFICE SUITES
YEAR BUILT:	2006
LEASE TYPE:	GROSS - UTILITIES INCLUDED

PROPERTY HIGHLIGHTS

- Executive office suites within the Punta Gorda Chamber of Commerce
- Two suites available
- Featuring downtown Marion Avenue views
- Shared amenities include:
 - Two conference rooms
 - Break room
 - Shared receptionist
 - Professional lobby area
 - Shared restrooms
 - Rear exit access
 - Private parking
- Benefit from built-in foot traffic generated by Chamber members, businesses, and downtown visitors
- Walkable to restaurants, shops, and waterfront amenities
- Signage opportunities available, inquire for details
- Wheelchair accessible

PROPERTY DESCRIPTION

Position your business in the heart of Downtown Punta Gorda with executive office suites located within the Punta Gorda Chamber of Commerce building. This highly visible and professional setting offers the advantage of shared space with one of the area's most active business organizations, creating natural networking opportunities and steady daily foot traffic from Chamber members, business owners, and visitors to the downtown district.

Two suites are currently available. The location places you within walking distance of restaurants, shops, waterfront parks, and the harbor, making it ideal for professionals who value accessibility, convenience, and prestige.

This is a gross lease opportunity with all utilities, WiFi, and shared amenities included, offering a simple and predictable monthly expense structure.

Suites are wheelchair accessible and designed to provide ease of access for clients and staff alike.



SHARED KITCHENETTE



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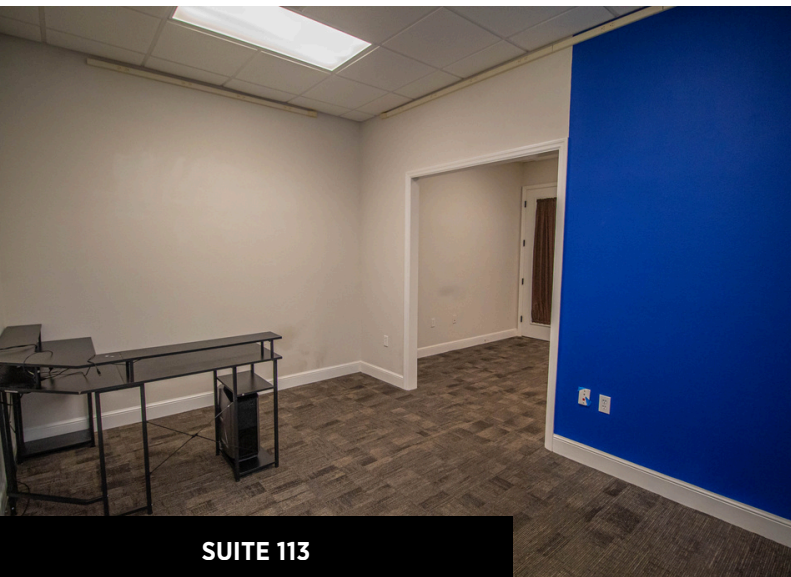
OFFICE PHOTOS



SUITE 113



MEETING ROOM



SUITE 113



SECURE ENTRANCE



SUITE 115



SHARED CONFERENCE ROOM



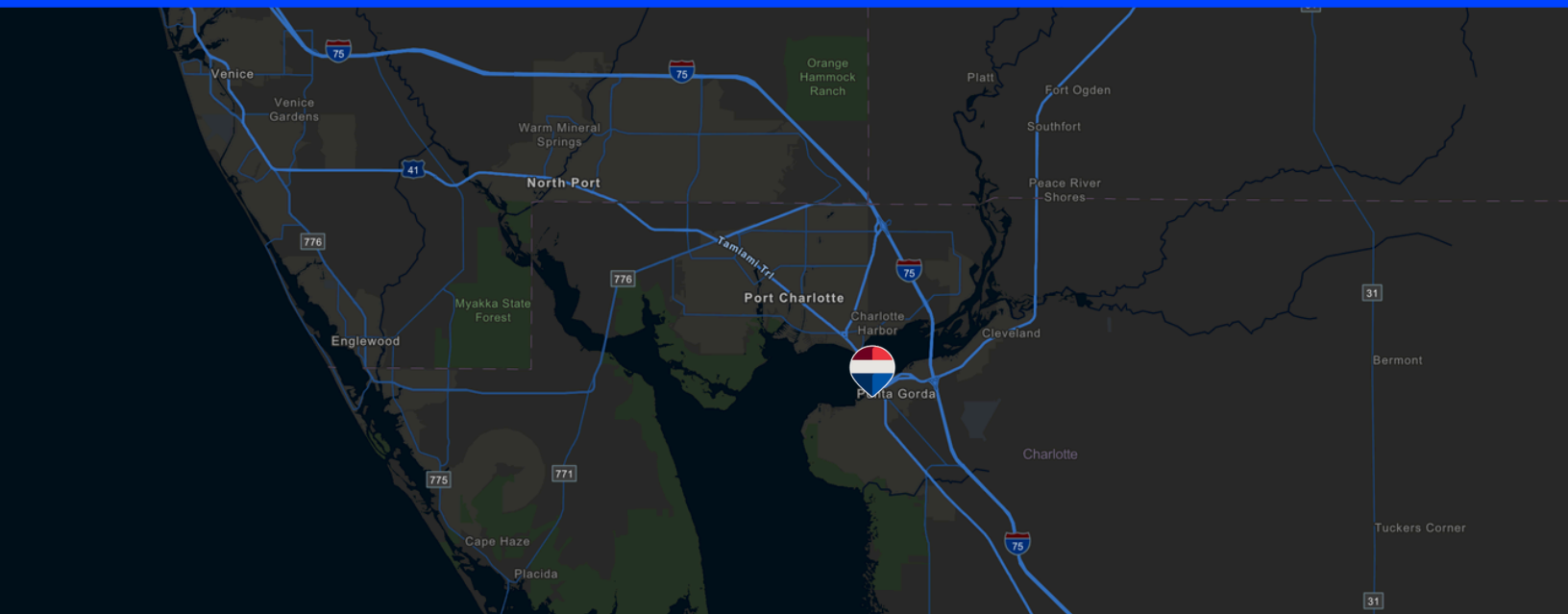
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LOCATION MAP



RETAILER MAP



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