

FOR LEASE

Estero Medical Center 10201 Arcos Ave Estero, FL 33928



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Property Highlights

Address	10201 Arcos Ave
Year Built	2006
Lease Rate	\$22.00 NNN
CAM	\$12.68
Total Bldg. SF	± 42,200 SF
Parking	211 surface spaces
Zoning	CPD - Commercial

Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this two-story 42,200-square-foot (SF) medical building that sits on approximately 4.15 acres in the Estero submarket of Lee County. The building is located on a corner lot of Arcos Ave. and offers north and south entrances, with a covered entrance, ample parking and sufficient waiting area space. There are two available units on the first floor. Both units are built out for medical office use for a combined square footage of approximately 3,000 sf.

Gary Tasman
CEO & Principal Broker
+1 239 489 3600
gtasman@cpswfl.com



Vanessa Tyler
Associate Director
+1 239 489 3600
vtyler@cpswfl.com



5220 Summerlin Commons Blvd. Suite 500
Fort Myers, FL 33907
239 489 3600

www.cpswfl.com

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10201 Arcos Ave

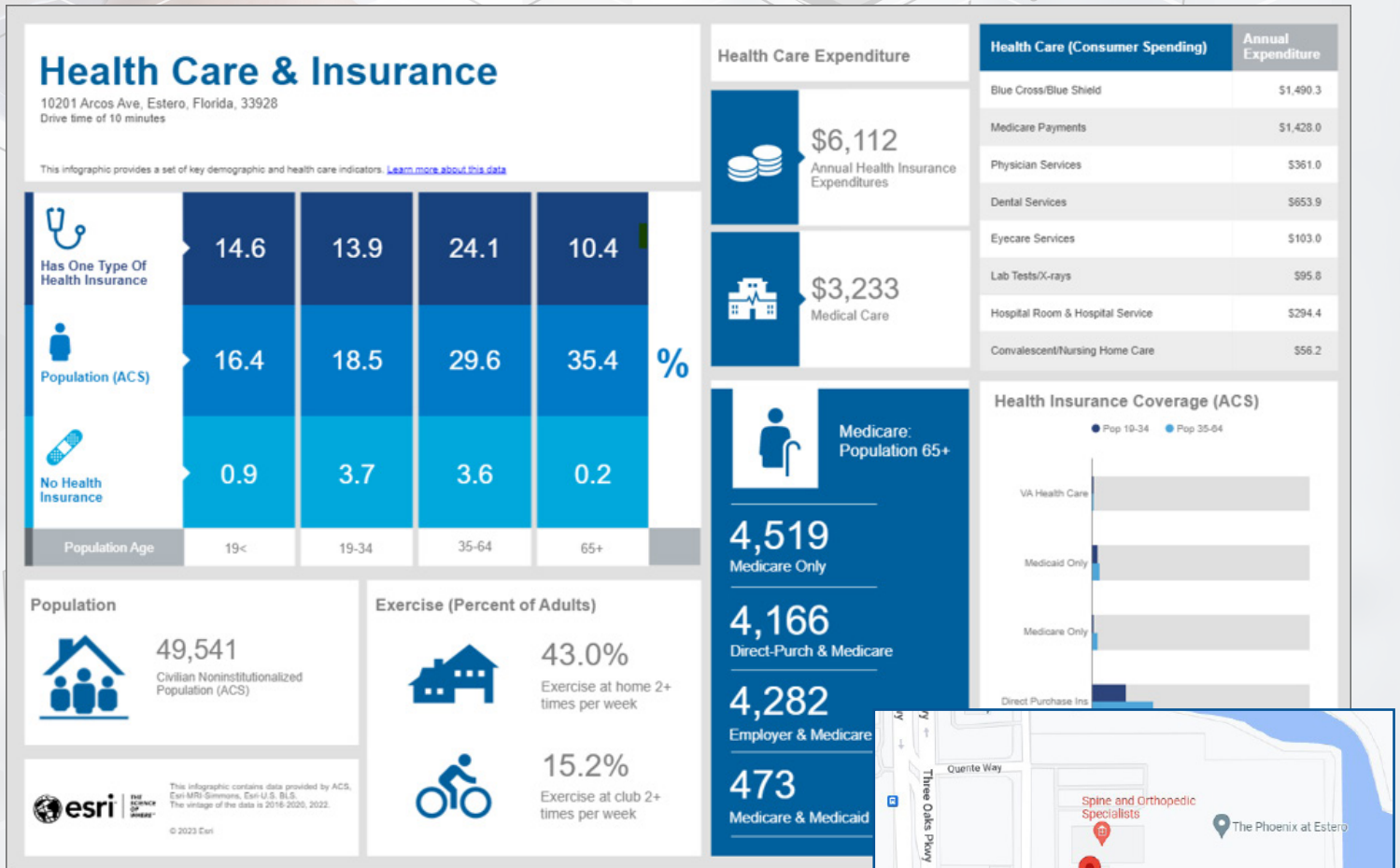
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Healthcare Demographics

*Within 10-Minute Drive Time



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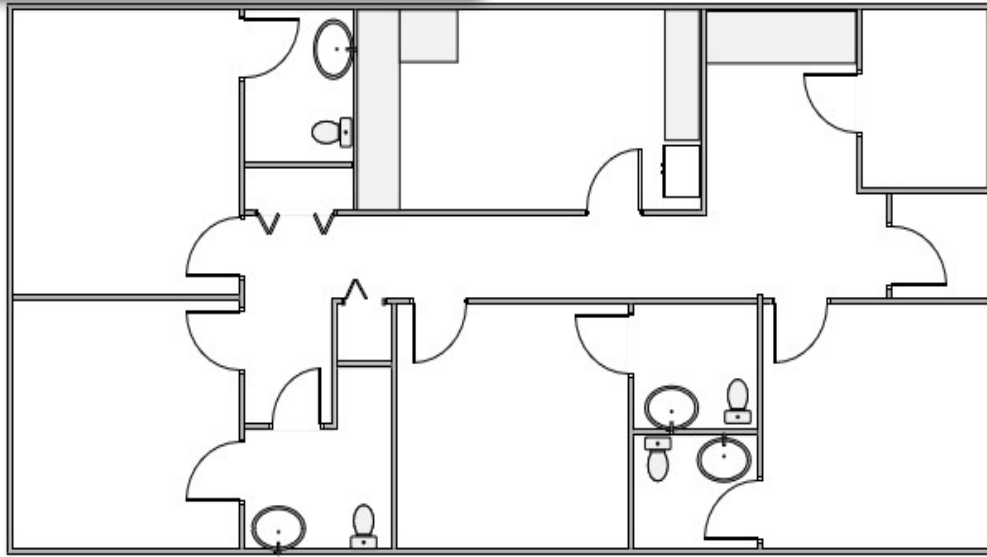
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Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total +tax
103	1,508 SF	\$22.00 NNN	\$12.68	\$4,358.12



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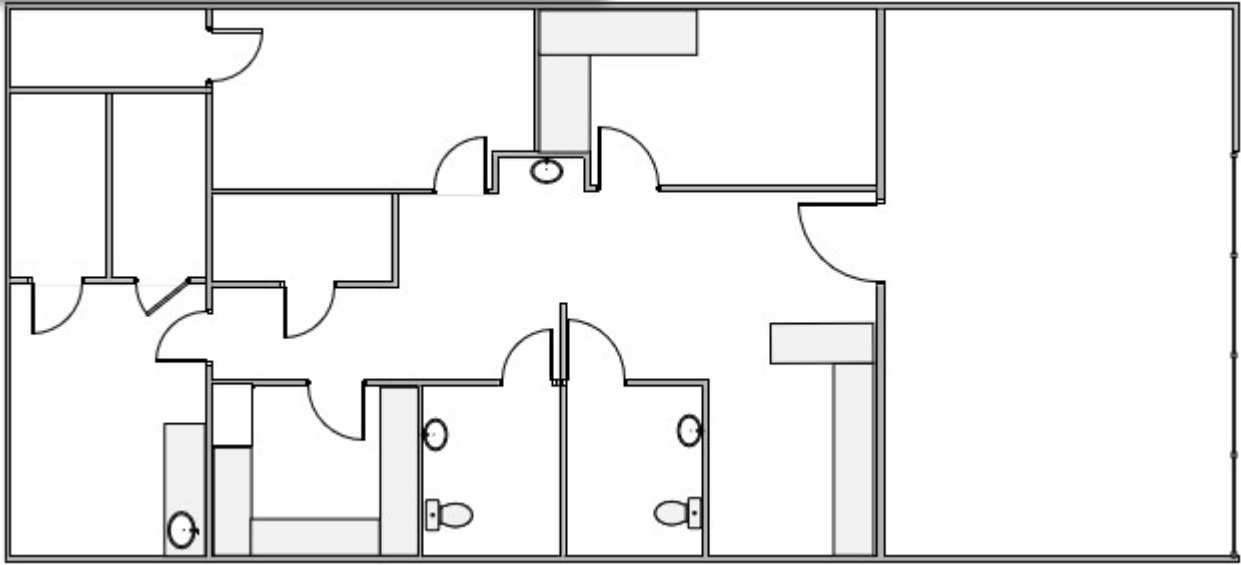
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Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total +tax
104	1,721 SF	\$22.00 NNN	\$12.68	\$4,973.69



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