



**CUSHMAN &  
WAKEFIELD**

**COMMERCIAL PROPERTY  
Southwest Florida**

**418 SW 47<sup>th</sup> Ter.  
Cape Coral, FL 33914**

**FOR LEASE**



## Property Highlights

- Two-story medical/professional office building
- Includes a nurse's station, reception, waiting room, x-ray and more
- Easy access to Fort Myers via the Cape Coral Parkway Bridge
- Move-in ready
- Ample parking
- Close proximity to many restaurants, shops, and marinas
- Includes an exercise room, locker rooms, and a lounge for employees
- Property available for sale



PROPERTY	DETAILS
Lease Rate (PSF)	\$13.50
CAM (PSF)	\$4.00
Building Size	9,535 ±
Year Built	1991
Parking Ratio	4.63/1,000 SF + User Garage (2 spaces)
Zoning	P (CCC)
Submarket	Cape Coral
Land Area	30,000± SF
Parcel #	11-45-23-C4-01700.0330

For more information, please contact:

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