

FOR LEASE

Class A Office



Unit	Size SF	Base Rate SF	Monthly Base Rent	CAM Rate SF	Monthly CAM	Sales Tax 6.5%	Monthly Total
201	4,346	\$19.00	\$6,881.17	\$5.75	\$2,082.46	\$582.64	\$9,546.26
202	1,887	\$19.00	\$2,987.75	\$5.75	\$904.19	\$252.98	\$4,144.91
203	1,767	\$19.00	\$2,797.75	\$5.75	\$846.69	\$236.89	\$3,881.33
Whole Floor	8,000	\$19.00	\$12,666.67	\$5.75	\$3,833.33	\$1,072.50	\$17,572.50

- Elegant Class A Office Building
- Well maintained building
- Security system with controlled 24-hour access
- Close proximity to I-75 (less than 1 mile)
- Waterfront
- Covered parking garage and surface parking available
- Location is close to many amenities
- Located in an area with diverse demographics and rapid population growth

PROPERTY	DETAILS
Building Size	32,000
Parking Ratio	Ratio of 3.5/1,000 SF
Zoning	18 - Office Building
Year Built	2002
Parcel #	80670160002



For more information, please contact:

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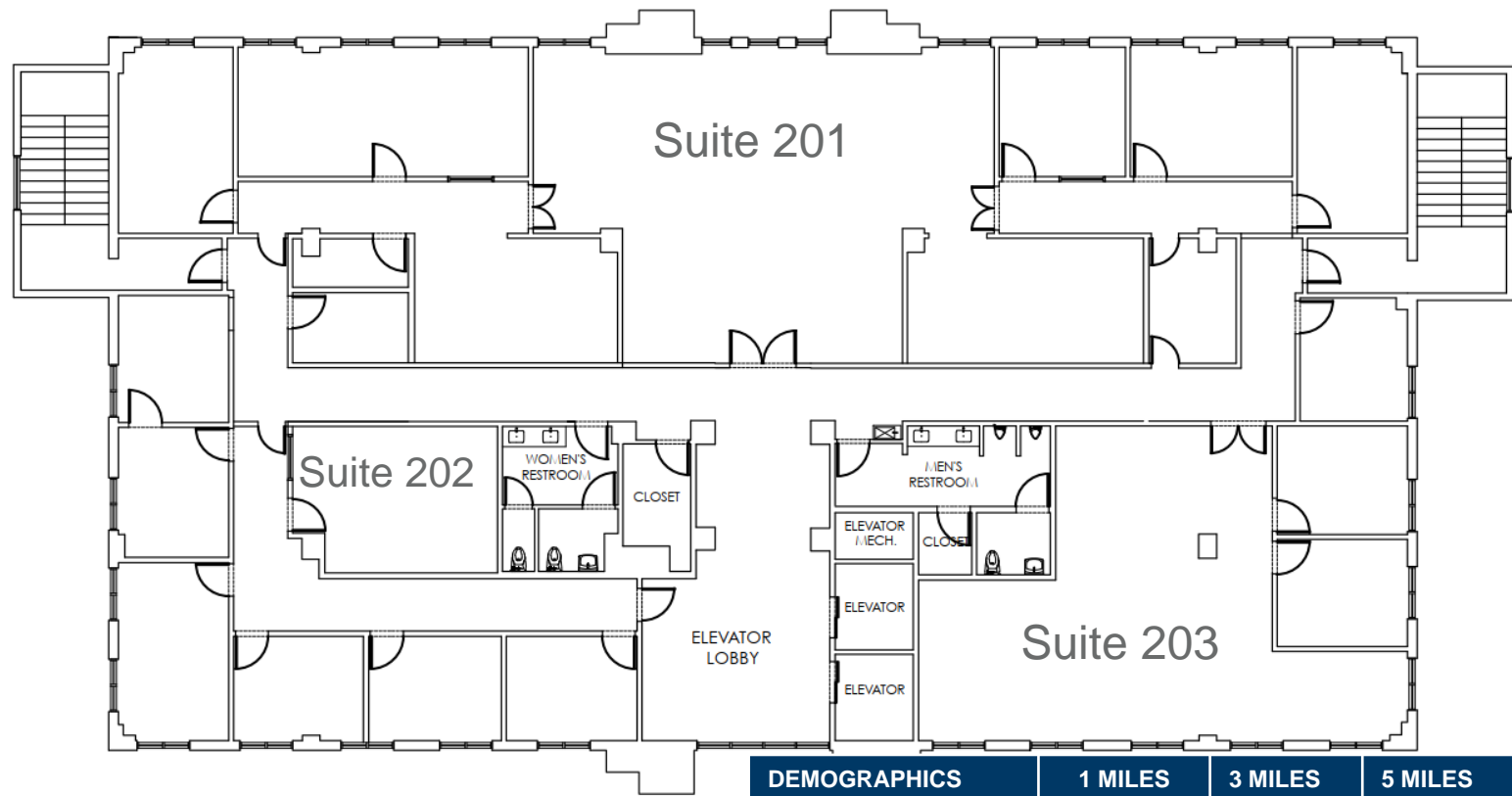
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**CUSHMAN &
WAKEFIELD**

**COMMERCIAL PROPERTY
Southwest Florida**

**75 Vineyards Blvd.
Naples, FL 34119**



DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
2019 POPULATION	6,725	53,610	144,550
2024 POPULATION	7,322	57,836	157,719
POP GROWTH 2019-2024	8.88%	7.88%	9.11%
2019 TOTAL HOUSEHOLDS	2,795	20,138	59,492
HH GROWTH 2019-2024	8.16%	7.32%	8.77%
MEDIAN HOME VALUE	\$436,018	\$372,426	\$357,909
MEDIAN YEAR BUILT	2000	1995	1996

