

FOR LEASE

8359 Stringfellow Rd.

St. James City, FL 33956



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this professional office park located on Pine Island. The property has high visibility and frontage on Stringfellow Rd., the main thoroughfare in St. James City. The property is also in proximity to Pine Island Rd. The building was recently improved with new landscaping, a freshly painted interior and exterior, and a new pylon sign. A new kitchenette was installed in Suite 1 and the cubicles have been removed to offer an open floorplan. The property is equipped with a security system and large parking lot with additional land for lease. There is also potential access to the connected lot for a combined office and outdoor area. The recent renovations and continued development in the area makes this an excellent location for your business!

Property Highlights

Address	8359 Stringfellow Rd. St. James City, FL 33956
Year Built	2004
Total Bldg. SF	9,962 SF
Available SF	1,000 SF
Stories	1
Parking	4.22/1,000 SF (42 surface spaces)
Lease Rate	\$13.50
Lease Type	NNN
Submarket	The Islands
Available Units	One (1)
Signage	New pylon signage available
Zoning	CS-1



1,000 SF Class B Office Space
Lease Rate: \$13.50 / SF NNN

Space Available

Unit	Size (SF)	Lease Rate	Monthly Rate	Monthly CAM	Monthly Total
Suite 1	1,000 SF	\$13.50	\$1,125.00	\$4.33	\$1485.83

