



**CUSHMAN &  
WAKEFIELD**

**COMMERCIAL PROPERTY  
Southwest Florida**

8359 Stringfellow Rd.  
St. James City, FL 33956

## OFFICE SPACE FOR LEASE



### Property Highlights

- Frontage on Stringfellow Rd., the main thoroughfare in St. James City
- Potential access to the connected lot for a combined office and outdoor area
- Very Large parking lot with additional land for lease
- New Pylon signage
- Continued development in the area
- Proximity to Pine Island Road
- Security system in place
- Built out for professional or medical office tenant
- Spaces can be combined
- Renovated Kitchenette #1
- Renovations Completed:
  - Landscaping-In/Out Paint-Pylon Sign -

PROPERTY	DETAILS
Building RSF	9,962 SF
Available SF	997-1,997 SF
Leasing Rate	\$13.50 Gross
Lot Size	2.76 Acres
Parking Ratio	4.22/1,000 SF
Frontage	Stringfellow Road
Zoning	CS-1
Year Built	2004
Parcel #	03-45-22-00-00002.004C

For more information, please contact:

**GARY TASMAN**  
Principal Broker  
239.489.3600  
[gtasman@cpswfl.com](mailto:gtasman@cpswfl.com)

**GRETCHEN SMITH**  
Director  
239.489.3600  
[gsmith@cpswfl.com](mailto:gsmith@cpswfl.com)

5220 Summerlin Commons Blvd. Ste. 500  
Fort Myers, FL 33907  
239.489.3600  
[www.cpswfl.com](http://www.cpswfl.com)



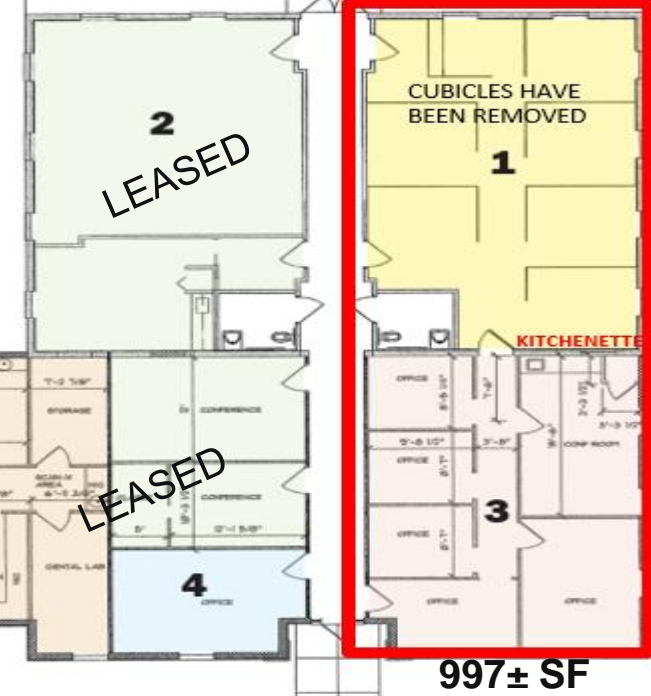


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Main Entry  
ENTRY 1,000± SF



#1 Open Office



#1 New Kitchenette



#3 Office



#3 Kitchen and Storage Area

