

FOR LEASE

The Terraces - 8660 College Pkwy.

Fort Myers, FL 33919



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present The Terraces Office Complex for lease. The property is located at the signalized corner of College Pkwy. and Winkler Rd. The Terraces Office Complex is an attractive and unique office building with an atrium and fountain, plus a glass elevator providing striking views of the atrium courtyard from above. The excellent exposure and high traffic counts present a prime opportunity to grow your business!

Property Highlights

Address	8660 College Pkwy. Fort Myers, FL 33919	Signage	Pylon signage available
Year Built	1983	Additional Highlights	<ul style="list-style-type: none">• Elevator modernization and renovation (2021)
Total Bldg. SF	17,805 SF		<ul style="list-style-type: none">• Covered parking available
Available SF	988 SF		<ul style="list-style-type: none">• Highly efficient floorplans
Stories	5		<ul style="list-style-type: none">• Great visibility on College Pkwy.
Parking	3.54/1,000 SF (47 surface, 16 covered)		<ul style="list-style-type: none">• High profile south Fort Myers location
Lease Rate	\$12.00 NNN		<ul style="list-style-type: none">• Proximity to Cape Coral Pkwy. bridge to attract residents commuting to Fort Myers
CAM (PSF)	\$5.00 PSF		<ul style="list-style-type: none">• Well-maintained property under new ownership
Submarket	S Fort Myers / San Carlos		<ul style="list-style-type: none">• Available Unit 310 is a highly desirable 3rd floor space
Available Units	One (1)		<ul style="list-style-type: none">• Space currently built out as a medical office
Zoning	CS-1		<ul style="list-style-type: none">• Unit has reception, a breakroom, a conference room, 2 offices with exterior doors to the balcony facing College Pkwy. file room with built-in cabinets and a small restroom

988 SF Class B Office Space
Lease Rate: \$12.00 / SF NNN
CAM: \$5.00 / SF

Space Available

Unit	Size (SF)	Lease Rate	CAM (PSF)	Sales Tax	Monthly Total*
Suite 310	988 SF	\$12.00 NNN	\$5.00	\$83.98	\$1,483.65

*Monthly total includes 6% sales tax



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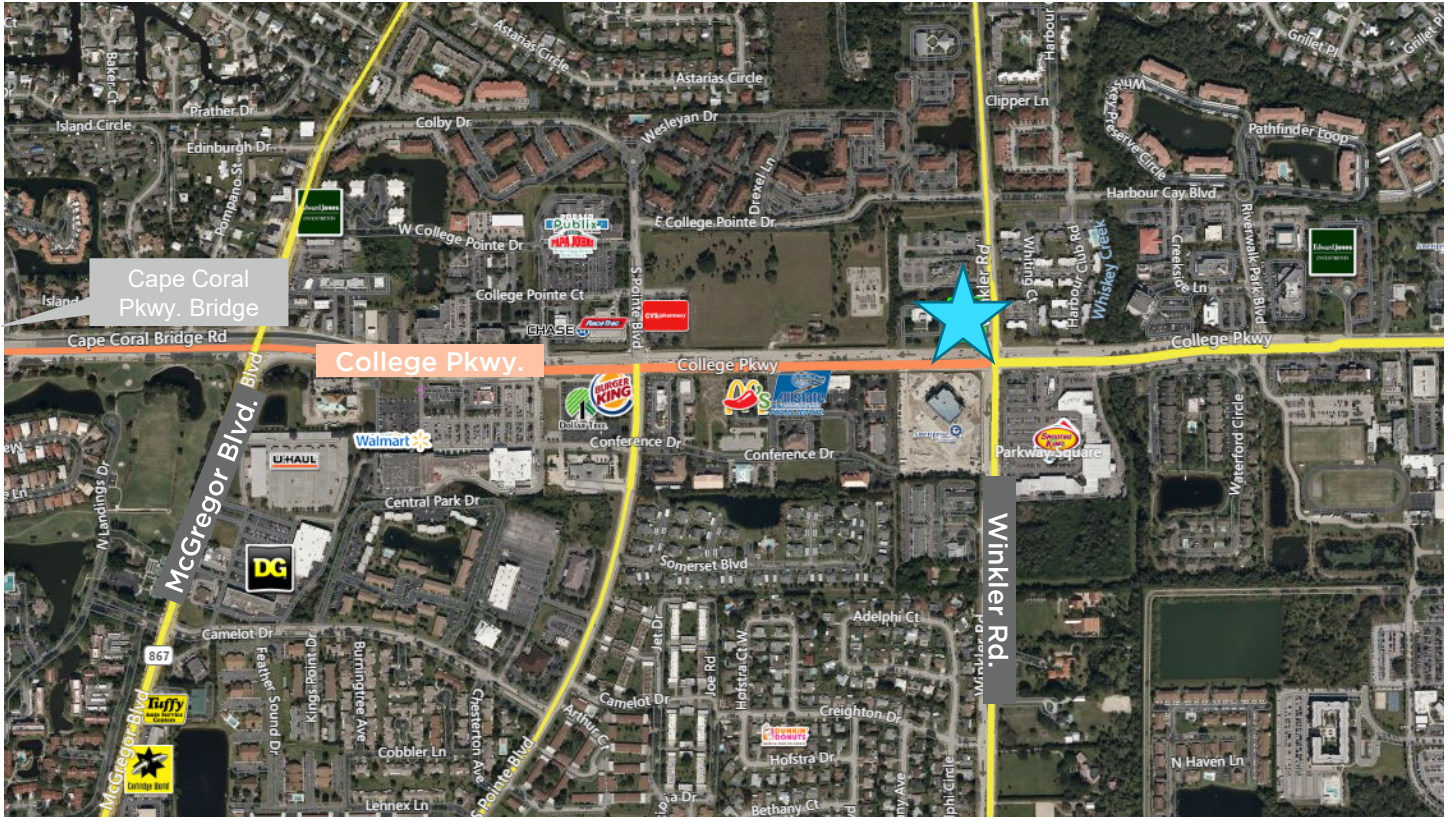
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Aerial / Location Map



Demographics

	1 Mile	3 Mile	5 Mile
Population	9,507	66,243	162,205
AVG. HH Income	\$65,076	\$57,688	\$58,557
Total Businesses	1,009	5,006	11,191

Traffic Counts

College Pkwy.	54,000 AADT
McGregor Blvd.	29,500 AADT
Summerlin Rd.	32,500 AADT



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