

FOR LEASE

Avalon Office Park

8880-8910 Gladiolus Rd. Fort Myers, FL 33908



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present Avalon Office Park. The property is a medical office building for lease with medical impact fees paid. The available spaces are delivered as grey or vanilla shell. Landlord may provide turn-key build-out for long-term and financially qualified tenant - up to \$40 per square foot. The property surrounds a scenic lake on Gladiolus Dr. near Summerlin Crossings Center. Avalon Office Park is less than a 3-minute drive to Health Park and Golisano Children's Hospital on Bass Rd.

Property Highlights

Address	8880-8910 Gladiolus Dr. Fort Myers, FL 33908
Year Built	2006
Lease Rate	\$16.00 NNN
CAM	\$4.50 / SF
Total Bldgs. SF	21,712 SF
Available SF	8,700 SF
Parking	151 surface spaces & covered parking available
Zoning	CPD
Signage	Monument Signage



1,300-6,000 SF Office Spaces

Lease Rate: \$14.00 NNN

CAM: \$4.50 / SF



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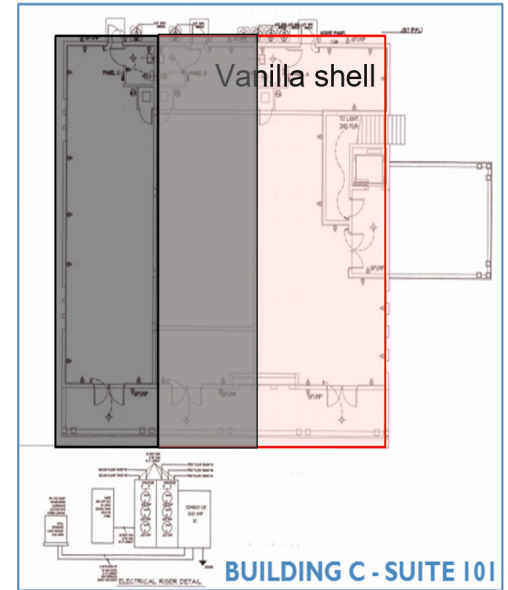
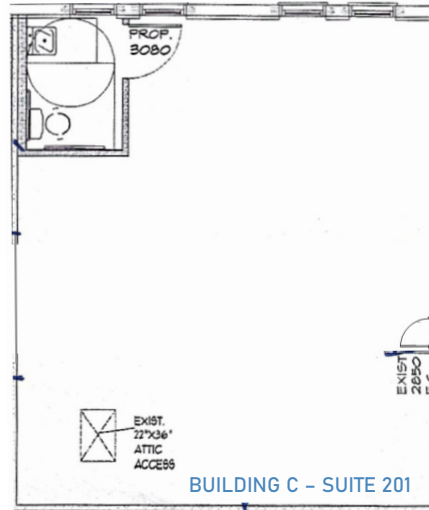
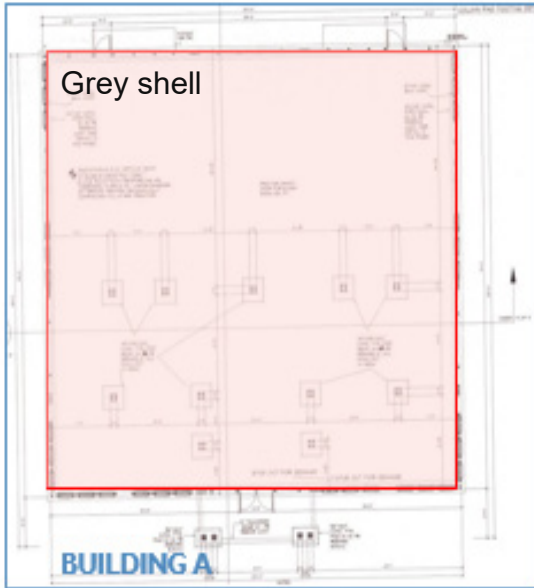
Available

Unit Number	Square Footage	Base Rent NNN	CAM / SF	Total (Including Sales Tax)
A-100	2,000 - 6,000 SF	\$14.00 / SF	\$4.50	\$3,288.50 - \$9,805.00
C-102	1,300 SF	\$14.00 / SF	\$4.50	\$2,124.41
C-201	725 SF	\$14.00 / SF	\$4.50	\$1,184.77

*Unit A-100 delivered grey shell

**Unit C-102 delivered vanilla shell

***Unit C-201 delivered vanilla shell by September 1, 2022



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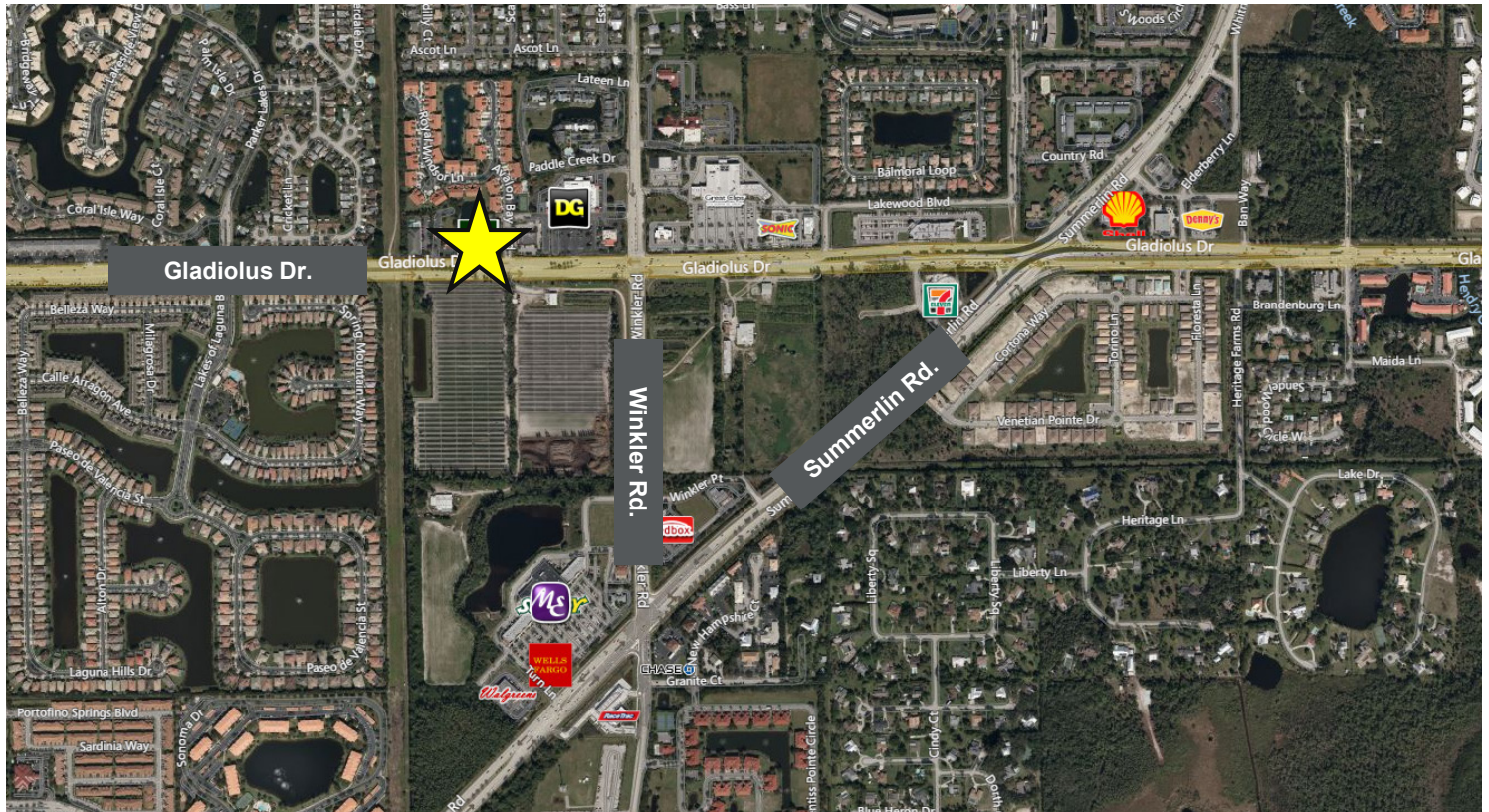
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Aerial Photo

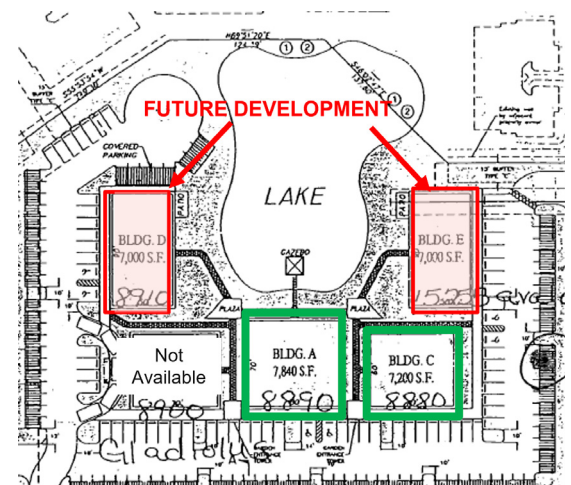


Demographics

	1 Mile	3 Mile	5 Mile
Population	9,699	55,089	125,615
AVG. HH Income	\$59,023	\$61,340	\$59,897
Total Businesses	328	3,733	8,812

Traffic Counts

Gladiolus Dr.	23,000 AADT
Summerlin Rd.	28,000 AADT
Winkler Rd.	14,500 AADT



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