Avalon Office Park

CUSHMAN & COMMERCIAL PROPERTY SOUTHWEST FLORIDA

8880-8910 Gladiolus Rd. Fort Myers, FL 33908



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 Gadiolus 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



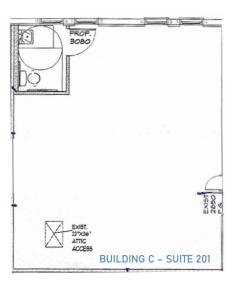
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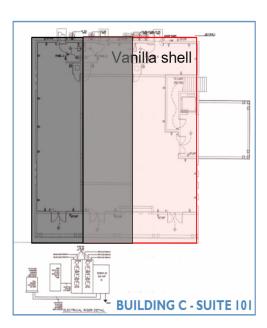
Unit Number	Square Footage	Base Rent NNN	CAM / SF	Total (Including Sales Tax)
A-100	2,000 - 6,000 SF	\$14.00 / SF	\$4.50	\$3,288.50 - \$9,805.00
C-102	1,300 SF	\$14.00 / SF	\$4.50	\$2,124.41
C-201	725 SF	\$14.00 / SF	\$4.50	\$1,184.77

^{*}Unit A-100 delivered grey shell

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











^{**}Unit C-102 delivered vanilla shell



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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

FUTURE DEVELOPMENT OF THE PROOF OF THE PROOF

Gary Tasman CEO & Principal Broker +1 239 489 3600 gtasman@cpswfl.



John Albion Director +1 239 489 3600 jalbion@cpswfl.com



5220 Summerlin Commons Blvd. Suite 500

Fort Myers, FL 33907 239 489 3600

www.cpswfl.com

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