

FOR LEASE

# Avalon Office Park

8880-8910 Gladiolus Rd. Fort Myers, FL 33908



CUSHMAN &  
WAKEFIELD

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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

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



**725-6,000 SF Office Spaces**

**Lease Rate: \$16.00 NNN**

**CAM: \$4.50 / SF**



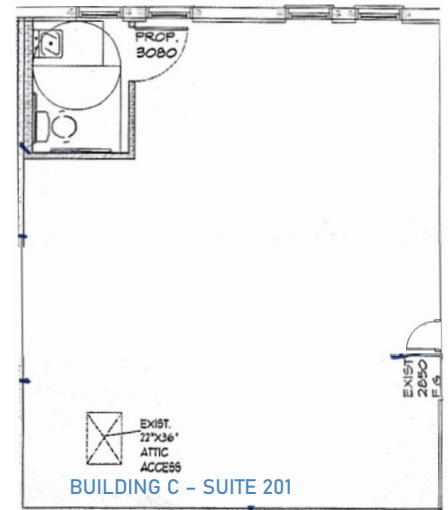
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## Available

Unit Number	Square Footage	Base Rent NNN	CAM / SF	Total (+Sales Tax)
A-100	6,000 SF	\$16.00 / SF	\$4.50	<b>\$10,250.00</b>
C-201	725 SF	\$16.00 / SF	\$4.50	<b>\$1,238.54</b>

\*Unit A-100 delivered grey shell possibility to demise

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





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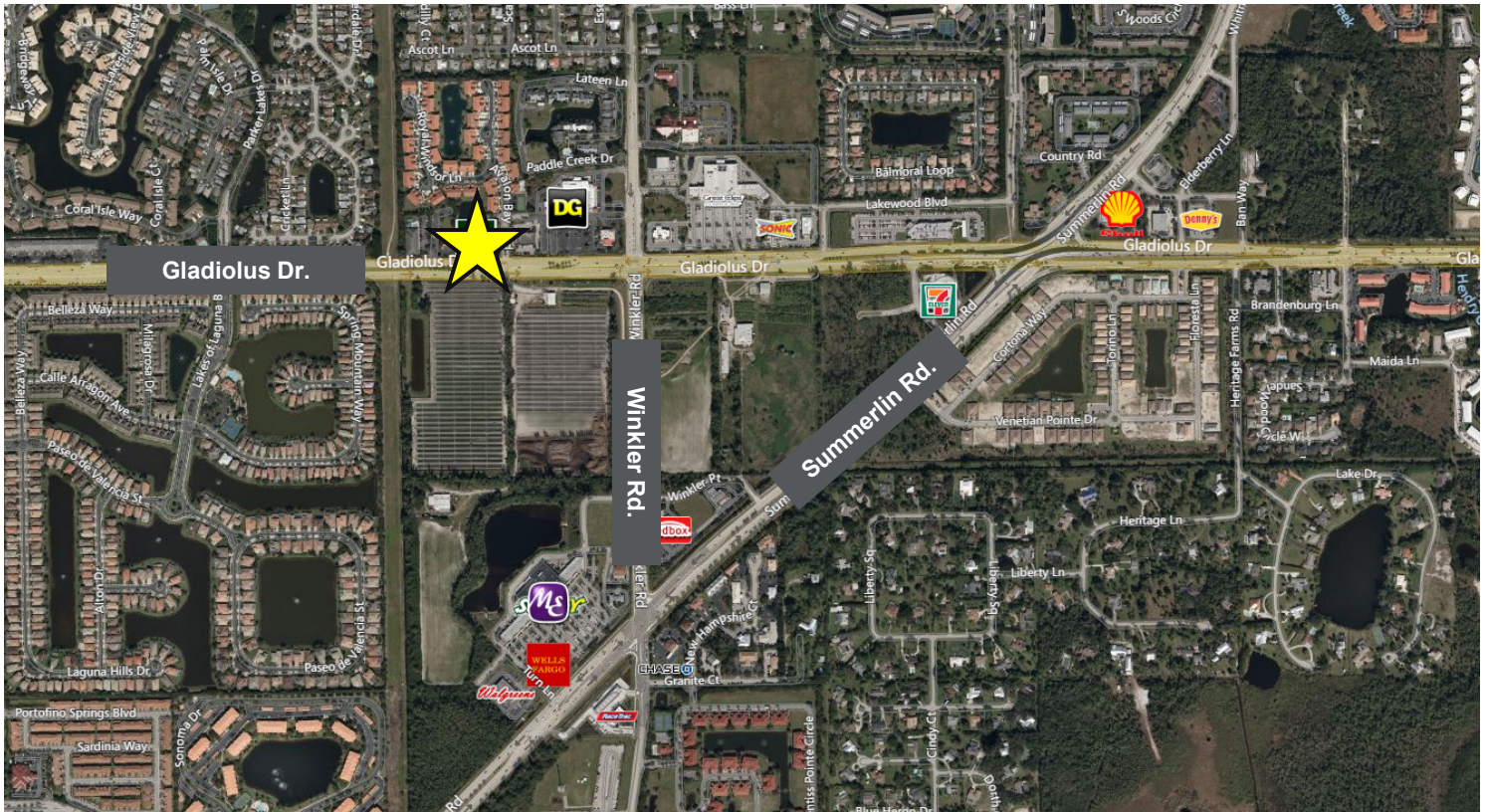
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## Aerial Photo

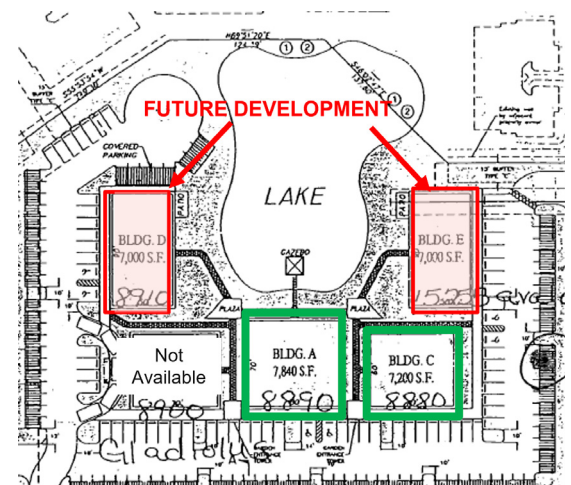


## Demographics

	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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