



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL PROPERTY
Southwest Florida**

**Avalon Office Park
8880-8910 Gladiolus Dr.
Fort Myers, FL 33908**

FOR LEASE



Building	Suite	Min-Max SF	Monthly Base Rent	Monthly CAM	Sales Tax 6%	Monthly Total
A / 1 st Floor	A-100	2,000-6,000	\$2,333.33- \$7,000.00	\$750.00- \$2,250.00	\$185.00- \$555.00	\$3,288.50- \$9,805.00
C / 1 st Floor	C-101	1,300-2,700	\$1,516.66- \$3,150.00	\$487.50- 1,012.50	\$120.25- \$249.75	\$2,124.41- \$4,412.41
C / 2 nd Floor	C-200	3,000	\$3,500.00	\$1,125.00	\$277.50	\$4,902.50

Property Highlights

- Medical office space for lease with TI available (Vanilla shell space)
- Medical impact fees paid
- Less than a three (3) minute drive to Health Park & Golisano Children's Hospital on Bass Road
- Monument signage on Gladiolus Drive
- Covered parking offered
- Landlord to provide turn-key build-out for long-term and financially qualified tenant (Up to \$40 PSF)

PROPERTY	DETAILS
Lease Rate (PSF)	\$14.00 NNN + CAM
CAM (PSF)	\$4.50
Year Built	2006
Zoning	CPD
Parcel #	33-45-24-00-00001.0010 34-45-24-22-00001.0001

For more information, please contact:

GARY TASMAN
Principal Broker
239.489.3600
gtasman@cpswfl.com

JOHN ALBION
Director
239.489.3600
jalbion@cpswfl.com

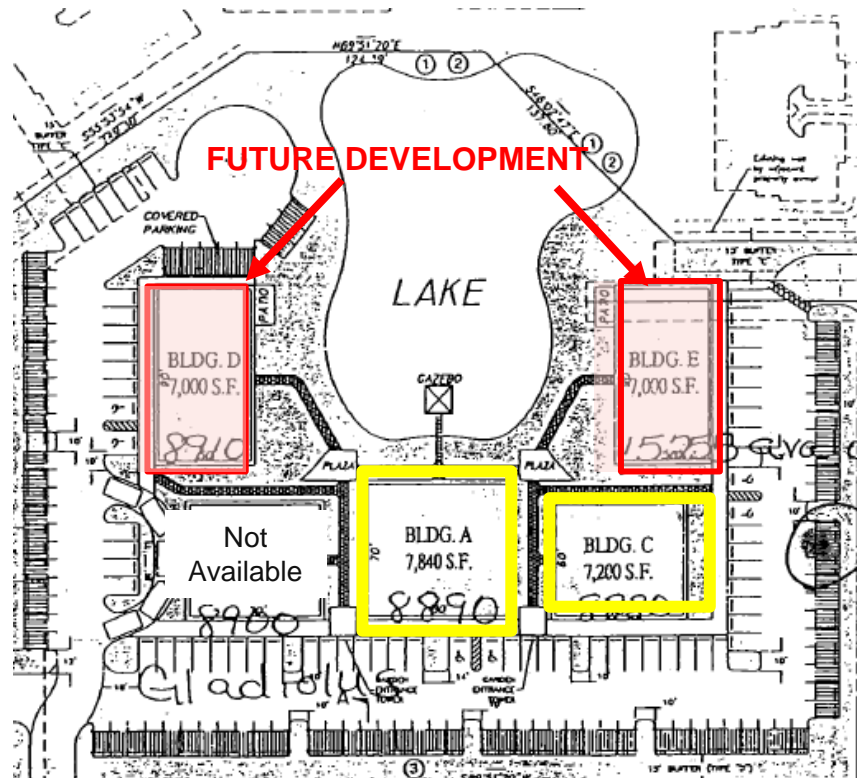
5220 Summerlin Commons Blvd. Ste. 500
Fort Myers, FL 33907
239.489.3600
www.cpswfl.com



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GLADIOLUS DR

SUMMERLIN RD

