

FOR LEASE

9617 Gulf Research Ln.

Fort Myers, FL 33912



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this, newly constructed medical professional office building. Located just off of exit 128 on I-75 gives the property has great frontage along I-75 making it highly visible and accessible. Four 2nd floor units are available now. Each available unit comes as a vanilla shell and layout is chosen by tenant.

Property Highlights

Address	9617 Gulf Research Ln.
Lease Rate	\$23.00 sf NNN
CAM Rate	TBD
Year Built	2021
Building Size	± 58,447 sf
Unit Size	1,800-9,000 sf
Zoning	MUPD
# of Buildings	One (1)
Frontage	I-75 Exit 128
Submarket	S Fort Myers/San Carlos
Parcel ID	03-46-25-L2-0500F.0000





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2nd Floor 4 Available Units



Space Highlights

- All units come vanilla shell
- Units all built to tenants needs for space and layout!
- Great anchor tenant Frantz Eye Clinic
- High traffic and visibility located on I-75



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Demographics

	1 Mile	3 Mile	5 Mile
Population	426	29,572	84,579
AVG. HH Income	\$88,513	\$78,718	\$78,124

Traffic Counts

Ben Hill Griffin Pkwy & Corporate Commer E	24,819 AADT
I-75 & Allico Rd	13,602 AADT



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