

FOR LEASE

Avalon Office Park

8880-8910 Gladiolus Rd. Fort Myers, FL 33908



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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 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	6,000 SF
Parking	151 surface spaces & covered parking available
Zoning	CPD
Signage	Monument Signage



6,000 SF Office Spaces
Lease Rate: \$16.00 NNN
CAM: \$4.50 / SF

Available

Unit Number	Square Footage	Base Rent NNN	CAM / SF	Total (+Sales Tax)
A-100	6,000 SF	\$16.00 / SF	\$4.50	\$10,250.00

*Unit A-100 delivered grey shell possibility to demise



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Avalon Office Park

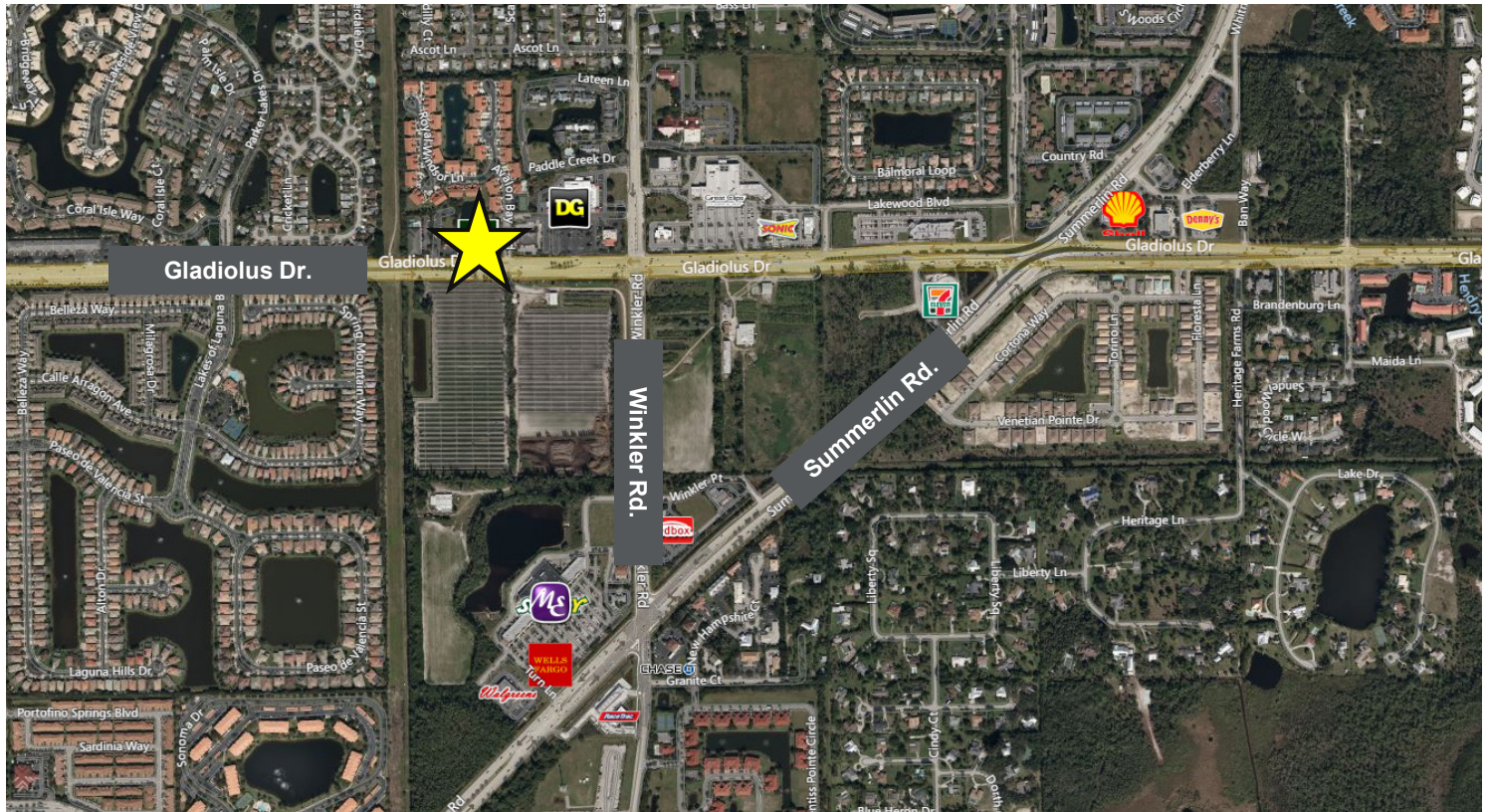
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Aerial Photo

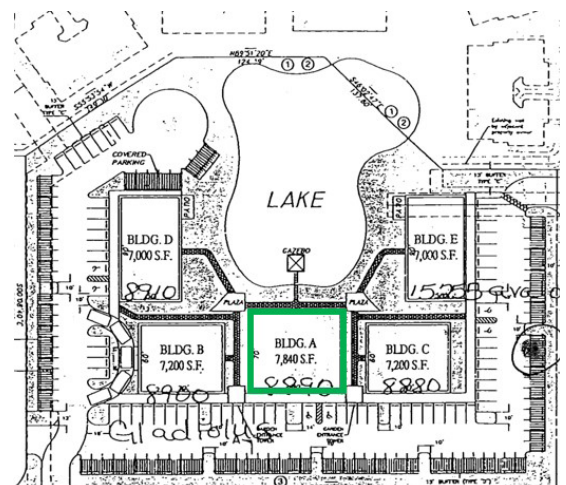


Demographics

	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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