

FOR LEASE

8359 Stringfellow Rd.

St. James City, FL 33956



**CUSHMAN &
WAKEFIELD**

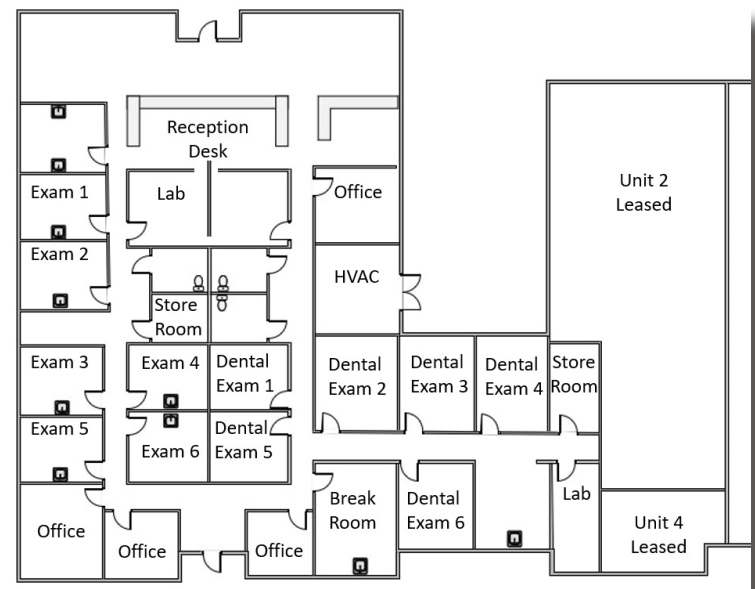
**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this medical office unit located on Pine Island. The medical office is located on the corner lot coming available November 1st 2022. The property has high visibility and frontage on Stringfellow Rd., the main thoroughfare in Saint James City, with convenient access to Pine Island Rd. The unit is fully built out with a large reception area, 6 Medical and 6 Dental exam rooms, multiple offices, and 2 labs.

Property Highlights

Address	8359 Stringfellow Rd. St. James City, FL 33956
Total Available SF	5,500 SF
Land Ac	1.38
Lease Rate	\$16.50
CAM	\$4.33
Lease Type	NNN
Submarket	The Islands
Zoning	CS-1
STRAP Number	03-45-22-00-00002.004C



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



Gretchen Smith
Senior Director
+1 239 489 3600
gsmith@cpswfl.com



5220 Summerlin Commons Blvd. Suite
500
Fort Myers, FL 33907
239 489 3600
www.cpswfl.com