

## REFLECTION LAKES COMMONS



### Property Details

<b>Lease Rate</b>	\$22.00 PSF NNN
<b>CAM</b>	\$8.97 PSF
<b>Year Built</b>	2001
<b>Zoning</b>	CC
<b>Parcel ID #</b>	23-45-24-07-0000B-0000

### PROPERTY INFORMATION

- Excellent exposure at a signalized intersection
- Busy, mixed-use center!
- Desirable retail and office corridor
- High Traffic and Demographics
- Easy access to major corridors
- Pylon Signage and Property Directory
- Ample Parking
- Jason's Deli on long-term lease
- Other tenants include Jet's Pizza, Ninja Sushi, Red Salon, Indra Yoga, Spin City Arcade, Slim Now, Mon Paris French Bakery & more...

\*May consider demising the 502 is 1,250 SF & 503 is 1,150 SF

### Spaces Available:

Unit	Size (SF)	Base Rate	CAM (SF)	Sales Tax (6%)	Monthly Total
<b>502/503*</b>	2,400±	\$22.00	\$8.97	\$371.64	\$6,565.64
<b>5-504A Exec Suite</b>	41±	\$200.00 month	N/A	\$12.00	\$212.00
<b>5-504C Exec Suite</b>	105±	\$600.00 month	N/A	\$36.00	\$636.00

**GARY TASMAN**  
CEO & Principal Broker  
239.489.3600  
gtasman@cpswfl.com

**GRETCHEN SMITH**  
Senior Director  
239.489.3600  
gsmith@cpswfl.com

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



**CUSHMAN &  
WAKEFIELD**

COMMERCIAL PROPERTY  
Southwest Florida

# FOR LEASE

13550 REFLECTIONS PKWY  
Fort Myers, FL 33907

## SITE PLAN & PHOTOS OF PROPERTY



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.