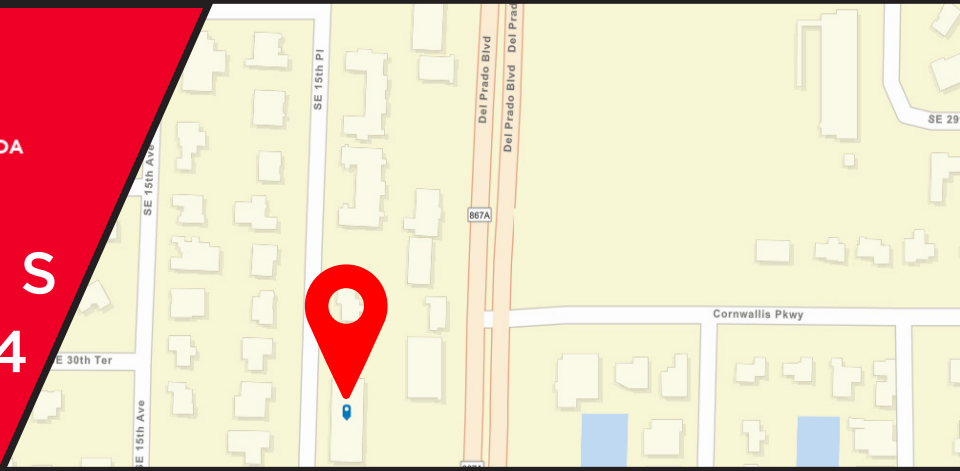




**COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA**

**FOR LEASE  
3040 Del Prado Blvd S  
Cape Coral, FL 33904**



Cushman and Wakefield | Commercial Property Southwest Florida is pleased to present this 7,452-square-foot (SF) office building constructed in 2005 that sits on approximately half an acre in the Cape Coral submarket of Lee County. The building offers frontage view on Del Prado Blvd. and SE 15th Pl., that can be accessed from either street. There is one unit available for lease formerly occupied by healthcare tenant. The property can be used as a professional or medical office.

### Property Highlights

<b>Address</b>	3040 Del Prado Blvd S Cape Coral, FL 33904
<b>Year Built</b>	2005
<b>Lease Rate</b>	\$18.75 NNN
<b>CAM</b>	TBD
<b>Total Bldg. SF</b>	± 7,452 SF
<b>Parking</b>	34 surface spaces
<b>Zoning</b>	C - Commercial

- Previously a dialysis treatment center. Approx 6-8 offices/exam rooms, conference room, waiting area, reception, breakroom, 4 ADA restrooms, storage closets, large storage in rear of building, lab and work areas, and large open area.
- Prime building signage visible on Del Prado available as well as a monument sign
- Commercial approved uses include but not limited to; vocational school, government office, restaurant, craft brewing, daycare facility, professional offices, private club, religious institution, Lab/medical research, and more.
- Exterior building paint and improvements by end of Q1

**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](http://www.cpswfl.com)