

FOR LEASE

The Terraces - 8660 College Pkwy. Fort Myers, FL 33919



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present The Terraces Office Complex for lease. The property is located at the signalized corner of College Pkwy. and Winkler Rd. The Terraces Office Complex is an attractive and unique office building with an atrium and fountain, plus a glass elevator providing striking views of the atrium courtyard from above. The excellent exposure and high traffic counts present a prime opportunity to grow your business!

Property Highlights

Address	8660 College Pkwy. Fort Myers, FL 33919	Signage	Pylon signage available
Year Built	1983	Additional Highlights	<ul style="list-style-type: none">• Elevator modernization and renovation (2021)• Covered parking available• Highly efficient floorplans• Great visibility on College Pkwy.• High profile south Fort Myers location• Proximity to Cape Coral Pkwy. bridge to attract residents commuting to Fort Myers• Well-maintained property under new ownership
Total Bldg. SF	17,805 SF		
Available SF	465-1,465 SF		
Stories	5		
Parking	3.54/1,000 SF (47 surface, 16 covered)		
Lease Rate	\$14.00 NNN		
CAM (PSF)	\$8.88 PSF		
Submarket	S Fort Myers / San Carlos		
Available Units	One (1)		
Zoning	CS-1		

Lease Rate: \$14.00 / SF NNN
CAM: \$8.88 / SF

Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total (Sales Tax Not Included)
Suite 150	1,188 SF	\$14.00 NNN	\$8.88	\$2,265.12
Suite 160*	966 SF	\$14.00 NNN	\$8.88	\$1,841.84
Suite 180	1,457 SF	\$14.00 NNN	\$8.88	\$2,778.01
Suite 240	465 SF	\$14.00 NNN	\$8.88	\$886.60

*Available 6/1/2024



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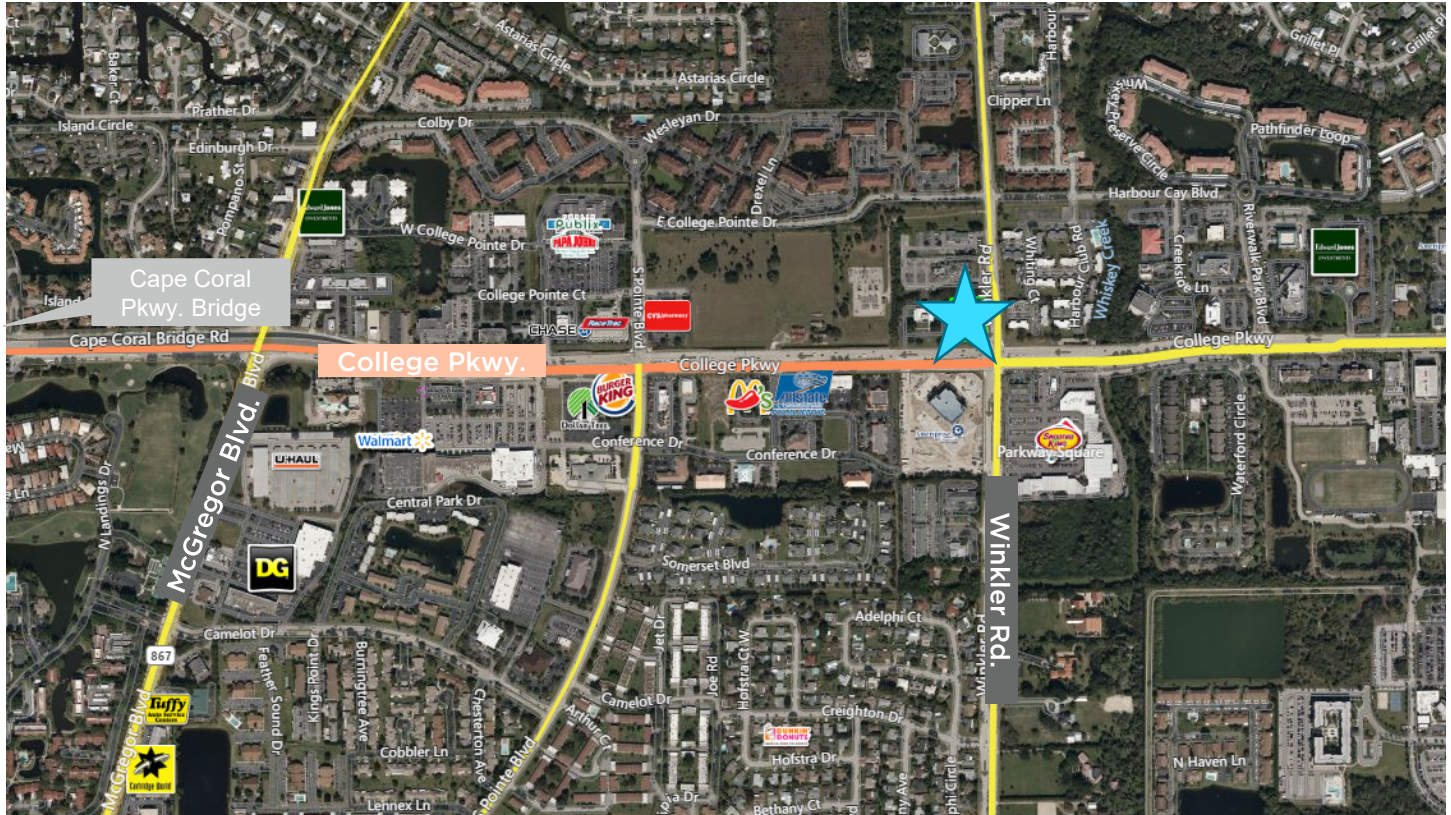
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Aerial / Location Map



Demographics

	1 Mile	3 Mile	5 Mile
Population	9,507	66,243	162,205
AVG. HH Income	\$65,076	\$57,688	\$58,557
Total Businesses	1,009	5,006	11,191

Traffic Counts

College Pkwy.	54,000 AADT
McGregor Blvd.	29,500 AADT
Summerlin Rd.	32,500 AADT



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