



MAYHUGH
COMMERCIAL ADVISORS

FOR LEASE

Space Available in Palm Terrace Professional Office Center

7011/7051 CYPRESS TER. - FORT MYERS, FL 33907



Property Description: Well known Office Complex located at the signalized corner of S. Cleveland Ave. (US-41) and Cypress Terrace. This complex offers great visibility and ample parking. The area is home to Lee County's busiest Shopping Centers and Restaurants. A full traffic signal at the major intersection allows ease of access from all directions. Property is in a commercial retail market with surrounding neighbors such as Target, Barnes and Noble, Costco and several shopping centers. Property offers great synergy from surrounding anchors!

Property Highlights

- Premier Office Site
- Located at Signalized Corner
- High Daily Traffic Counts
- Great Synergy
- High Visibility
- Easy Access

Space Available: 1,600 - 4,686 +/- SF
Price: \$11.00 P/S/F
Lease Type: NNN
Total Building Size: 30,000 +/- SF
Zoning: CC (Lee County)
Construction: CBS
Year Built: 1988
Traffic Counts: 51,200 +/- Cars

Available Space:

Unit 203: 1,600 +/- SF
Unit 204-205: 3,086 +/- SF

Advisors:

Chase Mayhugh, CCIM

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Mayhugh Realty, Inc.

13690 Eagle Ridge Dr.

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Drawing not to scale. The statements, information and figures presented herein in this offering, while not warranted or guaranteed, are secured from a source we believe to be reliable. Subject to prior sale, withdrawal and price change without notice.

MayhughCommercial.com



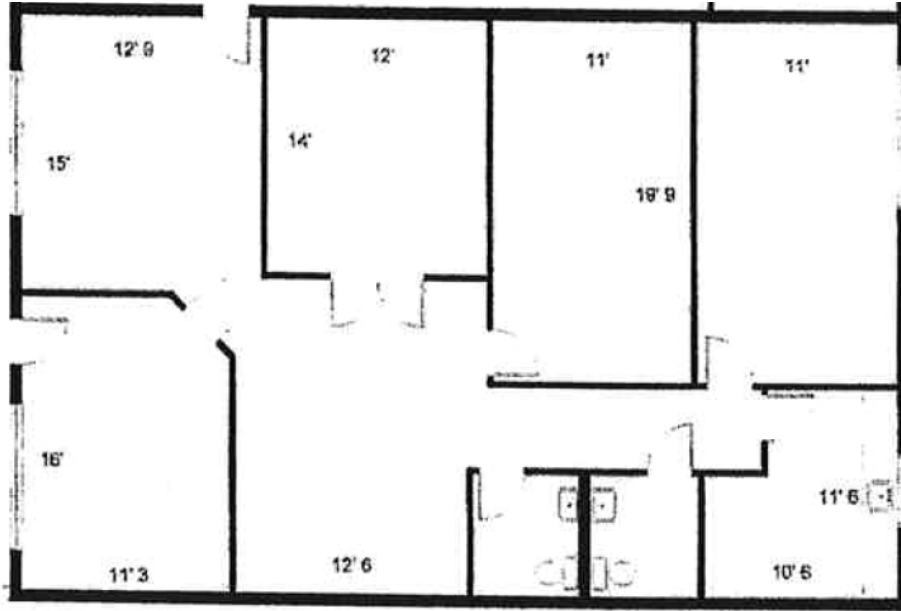
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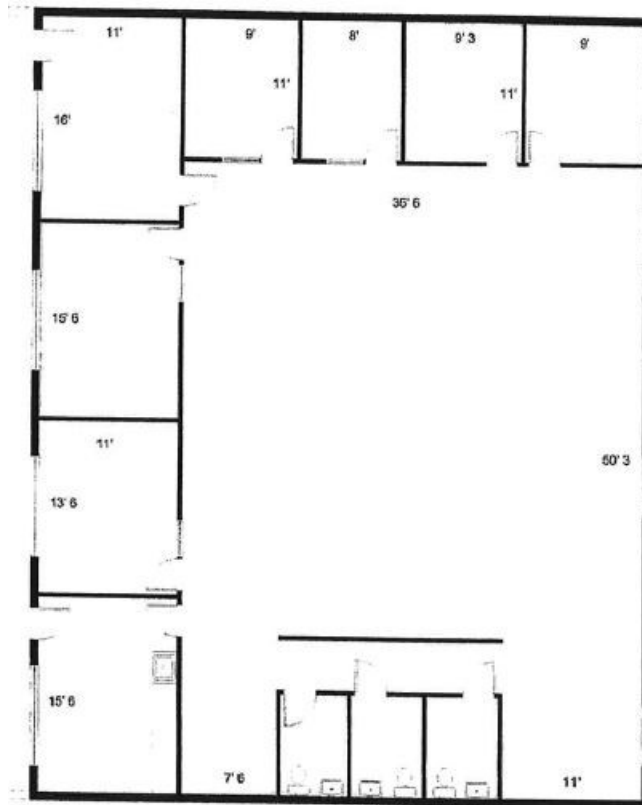
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Unit 203 Floorplan:



Unit 204-205 Floorplan:



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