

# FOR SALE/LEASE

## OFFICE / MEDICAL SPACE

Sale Price: \$1,695,000.00

Modified Gross Lease Rates starting at \$18 psf

3637 Del Prado Blvd. S., Cape Coral, FL 33904



- Building Size:** 22,380 sf
- Rentable Square Footage:** 1<sup>st</sup> Floor: 1,417 sf  
2<sup>nd</sup> Floor: 6,099 sf  
3<sup>rd</sup> Floor: 6,069 sf
- STRAP:** 06-45-24-C3-00573.0200
- Zoned:** P-1 (Professional Office)
- PDP:** Approved in 2005 (PDP 5-2005)
- Certificate of Completion:** Issued June 10, 2008 / Permit #B05-30667
- Parking:** 16 Covered & 29 Uncovered

Located on the Glen Cove Canal with direct gulf access and approvals of up to eight boat slips. Interior is gray shell and ready to build to tenant specifications.

Call for further details:

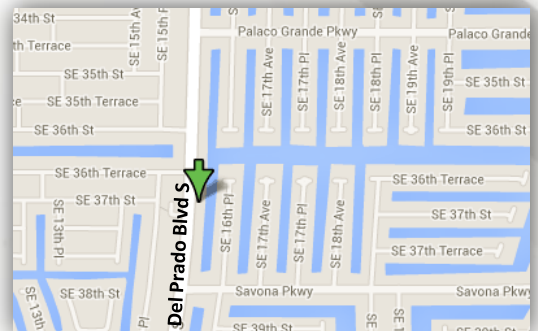
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RE/MAX Realty Team

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A Better Way in  
Commercial Real Estate

\$1,695,000.00

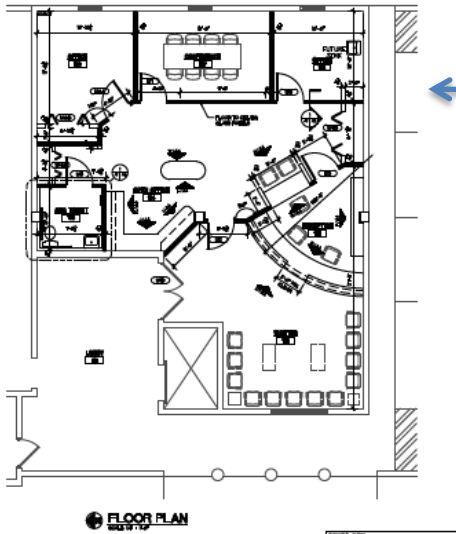
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## PRELIMINARY FLOOR PLAN

Modified Gross Lease  
Rates starting at \$18 psf

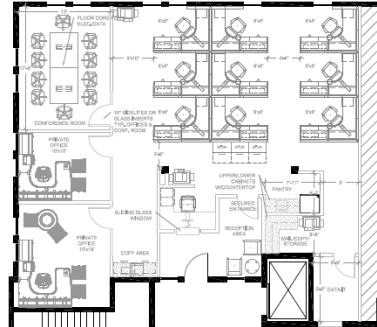
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First Floor - Built Out Ready to Move in



Existing  
Tenant

Second Floor – Leases Secured for entire floor



Third Floor PRELIMINARY Plans



For additional info, please contact:

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### HIGHLIGHTS

- CBS Construction Mediterranean Style Class "A"
- Professional Office & Medical space
- From 1417 sq ft to 13,500 sq ft of net lease space
- First floor unit built out as Office or Medical space
- Second Floor is leased with 5 year and 10 year terms
- Build to Suite on 3<sup>rd</sup> Floor
- Located on the Glen Cove Canal with Direct Gulf Access
- Covered Parking
- Elevator
- Balconies

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