

### OFFICE/MEDICAL SPACE



### PROPERTY INFORMATION

- Well maintained office building professionally managed
- Ready for Medical tenant
- Single car attached garage
- Large reception/waiting area
- 6-8 examining rooms and several private offices
- Plenty of storage
- Currently tenant occupied by Quest Diagnostics vacating Spring 2018
- Located within minutes to Cape Coral, US41 from Colonial Blvd and Summerlin Rd.

### Building Features

Unit Size	2,760 SF
Base Rent	\$9.25 PSF NNN
CAM	\$7.90 PSF
Monthly Total	\$4,173.28 (Includes sales tax)
Zoning	PO (Professional Office)
Strap Number	20-45-24-P2-00300.0070
Year Built	1982 – Renovated 2008
Parking Ratio	9.87/1,000 SF

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**CUSHMAN &  
WAKEFIELD**

COMMERCIAL PROPERTY  
Southwest Florida

# FOR LEASE

## 1635 MEDICAL LANE

Fort Myers, FL 33907



### UNIT PHOTOS



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