



**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 com-plex 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:** Starting @ \$10.00 P/S/F  
**Lease Type:** GROSS  
**Total Building Size:** 30,000 +/- SF  
**Zoning:** CS-1 (Lee County)  
**Construction:** CBS  
**Year Built:** 1988  
**Traffic Counts:** 51,200 +/- Cars

**Available Space:**

**Unit 201:** 1,655 +/- SF  
**Unit 203:** 1,600 +/- SF  
**Unit 204-205:** 3,086 +/- SF

Advisors:

**Chase Mayhugh, CCIM**

239-898-9685 (Cell)

chase@mayhughrealty.com

**Mayhugh Realty, Inc.**

13690 Eagle Ridge Dr.

Fort Myers, FL 33912

Office: 239-278-4945

Fax: 239-278-1964

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



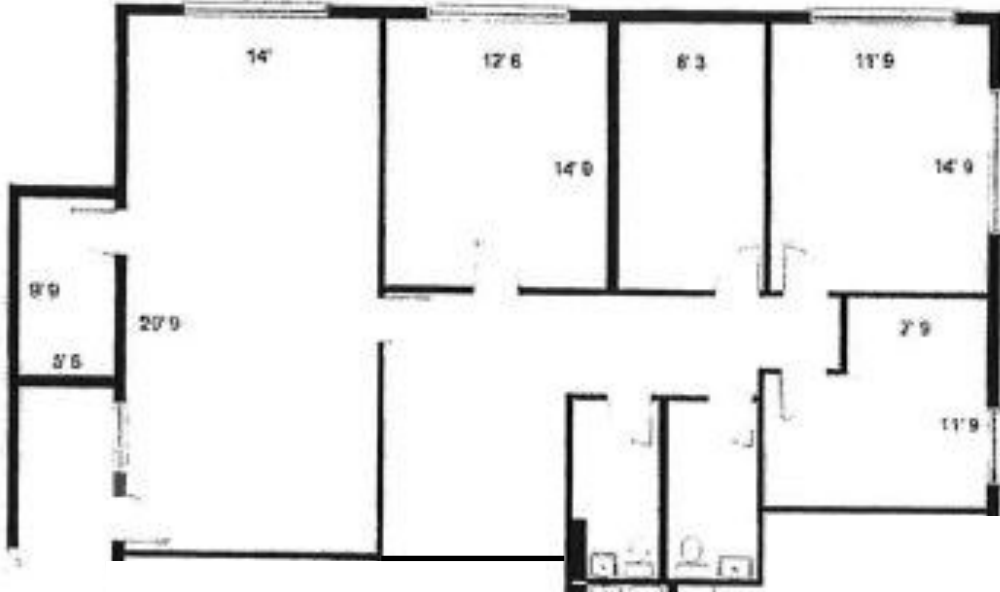
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### Unit 201 Floorplan:



### Unit 201 Pictures:



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[chase@mayhughrealty.com](mailto:chase@mayhughrealty.com)



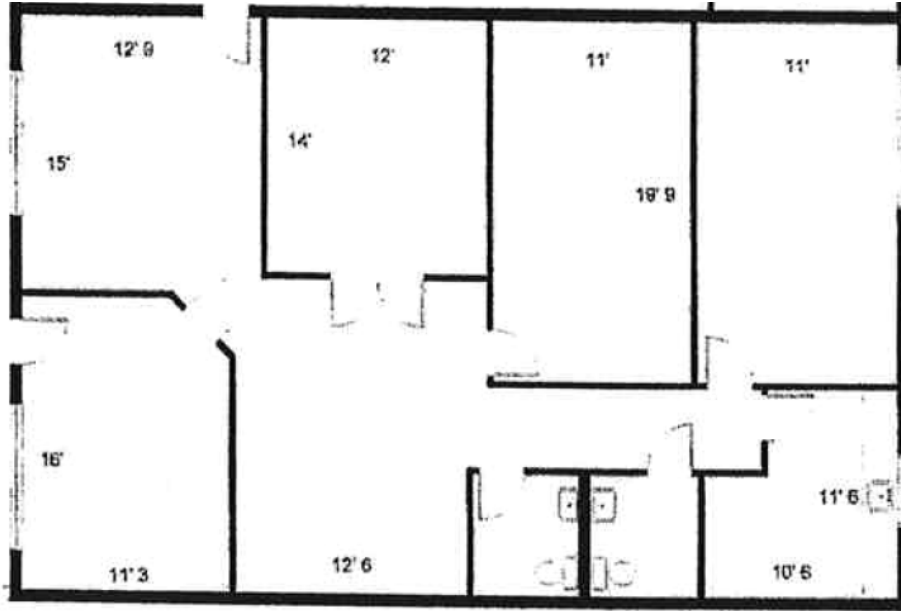
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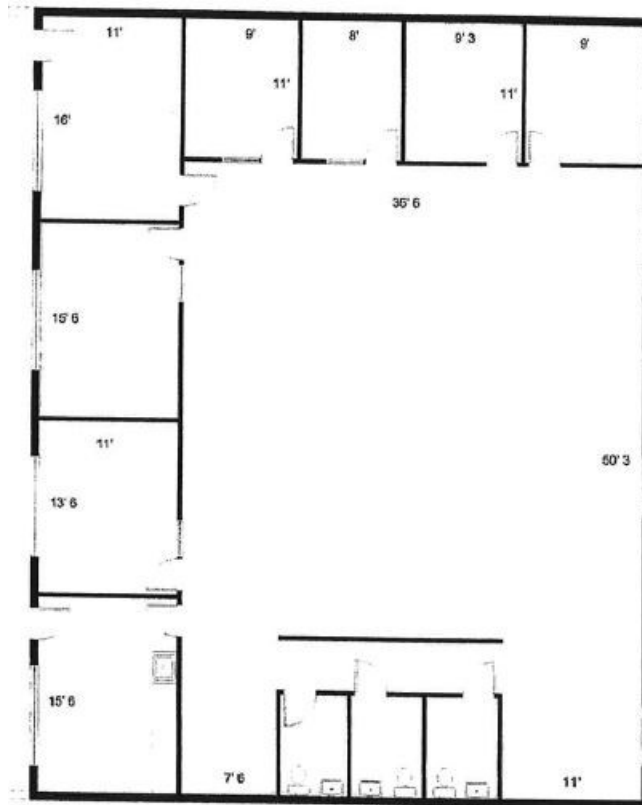
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**Unit 203 Floorplan:**



**Unit 204-205 Floorplan:**



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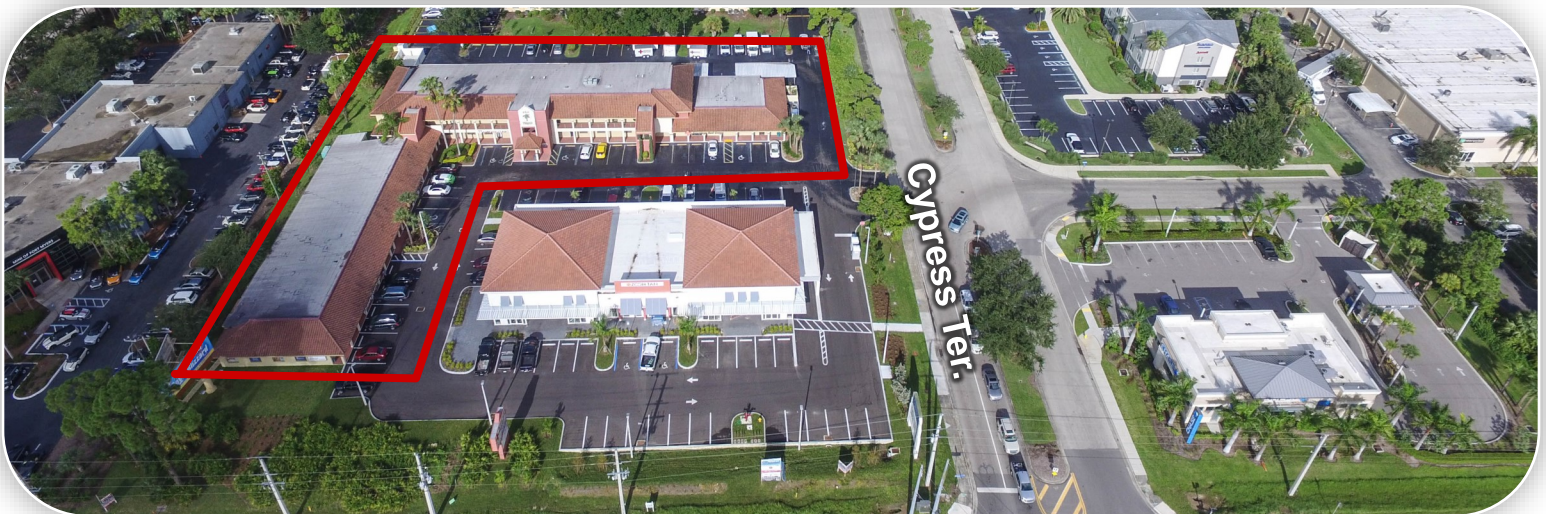
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