

FOR LEASE

Pinebrook Park

12995 S Cleveland Ave. Fort Myers, FL 33907



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Pinebrook Park is a prime US-41 Commercial Park. There is a great tenant mix of retail, office and medical users and the park is anchored by Outback Steakhouse. The location provides excellent freeway visibility and the highest traffic counts in all of Lee County. There are multiple access points into the park: US-41, Big Pine Way and Austin Street. Pinebrook Park is also equipped with electronic billboard signage.

Property Highlights

Address	12995 S Cleveland Ave. Fort Myers, FL 33907
Year Built	1980
CAM	\$7.66/ SF
Total Bldg. SF	133,624 SF
Available SF	518-3,146 SF
Parking	3.91/1,000 SF
Zoning	C-1
Signage	Electronic Billboard
Available Units	6
Total Units	124
Freeway Frontage	812'



518-3,146 SF Office/Retail Space

Lease Rate: \$10.50-\$25.00/SF

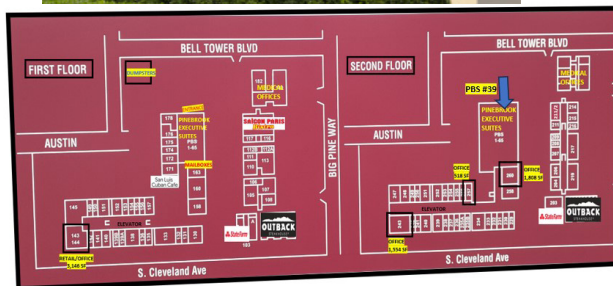
Available Units

Suite Number	Square Footage	Base Rent NNN	CAM / SF	Total (No Sales Tax Included)
143	3,146 SF	\$25.00 / SF	\$7.66	\$8,562.36
211	1,157 SF	\$10.50 / SF	\$7.66	\$1,750.93
243	1,554 SF	\$12.00 / SF	\$7.66	\$2545.97
257*	518 SF	\$14.00 / SF	\$7.66	\$935.00
260	1,808 SF	\$12.00 / SF	\$7.66	\$2,962.11

*Available 2/1/2025

Available Executive Suites

Suite	Square Footage	Total (No Sales Tax Included)
PBS 39	170 SF	\$425.00



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