



Office Investment Opportunity

The Offices At Coconut Point

Fashion Drive, Estero, FL



Offering Summary

Property Address: 23150 - 23190 Fashion Drive
Estero, FL 33928

Municipality: Village of Estero

Size: 8,585± RSF (TOTAL)
1,645± RSF (P216)
4,512± RSF (R221-R226)
1,340± RSF (T239-T240)
1,088± RSF (T241)

Leased Office Suites: 4

Occupancy: 100%

Zoning: MPD

Permitted Uses: Professional Office

Portfolio Price:
\$2,700,000
7.1% Cap Rate



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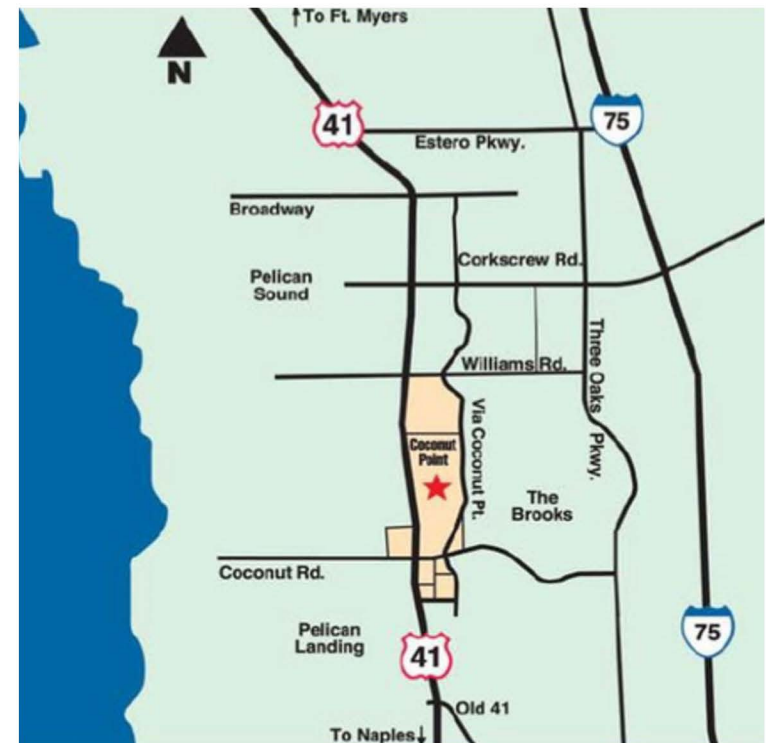
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(239) 992-1200
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Aerial View



- 1 Dillard's
- 2 california pizza kitchen
- 3 south fork grill
- 4 El Niño
- 5 DIVIETO
- 6 RUTH'S CHRIS STEAK HOUSE
- 7 Tommy Bahama MARLIN BAR
- 8 chico's

COCONUT POINT®
A SIMON MALL

Coconut Point in Estero is a premier, open-air Simon Property lifestyle center that blends upscale retail, dining, entertainment, office and residential components in a beautifully landscaped setting. Spanning approximately 1.2 million square feet of retail space, it features over 110 stores (fashion, specialty, anchors such as Dillard's, Super Target, Barnes & Noble, Apple) alongside 20-plus sit-down restaurants and a wide array of food & lifestyle amenities.

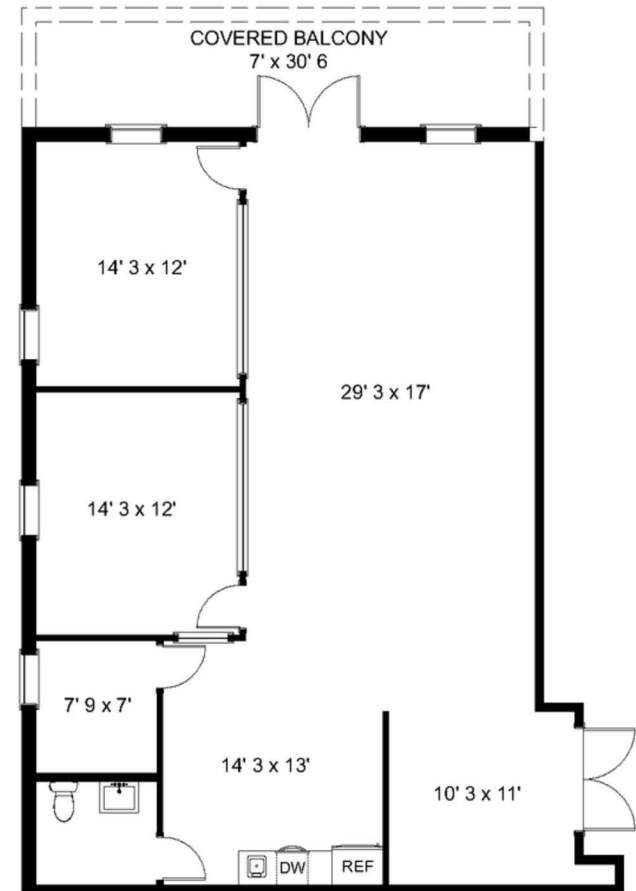
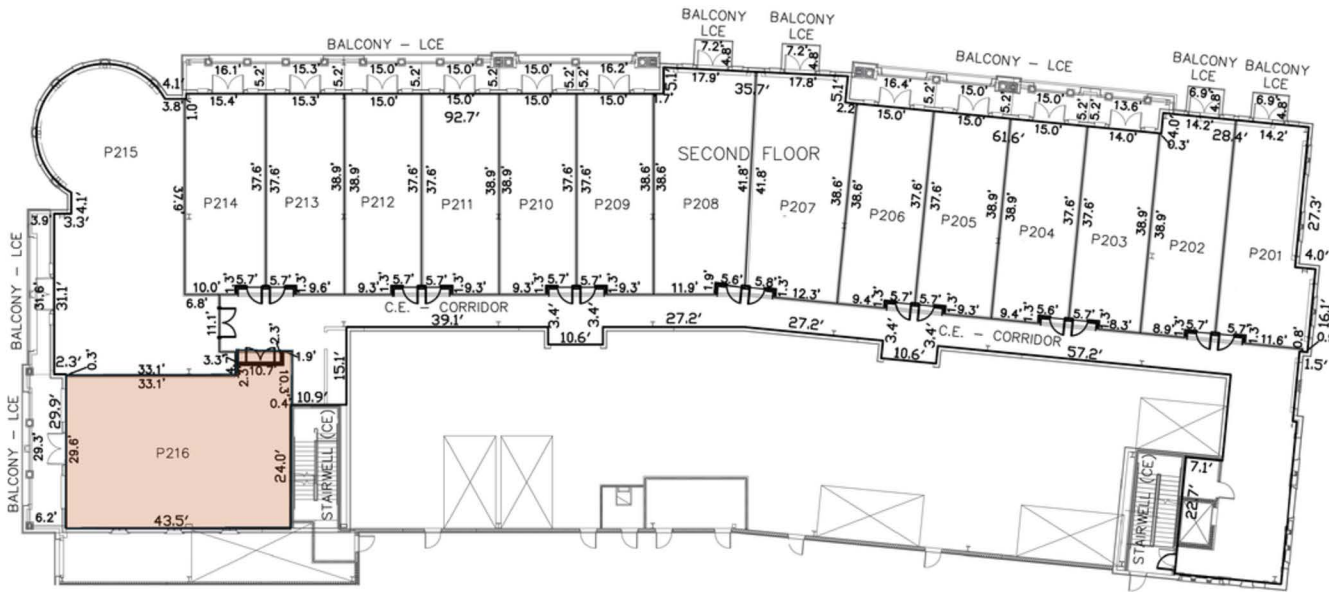
In addition to the retail & dining core, Coconut Point includes over 300 residential condominiums and approximately 30,000 square feet of office space, reinforcing its mixed-use character and providing strong daytime population support.

Its location is strategic: between Naples and Fort Myers, just 15 minutes from Southwest Florida International Airport, and with prime access off I-75 (exit 123) just south of Corkscrew Road on US-41.

Unit Plan.....

P-Building

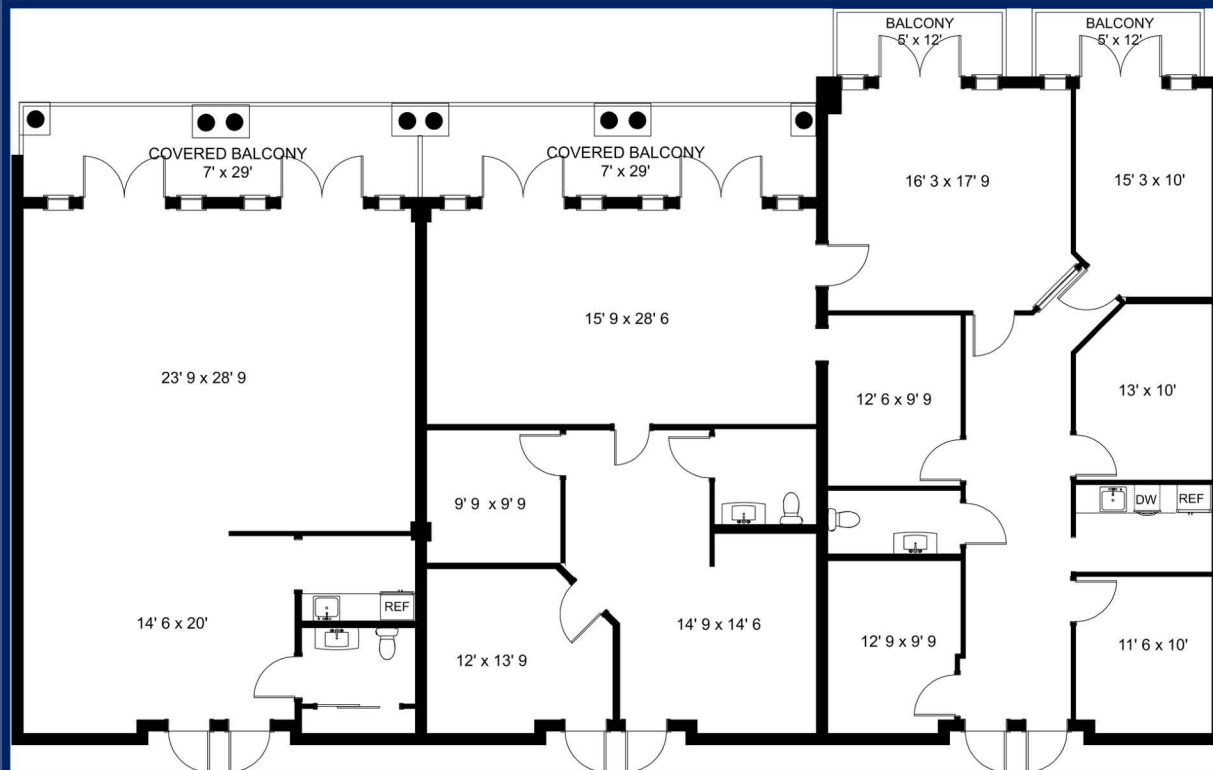
23190 Fashion Drive
Unit P216



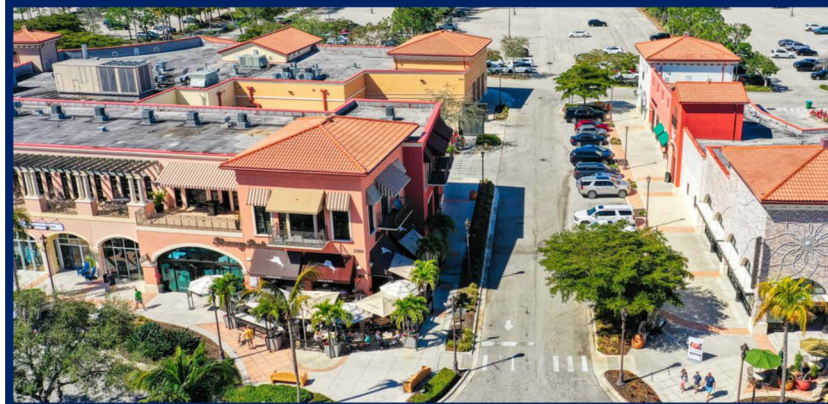
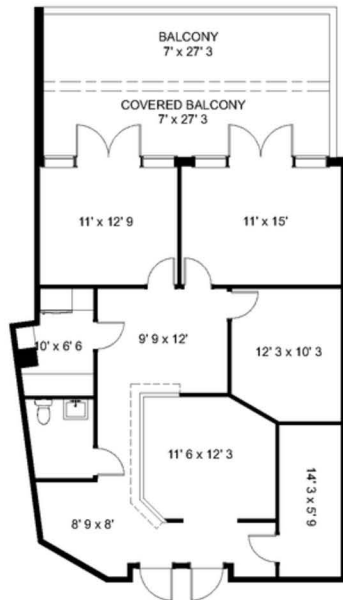
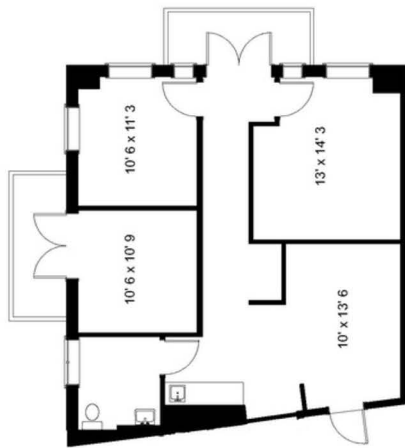
Unit Plan

R-Building

23160 Fashion Drive
Unit P216

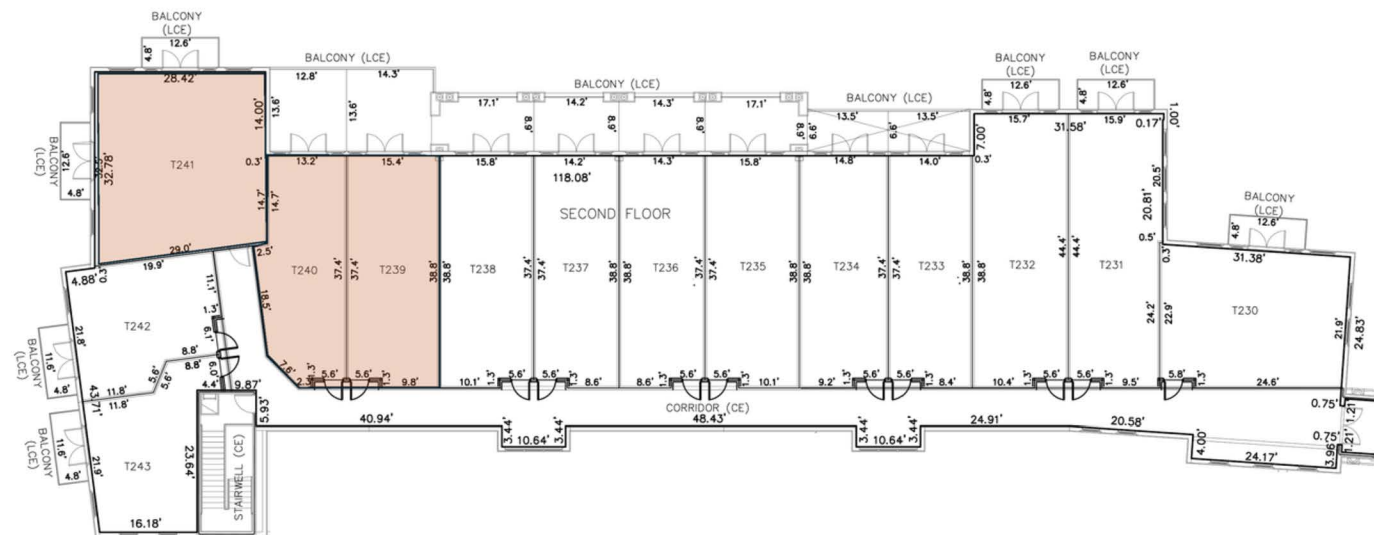


Unit Plan



T-Building

23150 Fashion Drive
Units T239-240 & T241



Rent Roll & Tenant Mix

Tenant	Unit	Type	Size	
			Usable	Rentable
The Hilb Group	P216	NNN	1,321	1,645
Ted Todd Insurance, Inc.	R221-226	NNN	3,623	4,512
Edward Jones & Co, LP	T239 & T240	NNN	1,076	1,340
Lead Envy, LLC	T 241	NNN	874	1,088
Total			6,894	8,585

CALL FOR DETAILED INCOME & EXPENSE INFORMATION



The Hilb Group

Industry
Commercial Insurance

Size
Regional

Year Founded
2009

Website
www.hilbgroupfl.com



Ted Todd Insurance, Inc.

Industry
Commercial Insurance

Size
Regional

Year Founded
1986

Website
www.tedtoddinsurance.com

Edward Jones

Edward Jones & Co, LP

Industry
Financial Services

Size
National

Year Founded
1922

Website
www.edwardjones.com



Lead Envy, LLC

Industry
Software Development

Size
Local

Year Founded
2019

Website
www.tekambi.com



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