

FOR LEASE

Pinebrook Park

12995 S Cleveland Ave. Fort Myers, FL 33907



CUSHMAN &
WAKEFIELD

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	1,157-3,146 SF
Parking	3.91/1,000 SF
Zoning	C-1
Signage	Electronic Billboard
Available Units	4
Total Units	124
Freeway Frontage	812'



1,157-3,146 SF Office/Retail Space

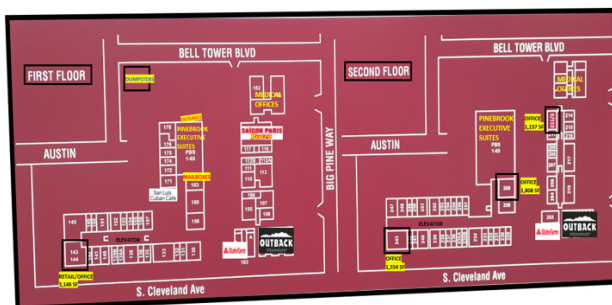
Lease Rate: \$10.50-\$25.00/SF

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
260	1,808 SF	\$12.00 / SF	\$7.66	\$2,962.11

Available Executive Suites

Suit	Square Footage	Total (No Sales Tax Included)
PBS 45	126 SF	\$349.97



Gary Tasman
 CEO & Principal Broker
 +1 239 489 3600
 gtasman@cpswfl.com



Gretchen Smith
 Senior Director
 +1 239 489 3600
 gsmith@cpswfl.com



5220 Summerlin Commons Blvd. Suite 500
 Fort Myers, FL 33907
 239 489 3600
www.cpswfl.com