

ALESCO CORPORATE CENTER


Unit	Size SF	Base Rate SF	Monthly Base Rent	CAM Rate SF	Monthly CAM	Monthly Total
100	2,631	\$17.00	\$3,727.25	\$7.00	\$1,534.75	\$5,262.00

Property Highlights

- Newly renovated ALL interior common areas & exterior landscaping
- Centrally Located Professional Office Building off Colonial & McGregor @ Royal Palm Square Blvd.
- New Fiber Optic lines installed
- Vending Machines w/Fresh Coffee & filtered water
- Easy Access to Downtown Fort Myers (10 mins.)
- Ample Parking
- Pylon sign and lobby directory
- Close to Downtown, restaurants & shopping
- Minutes from US-41 (1.5 miles), I-75 (6.5 miles) & Courthouse (3.5 miles)

Property Details

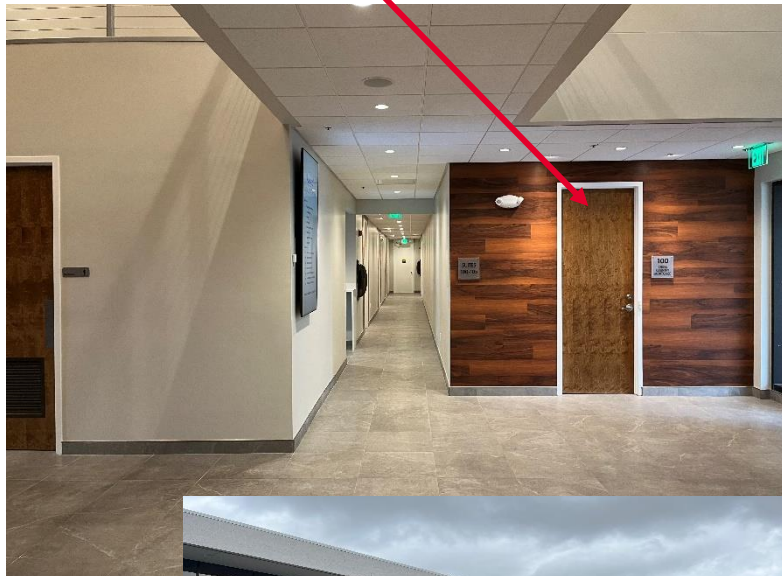
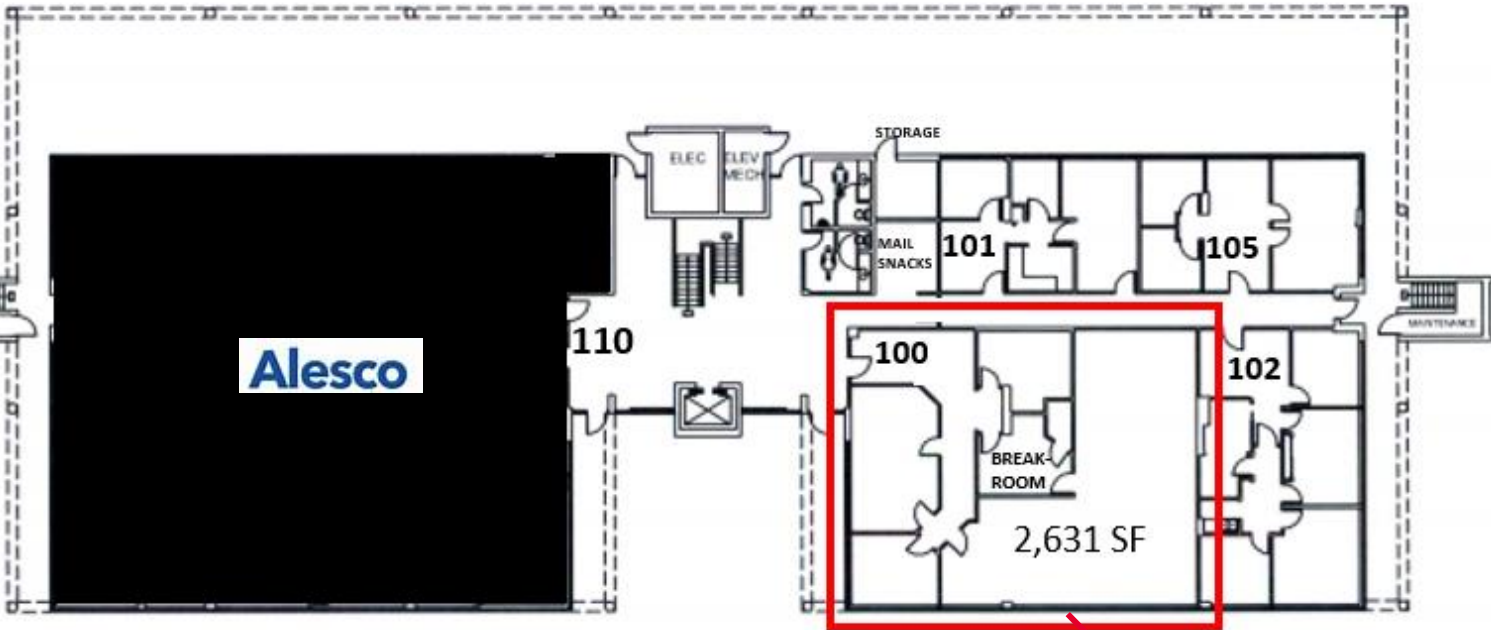
Asking Rate:	\$17.00/SF NNN
CAM:	\$7.00 (2023)
Parking Ratio:	4.09/1,000 SF (107 spaces) Including covered
Year Built:	1987/Renovated 2022
Zoning:	CG - Commercial General
Parcel #:	02-45-24-P1-00060.002A

For more information, please contact:

GARY TASMAN
Principal Broker
239.489.3600
gtasman@cpswfl.com

GRETCHEN SMITH
Senior Director
239.464.5976
gsmith@cpswfl.com

5220 Summerlin Commons Blvd. Ste. 500
Fort Myers, FL 33907
239.489.3600
www.cpswfl.com



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 TOTAL POPULATION	8,793	56,437	173,409
2028 PROJECTED POPULATION	8,813	57,415	178,582
2023 TOTAL HOUSEHOLDS	3,889	24,889	78,929
MEDIAN AGE	42	43.3	47.9
AVG HOUSEHOLD INCOME	\$89,621	\$75,983	\$79,138

TRAFFIC COUNT	Traffic Volume AADT
Colonial Blvd.	58,936
Summerlin Rd.	49,644
Rarco Blvd W.	57,316