

FOR LEASE

8900 Gladiolus Dr. Suite 202

1700 SF OFFICE SPACE

Fort Myers, FL 33908

PRESENTED BY:

LAURI ALBION

O: 239.851.5492

lauri.albion@svn.com

FL #BK626727

JOHN ALBION

O: 239.410.2234

john.albion@svn.com



PROPERTY SUMMARY



LOCATION DESCRIPTION

Located on the north side of Gladiolus between Winkler Road and Bass Roads.
Close to the Health Park Campus

PROPERTY DESCRIPTION

Excellent 1700 SF office space in a building with a new roof and freshly painted building.

PROPERTY HIGHLIGHTS

- Covered drop-off area at elevators
- Ample Parking
- Second-story office with lake view
- Dedicated covered parking space
- Other tenants include a Dentist, Hari Salon, and Audiologist

OFFERING SUMMARY

LEASE RATE:	\$14.50 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	1700 SF
LOT SIZE:	170,320 SF
BUILDING SIZE:	7,052 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	6,515	78,455	220,839
TOTAL POPULATION	8,364	112,335	373,622
AVERAGE HH INCOME	\$50,836	\$52,877	\$60,005

LAURI ALBION
O: 239.851.5492
lauri.albion@svn.com
FL #BK626727

JOHN ALBION
O: 239.410.2234
john.albion@svn.com

OUTSIDE PICTURES



Front of Building



Covered Drop-Off At Stairs and Elevator



One Dedicated Parking Space



Front Entrance To Unit

LAURI ALBION **JOHN ALBION**
O: 239.851.5492 O: 239.410.2234
lauri.albion@svn.com john.albion@svn.com
FL #BK626727

UNIT PICTURES



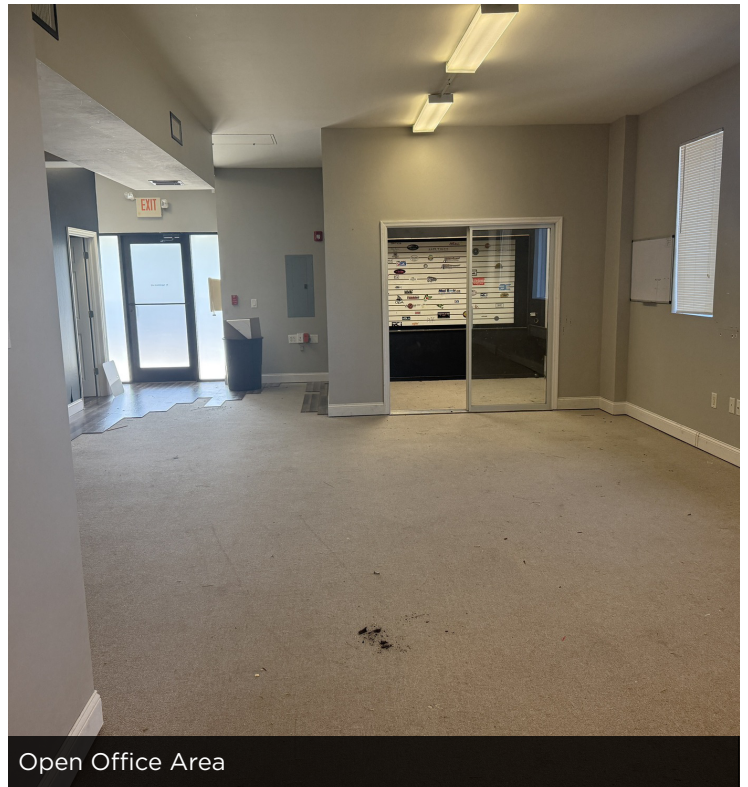
Open Office



Small Front Office/Storage



Storage/Small Office



Open Office Area

LAURI ALBION **JOHN ALBION**
O: 239.851.5492 O: 239.410.2234
lauri.albion@svn.com john.albion@svn.com
FL #BK626727