



Paraiso at North Cape

2601 N Del Prado Blvd, Cape Coral, FL 33909

greenlife

REAL ESTATE & PROPERTY MANAGEMENT



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Paraiso at North Cape

Upon Request

Paraiso at North Cape is poised to become the ultimate urban oasis in North Cape Coral, seamlessly blending luxury, convenience, and community vibrancy....

- **Luxury Urban Oasis:** Boutique, open-air destination blending dining, shopping, business, and wellness in a vibrant setting.
- **Smart Executive Offices:** High-tech office spaces with intelligent features, premium amenities, and an end-cap café for seamless work-life balance.
- **Al Fresco Dining & Retail:** Inviting storefronts, walk-up bistro windows, and stylish outdoor seating create a dynamic shopping and dining experience.
- **Scenic Social Hub:** Stunning 320-foot deck with a pergola and illuminated water feature, perfect for events, live music, and gatherings.
- **Seamless Work & Play:** Walkable environment where professionals, retailers, and fitness centers thrive in one all-inclusive space.
- **Prime Investment Opportunity:** Positioned in a high-demand market with \$1.4 billion in consumer spending within 5 miles.



Rental Rate:	Upon Request
Total Space Available:	39,800 SF
Min. Divisible:	1,000 SF
Max. Contiguous:	15,000 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	30
Center Properties:	4
Frontage:	Del Prado Boulevard
Gross Leasable Area:	42,125 SF
Rental Rate Mo:	Upon Request

1st Floor

1

Space Available	8,200 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Building 1 features premium executive office spaces with full-service amenities, complemented by a stylish corner coffee shop. The space also includes a gallery and expansive window frontage, creating a sophisticated and inviting atmosphere.

Space 2

2

Space Available	7,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Building 2 offers a prime fast-food corner location with convenient window service alongside an array of versatile retail spaces designed to accommodate a variety of businesses.

Space 3

3

Space Available	1,000 - 9,600 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Building 3 presents an exceptional dining destination with restaurant spaces up to 9,600 square feet. Tenants enjoy direct access to a scenic deck overlooking the canal, providing a unique waterfront dining experience.

Space 4

4

Space Available	15,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Building 4 provides highly adaptable flex spaces, ideal for various business needs. With up to 15,000 square feet available, this location is well-suited for a state-of-the-art gym or fitness facility.

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Paraiso at North Cape is poised to become the ultimate urban oasis in North Cape Coral, seamlessly blending luxury, convenience, and community vibrancy. Designed to evoke an airy, boutique atmosphere, this newly approved commercial destination will feature a curated mix of satiable restaurants, enticing retailers, executive office suites, and dynamic flex spaces perfect for fitness centers. Thoughtfully developed to provide a sophisticated yet welcoming ambiance, Paraiso at North Cape offers a space where professionals and businesses thrive in style.

The exclusive executive office suites in Building 1 will redefine smart workspace design, complete with full-service amenities, privacy glass partitions, intelligent conference rooms, and an end-cap café perfect for morning meetings and casual networking. Meanwhile, Building 2 will showcase striking retail storefronts, ideal for diverse businesses seeking high visibility and prime exposure. The al fresco charm continues with small-scale eateries offering walk-up windows and inviting outdoor seating between the structures.

Dining takes center stage in Building 3, where customizable restaurant spaces await visionary culinary concepts, from chic mid-sized bistros to a charming pizza parlor or gelato shop. Fitness and lifestyle needs are effortlessly met in Building 4, which caters to mid-sized fitness centers, allowing patrons to integrate work, dining, and wellness into their daily routine, all within a single, walkable destination.

The crown jewel of Paraiso at North Cape is its breathtaking 320-foot deck overlooking a serene freshwater pond, enhanced by an illuminated water feature. With a pergola covering two-thirds of the space, this enchanting outdoor area sets the scene for lively social gatherings, live music, and exclusive events, ensuring an unparalleled ambiance for businesses and visitors.

Strategically positioned in North Cape Coral, a flourishing residential enclave with over 223,000 residents within a 15-minute drive, Paraiso at North Cape fills a long-awaited gap in commercial development. With a median household income of \$71,499 within a 1-mile radius and a staggering \$1.4 billion in consumer spending within 5 miles, this premier location presents an unrivaled investment opportunity. Now is the time to secure a presence in Cape Coral's most anticipated development, where luxury meets lifestyle in a setting designed to inspire.

Property Photos



Property Photos



Property Photos



AI Fresco Dining Area Outside the Café



Two Restaurant/Café Endcaps with Prominent Signage

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



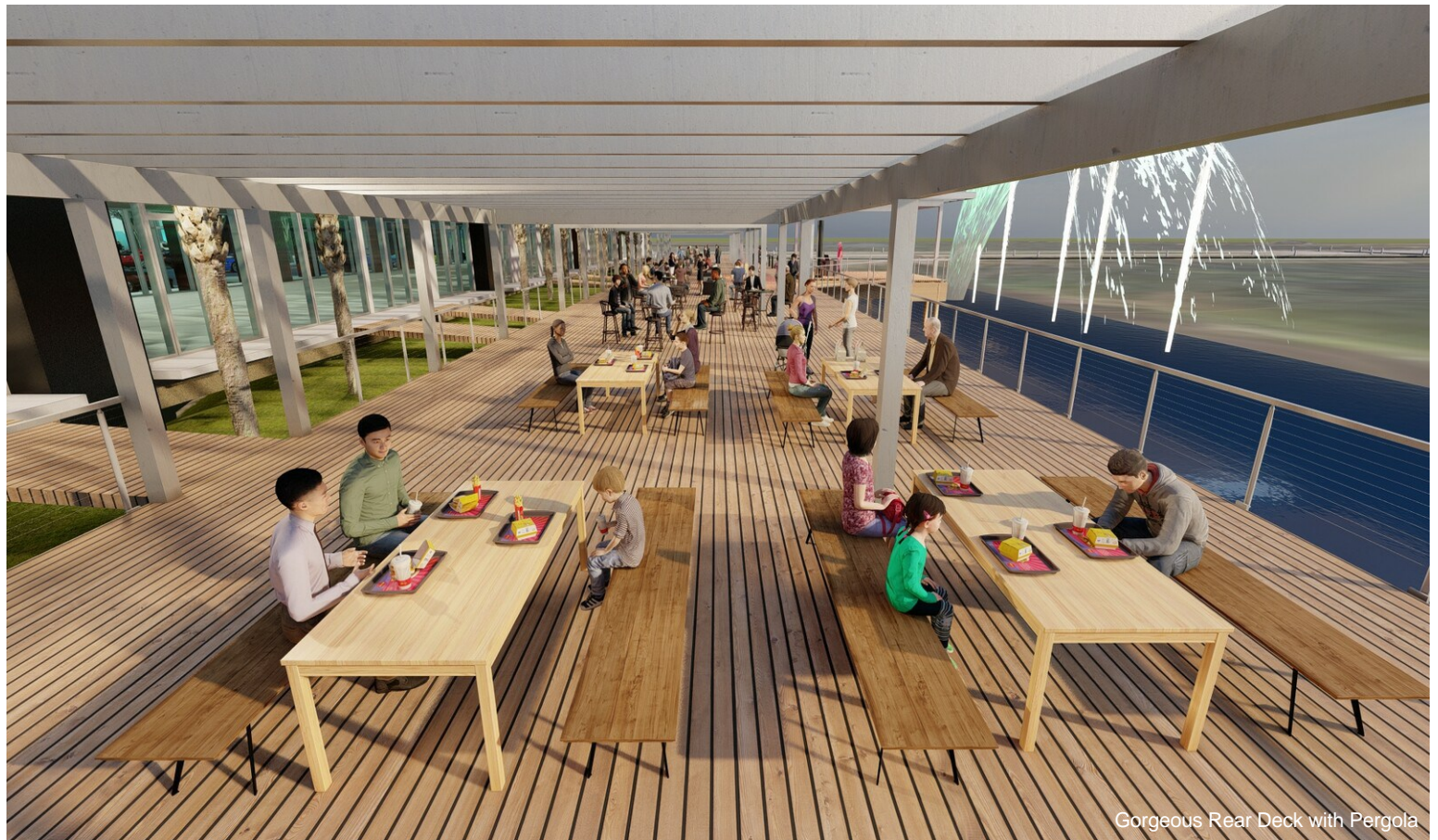
Property Photos



Property Photos



Prominent Development Signage



Gorgeous Rear Deck with Pergola

Property Photos



Property Photos



Property Photos



A Pergola Helps to add Shade, Reducing the Temperature

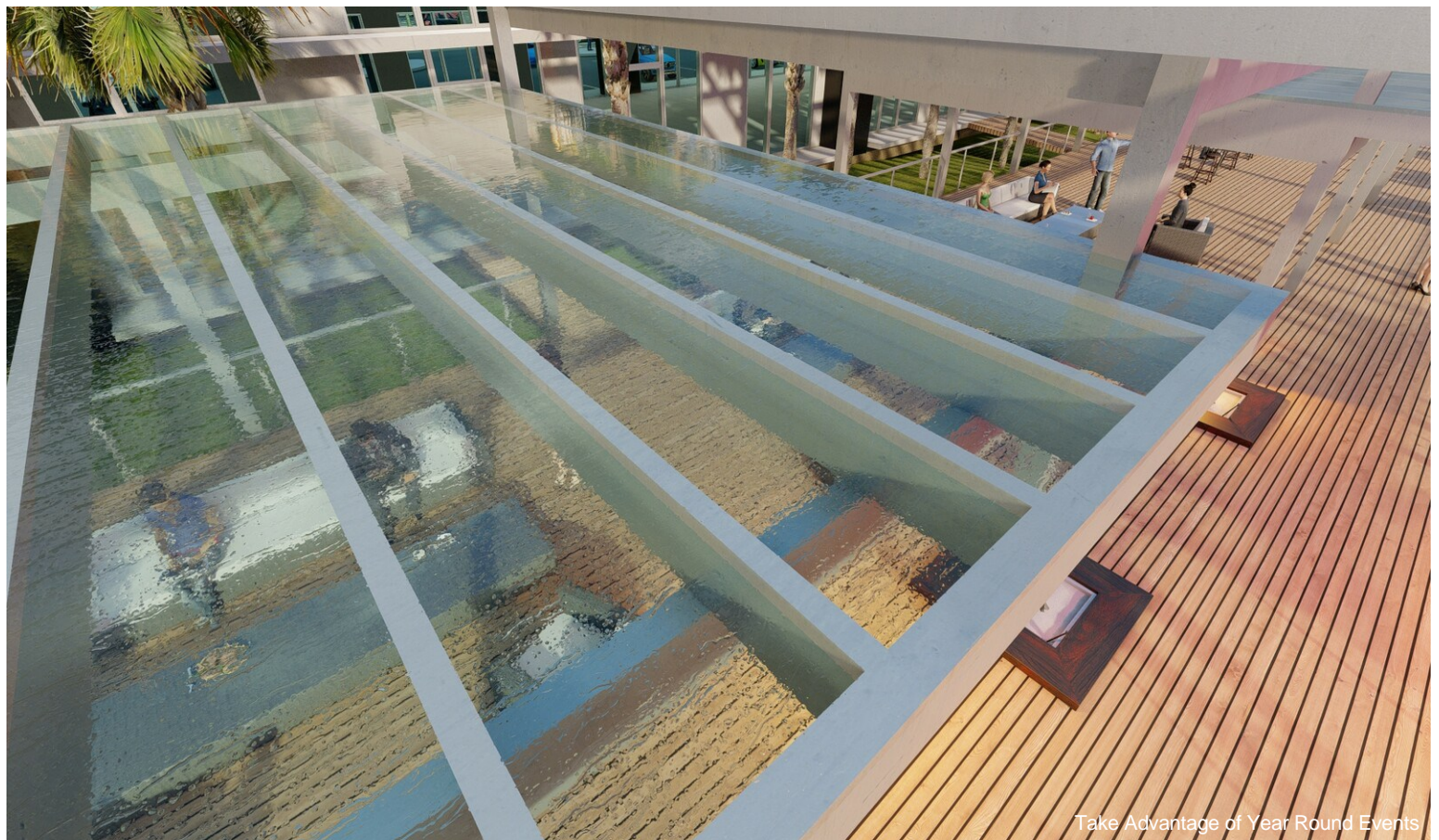


Gorgeous Rear Deck with Pergola

Property Photos



Perfect Place for a Midday Break



Take Advantage of Year Round Events

Property Photos



Property Photos



A Pergola Helps to add Shade, Reducing the Temperature



Beautifully Colored Lights at Night

Property Photos



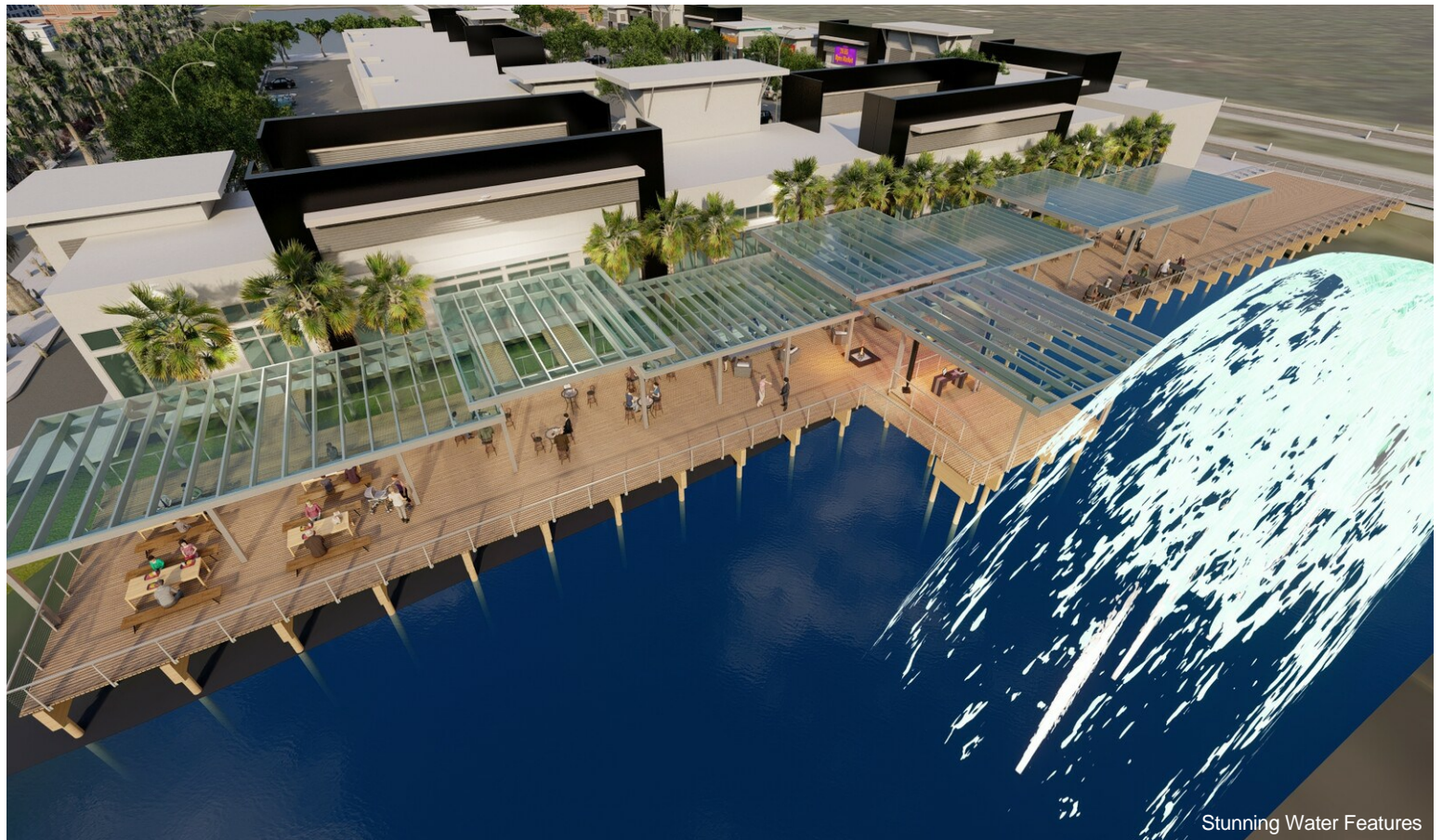
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Property Photos



Book an Event, Listen to Live Music, or Have a Cocktail Here



Stunning Water Features

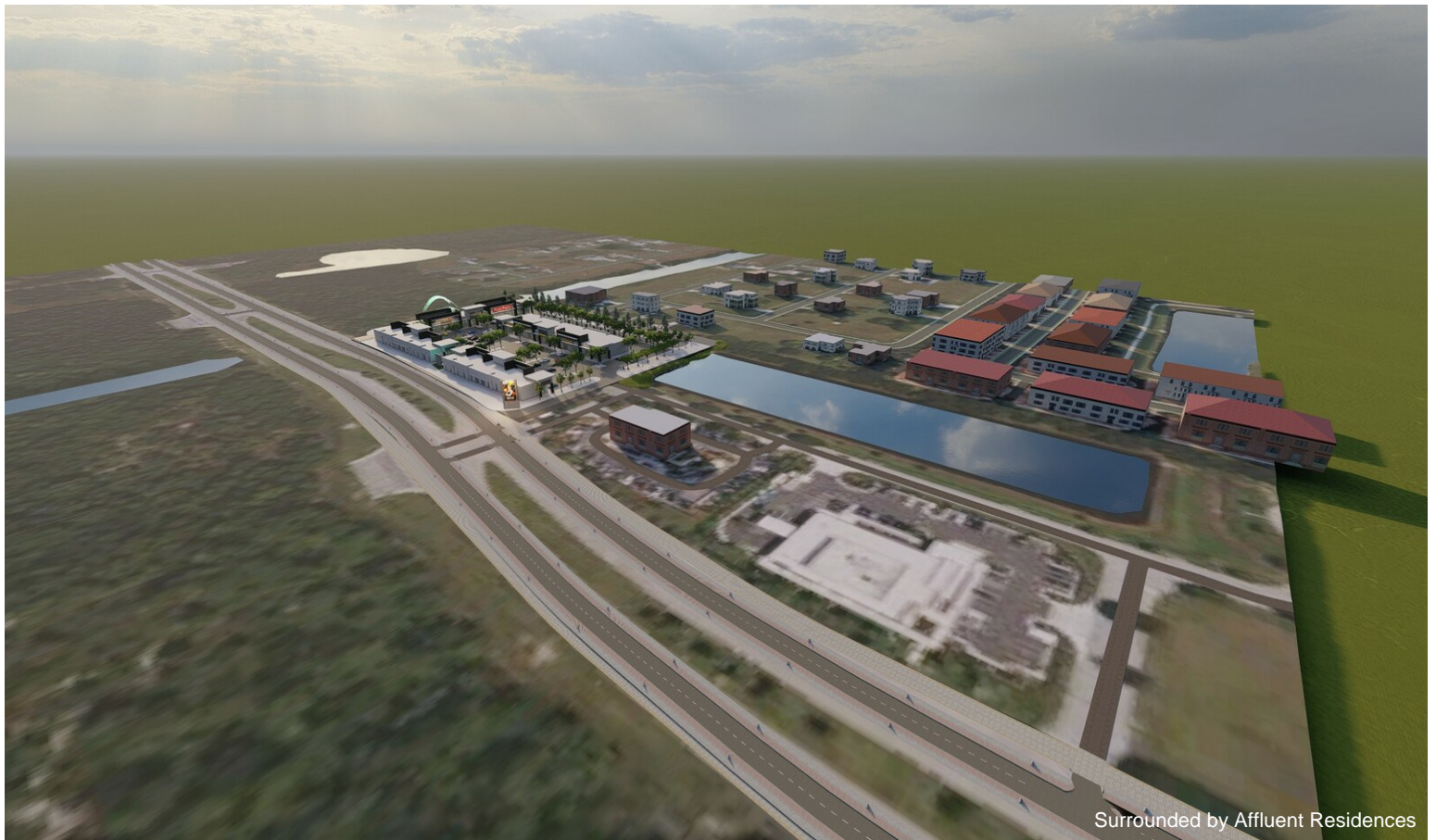
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