

LEASE

CYPRESS PROFESSIONAL CENTER

25097 Olympia Avenue Punta Gorda, FL 33950



PROPERTY DESCRIPTION

LOCATION LOCATION LOCATION!! Professional Medical/Office space available for lease at the Cypress Professional Building in Punta Gorda, Fl. Two-story Class A Medical/Office Space with all of the amenities for any professional business or medical corporation. Ample parking is available along with a covered portico for patient drop off and pick up. The property offers 2 elevators for ease of access to the second floor., and sinks in exam rooms. Space available for lease ranges between 1,018 sf to 1,198 sf. Lease rate + CAM. Units are built out and ready to occupy your business today. Call and schedule your personal tour today!

All information comes from users and sources that are believed to be reliable but should be verified for accuracy. Subject to errors and omissions

PROPERTY HIGHLIGHTS

- Great Location
- Ample Parking

Danny Nix Jr
941 225 4663

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	3
Available SF:	1,018 - 1,198 SF
Building Size:	31,424 SF
NOI:	\$379,388.42
Cap Rate:	6.32%
Zoning:	OMI
APN:	412305159001

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	822	22,509	54,357
Total Population	1,830	48,568	122,669
Average HH Income	\$51,110	\$59,974	\$56,305



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,018 - 1,198 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
25097 Olympia Avenue #101	-	1,143 SF	NNN	\$17.00 SF/yr	Lobby, reception area, 3 exam rooms, 1 doctors office, breakroom, 2 bathrooms
25097 Olympia Avenue #103	Available	1,198 SF	NNN	\$18.00 SF/yr	1,198sf of Medical Office space with 4 exam rooms, Private doctors office, 2 public restrooms, reception/work area, and lobby.
25097 Olympia Avenue #201	Available	1,048 SF	NNN	\$18.00 SF/yr	1,048sf of Medical Office space with 4 exam rooms, Private doctors office, break room, 1 public restroom, reception area, nurse station, storage area and lobby.
25097 Olympia Avenue #200	Available	1,018 SF	NNN	\$18.00 SF/yr	Medical Office Space for Lease with lobby, reception area, 3 Exam rooms, Break room, and Doctor's office.

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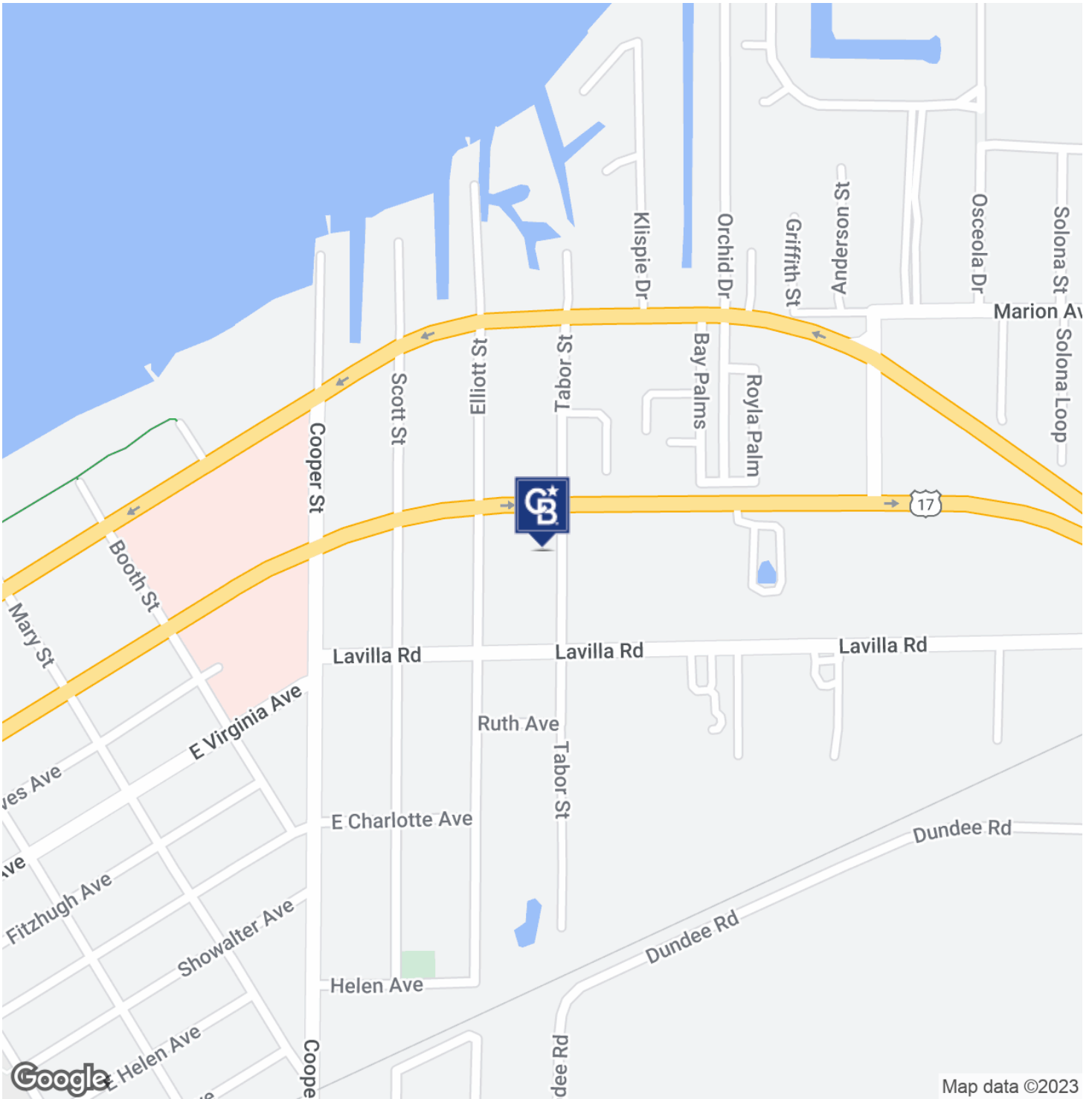


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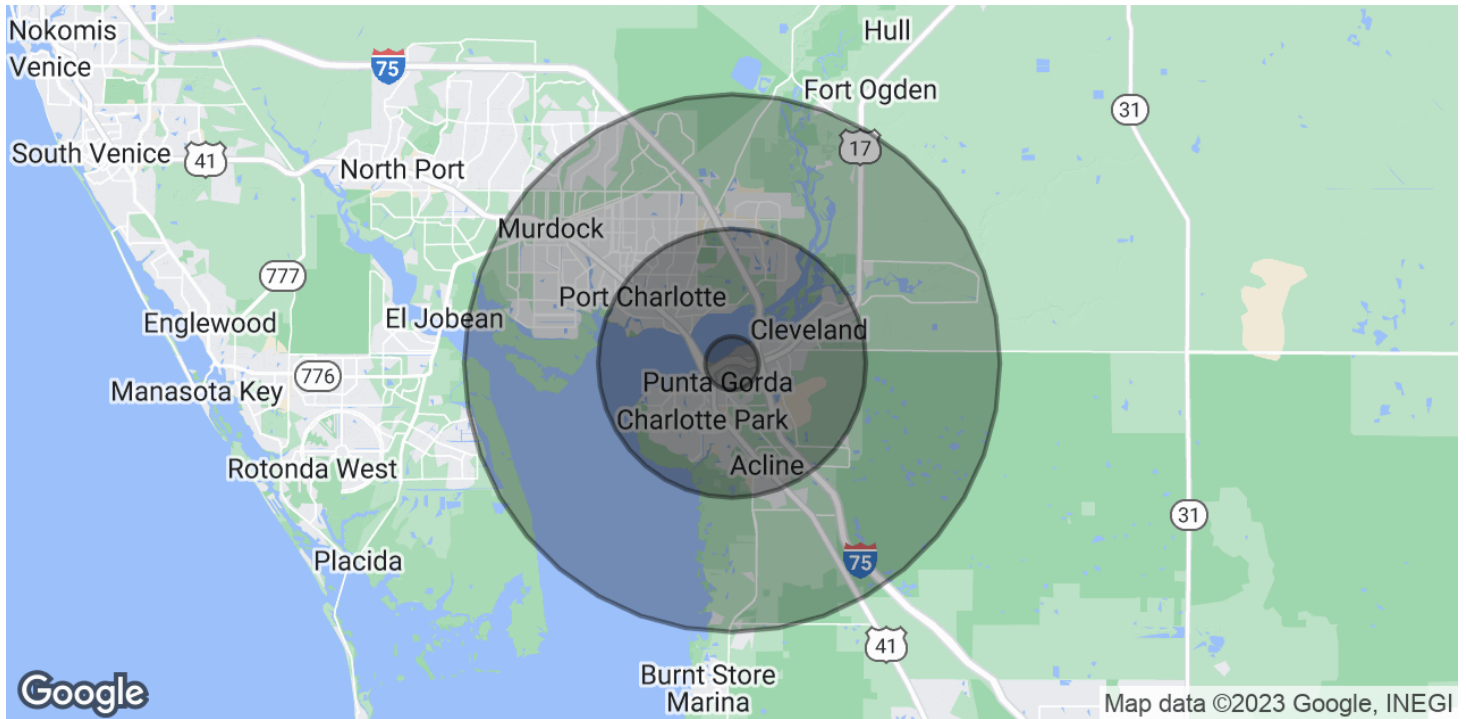


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,830	48,568	122,669
Average Age	46.5	55.3	51.3
Average Age (Male)	43.6	54.8	50.2
Average Age (Female)	48.7	55.7	52.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	822	22,509	54,357
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$51,110	\$59,974	\$56,305
Average House Value	\$224,116	\$305,494	\$246,661

* Demographic data derived from 2020 ACS - US Census

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