

FOR LEASE

OFFICE / MEDICAL



MEDICAL OFFICE BUILDING

1606 Santa Barbara Blvd., STE 110
Cape Coral, FL 33991

SUITE 110

- **Size:** 2,684± RSF (first floor)
- **Lease Rate:** \$35.00 / SF + NNN
- **Delivery:** Grey shell allowing for a fully customized build-out. Generous TI allowance available

PROPERTY OVERVIEW

- State-of-the art 40,000+ SF flagship medical building anchored by Premier Women's Care
- High patient volume practice with 30+ providers. Strong referral potential driven by on-site specialty services.
- Exceptional visibility at the signalized corner of Santa Barbara Blvd. and Trafalgar Pkwy.
- High traffic counts on Santa Barbara Blvd. (2024 AADT: 28,000)
- Building signage available
- Covered and surface parking available



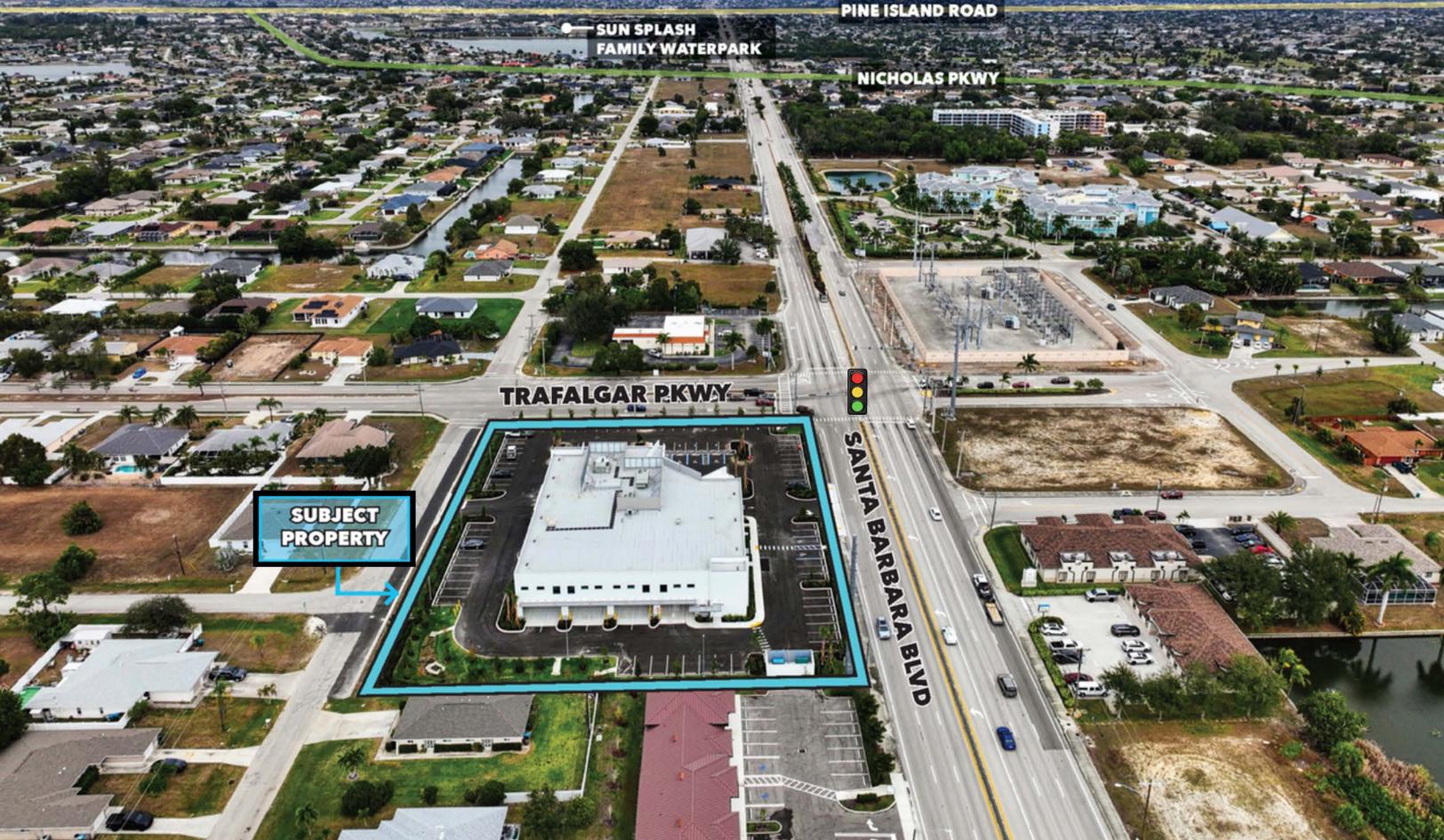
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PREMIER
COMMERCIAL



**SUBJECT
PROPERTY**

**SUN SPLASH
FAMILY WATERPARK**

PINE ISLAND ROAD

NICHOLAS PKWY

TRAFALGAR PKWY

SANTA BARBARA BLVD



**SUBJECT
PROPERTY**

VETERANS MEMORIAL PKWY

**CAPE CORAL
HIGH SCHOOL**

SANTA BARBARA BLVD

TRAFALGAR PKWY