

10970 S Cleveland Ave Units 406 & 408 Fort Myers, FL 33907



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



INVESTMENT CONDOS FOR SALE

Property Highlights

- Centralized location just off Cleveland Ave with easy access to major corridors and multiple ingress points from Boy Scout & S Cleveland Ave
- Great professional tenant mix
- Pylon signage on US-41
- Ample parking offering 8.87 / 1,000 SF ratio
- Units are fully leased and income producing
- Current tenants benefit from neighboring tenant Responsive Technology Partners in Unit 407

ADDRESS

10970 S Cleveland Ave
Unit 406 & 408
Fort Myers, FL 33907

PROPERTY TYPE

Office Condo

UNIT SIZE(S)

Unit 406 \pm 3,117 SF
Unit 408 \pm 988 SF

YEAR BUILT

2006

PARKING RATIO

8.87 / 1,000 SF

ZONING

C2 - Commercial

SUBMARKET

S Ft Myers / San Carlos

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Better never settles

10970 S Cleveland Ave Unit 406



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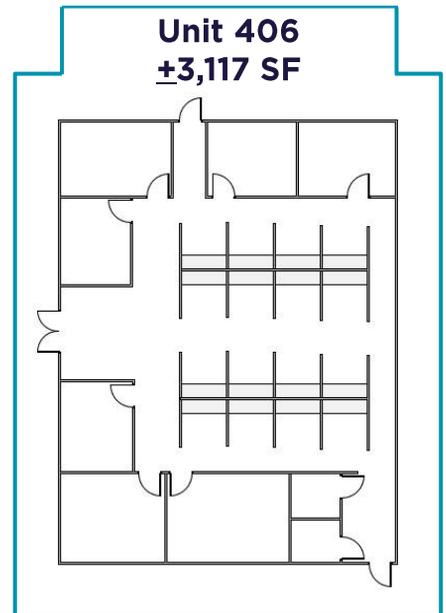


FOR SALE \$779,250

Condo Highlights

- Current Tenant - Synergy Networks Inc.
- Lease Expiration - 5/31/2028
- Annual NNN Income - \$52,332.12
- Annual Condo Dues - \$6,880.67
- Real Estate Taxes (24') - \$4,486.44
- Fully built-out office space, offering private offices, open-air cubicles, breakroom and restrooms
- Located in a well-maintained flex park, with optimal tenant mix
- Prime frontage and pylon signage on US-41

Unit 406
+3,117 SF



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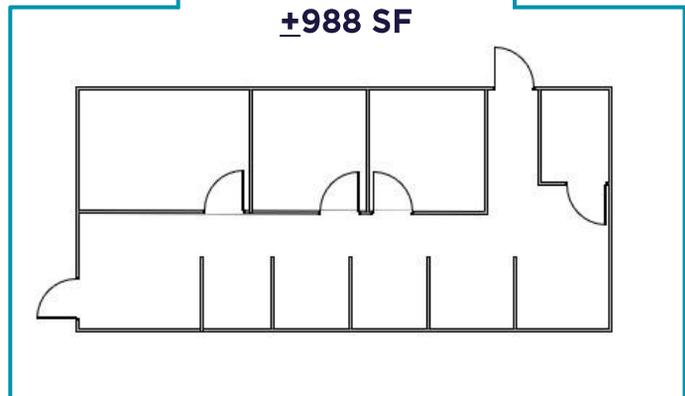


FOR SALE \$266,760

Condo Highlights

- Current Tenant - Blink Aesthetics
- Lease Expiration - 6/30/2026
- Annual NNN Income - \$16,500
- Annual Condo Dues - \$2,368.26
- Real Estate Taxes (24') - \$1,474.46
- Fully built-out salon/office, offering private and open workspaces, breakroom and restrooms
- Located in a well-maintained flex park, with optimal tenant mix
- Prime frontage and pylon signage on US-41

**Unit 408
+988 SF**



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Premium Office Space with Direct Data Center Access

Suites 406 & 408 A Rare Opportunity

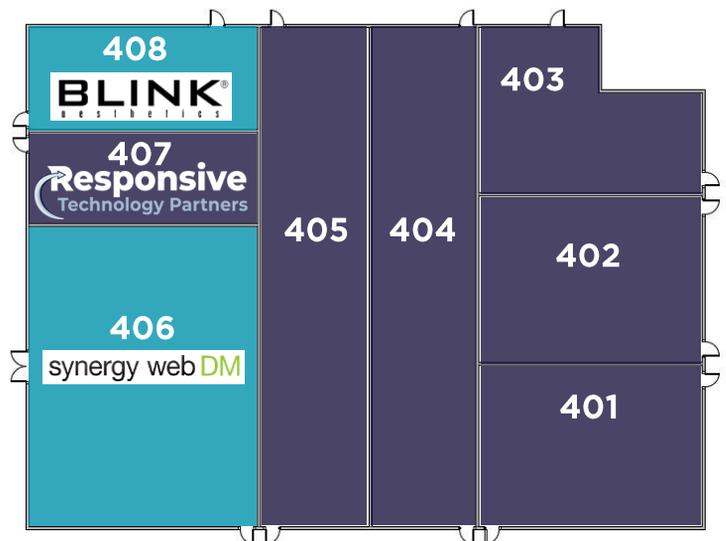
Suites 406 and 408 aren't just offices—they're strategically located on either side of a state-of-the-art data center.

This gives tenants unparalleled access to enterprise-grade connectivity and IT infrastructure, all without the delays, costs, or limitations of traditional providers.

To see more information on the data center click [HERE](#)

Why This Location Stands Out

- **Instant Connectivity** – Bandwidth can be activated within hours. No waiting on the cable or telephone company.
- **Unlimited Bandwidth** – Scale your operations with no usage caps and reduced costs exclusive to building tenants.
- **Enterprise Reliability** – Redundant fiber routes to the internet plus 99.99% uptime SLA.
- **Power Redundancy (Data Center Only)** – UPS backup and on-site generator ensure your business stays online—even during utility outages.
- **Colocation Advantage** – Host your own servers directly in the data center for maximum performance and security.
- **Future-Proof** – From startups to high-usage enterprises, this infrastructure grows with you.



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