

PROFESSIONAL OFFICE DOWNTOWN CAPE CORAL

FOR LEASE

1326 CAPE CORAL PARKWAY E, CAPE CORAL, FL 33904



8 DEDICATED/TITLED PARKING SPACES & 1 SHARED HANDICAP SPACE FOR UNIT 1

SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	OpEx (PSF)	MONTHLY OpEx	MONTHLY SALES TAX	MONTHLY TOTAL
1	2,274	\$20.00	\$3,790.00	\$7.23	\$1,370.09	\$129.00	\$5,289.09

LEASE RATE: \$20.00 PSF NNN

OPEX: \$7.23 PSF

SIZE: 2,274± SF

LOCATION: Located on the south side of Cape Coral Parkway, just west of Del Prado Boulevard and east of Vincennes Boulevard

ZONING: SC - South Cape Downtown District (City of Cape Coral)

YEAR BUILT: 1975

PARKING: 3.77/1,000 SF

FURNISHED & MOVE-IN READY

This downtown Cape Coral suite is furnished and features a conference room, fiber optic connection for phone and data and is ADA compliant. Ideal location to meet the needs of lawyers, CPA's, engineers, insurance offices, among other professionals. Monument signage directly on Cape Coral Parkway is lit and wired with digital signage capabilities.

CONTACT

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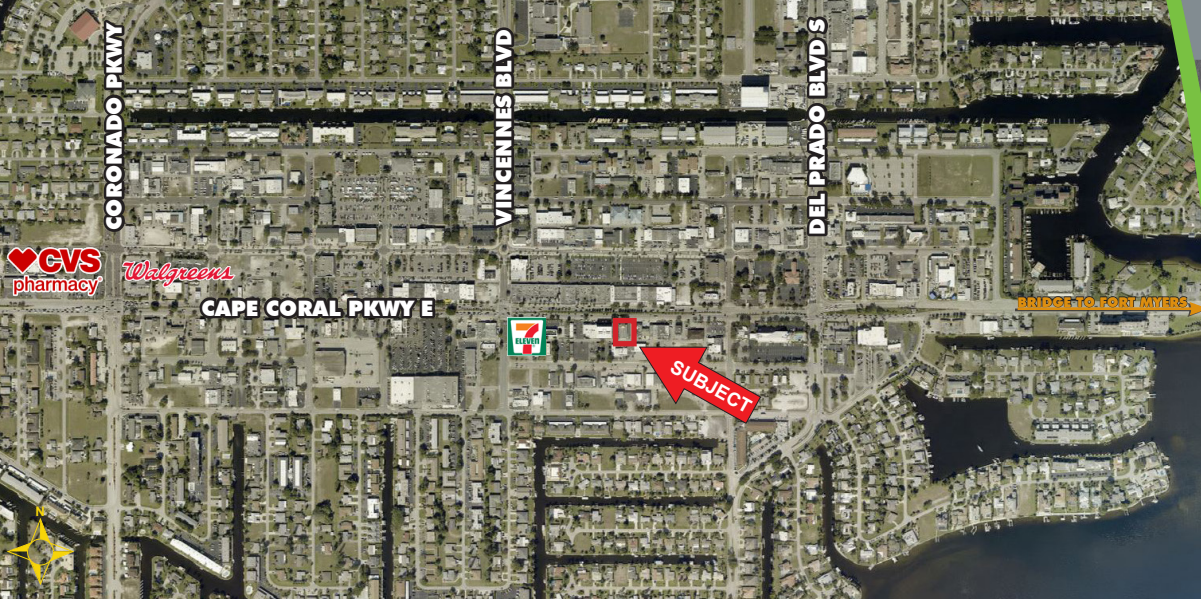
12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 404
Naples, FL 34102

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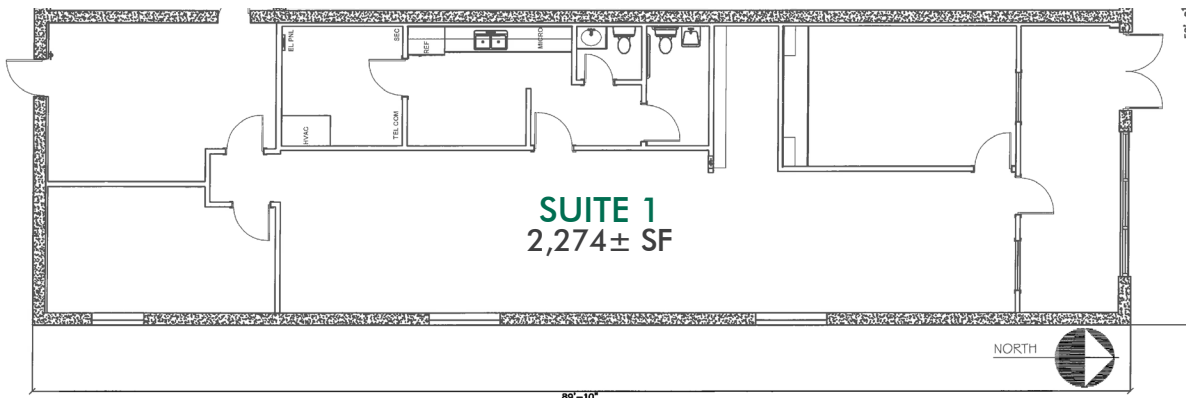
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HIGHLIGHTS

- Monument Signage
- New upgrades to the building include HVAC with isotherm insulation, making it very efficient, new roof, plumbing and electrical done in 2011



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