

MEDICAL OFFICE BUILDING

1606 Santa Barbara Blvd., STE 110

Cape Coral, FL 33991

FOR LEASE



PREMISES:

Two-story medical office building:

- Delivery expected in Winter 2025/2026
- Space to be delivered in “grey shell” condition
- High visibility on Santa Barbara Blvd. (2024 AADT: 28,000)
- Building signage available
- Strong Referral Potential with Premier Women’s Care
- Generous TI Allowance available

SIZE:

2,684± RSF

LEASE RATE:

\$35.00 PSF + NNN

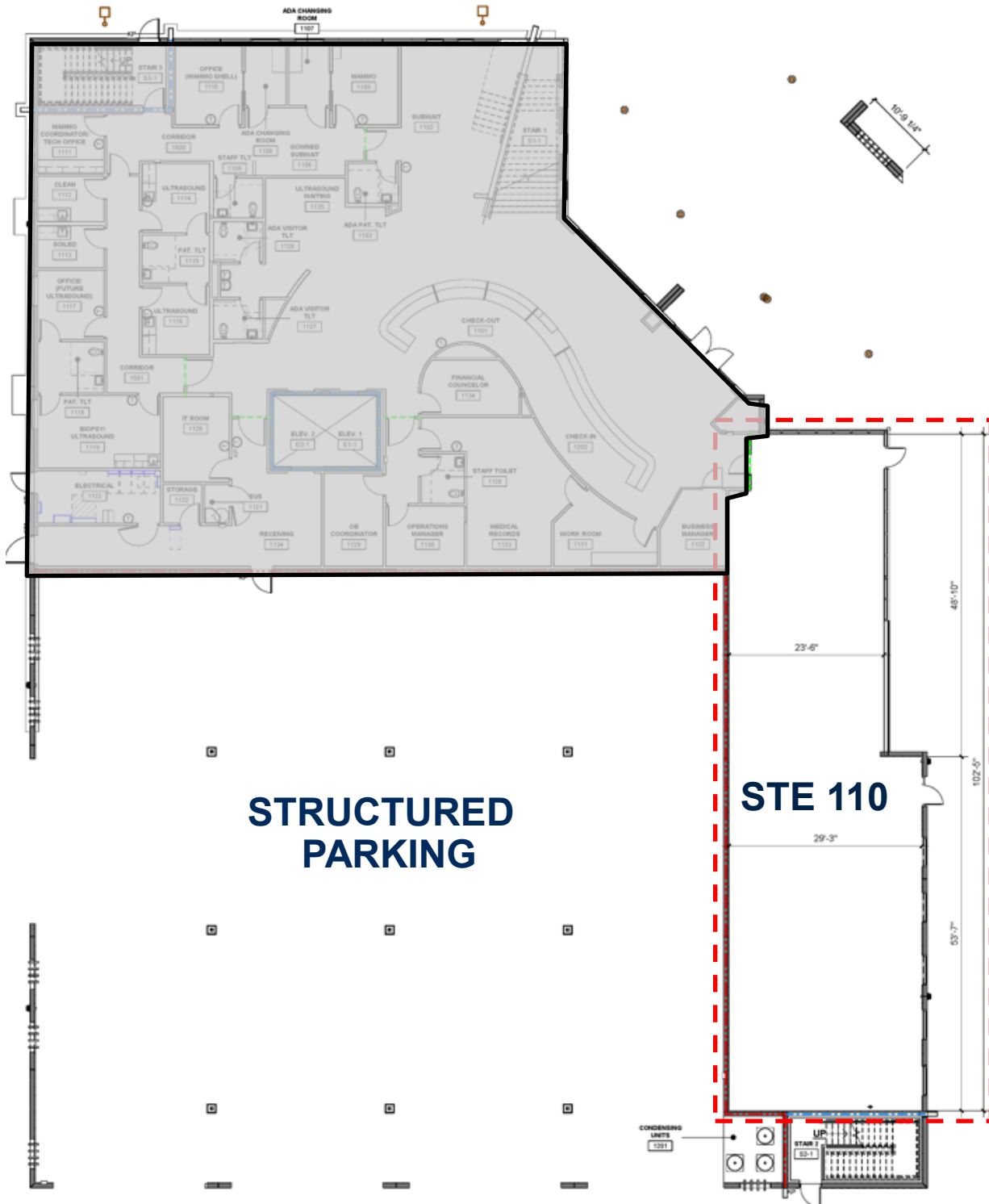
LOCATION:

Located on the signalized SW corner of Santa Barbara Blvd and Trafalgar Pkwy, 1-mile north of Veterans Pkwy.



PREMIER
COMMERCIAL

FLOOR PLAN



**STRUCTURED
PARKING**

STE 110

STE 110: 2,684± RSF

LEASE RATE: \$35.00 PSF + NNN

CONTACT US:

Matthew Stepan, CCIM
Commercial Advisor
MattS@premiermail.net

WT Pearson
Broker Associate
WT@premiermail.net