

**FOR LEASE**

# 8900 Gladiolus Dr. Suite 202

**1700 SF OFFICE SPACE**

Fort Myers, FL 33908

**PRESENTED BY:**

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# PROPERTY SUMMARY



## LOCATION DESCRIPTION

Located on the north side of Gladiolus between Winkler Road and Bass Roads.  
Close to the Health Park Campus

## PROPERTY DESCRIPTION

Excellent 1700 SF office space in a building with a new roof and freshly painted building.

## PROPERTY HIGHLIGHTS

- Covered drop-off area at elevators
- Ample Parking
- Second-story office with lake view
- Dedicated covered parking space
- Other tenants include a Dentist, Hari Salon, and Audiologist

## OFFERING SUMMARY

|                         |                     |
|-------------------------|---------------------|
| <b>LEASE RATE:</b>      | \$14.50 SF/yr (NNN) |
| <b>NUMBER OF UNITS:</b> | 1                   |
| <b>AVAILABLE SF:</b>    | 1,700 SF            |
| <b>LOT SIZE:</b>        | 170,320 SF          |
| <b>BUILDING SIZE:</b>   | 7,052 SF            |

| <b>DEMOGRAPHICS</b>      | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------|---------------|----------------|-----------------|
| <b>TOTAL HOUSEHOLDS</b>  | 6,515         | 78,455         | 220,839         |
| <b>TOTAL POPULATION</b>  | 8,364         | 112,335        | 373,622         |
| <b>AVERAGE HH INCOME</b> | \$50,836      | \$52,877       | \$60,005        |

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## OUTSIDE PICTURES



Front of Building



Covered Drop-Off At Stairs and Elevator



One Dedicated Parking Space



Front Entrance To Unit

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# UNIT PICTURES



Reception Area



Open Office Area



Large Office



Storage/Small Office



Open Office Area



Bathroom

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