

# THE OFFICES AT COCONUT POINT

23150 Fashion Drive, STE T242-243

Estero, FL 33928

FOR SALE or LEASE

CLASS "A" OFFICE



- PREMISES:**
- 2nd floor, 1,172 +/- RSF office suite in Building T with private balcony overlooking Fashion Drive
  - Private parking available
  - Direct access to fiber network
  - Built-out and ready for December 1, 2024 occupancy

**SALE PRICE:** \$315.00 / RSF

**LEASE RATE:** \$23.00 PSF + NNN

**ZONING:** Professional office (non-medical)

**LOCATION:** Located at the 1.2MIL SF Coconut Point Mall on the NE corner of US-41 and Coconut Rd in Estero

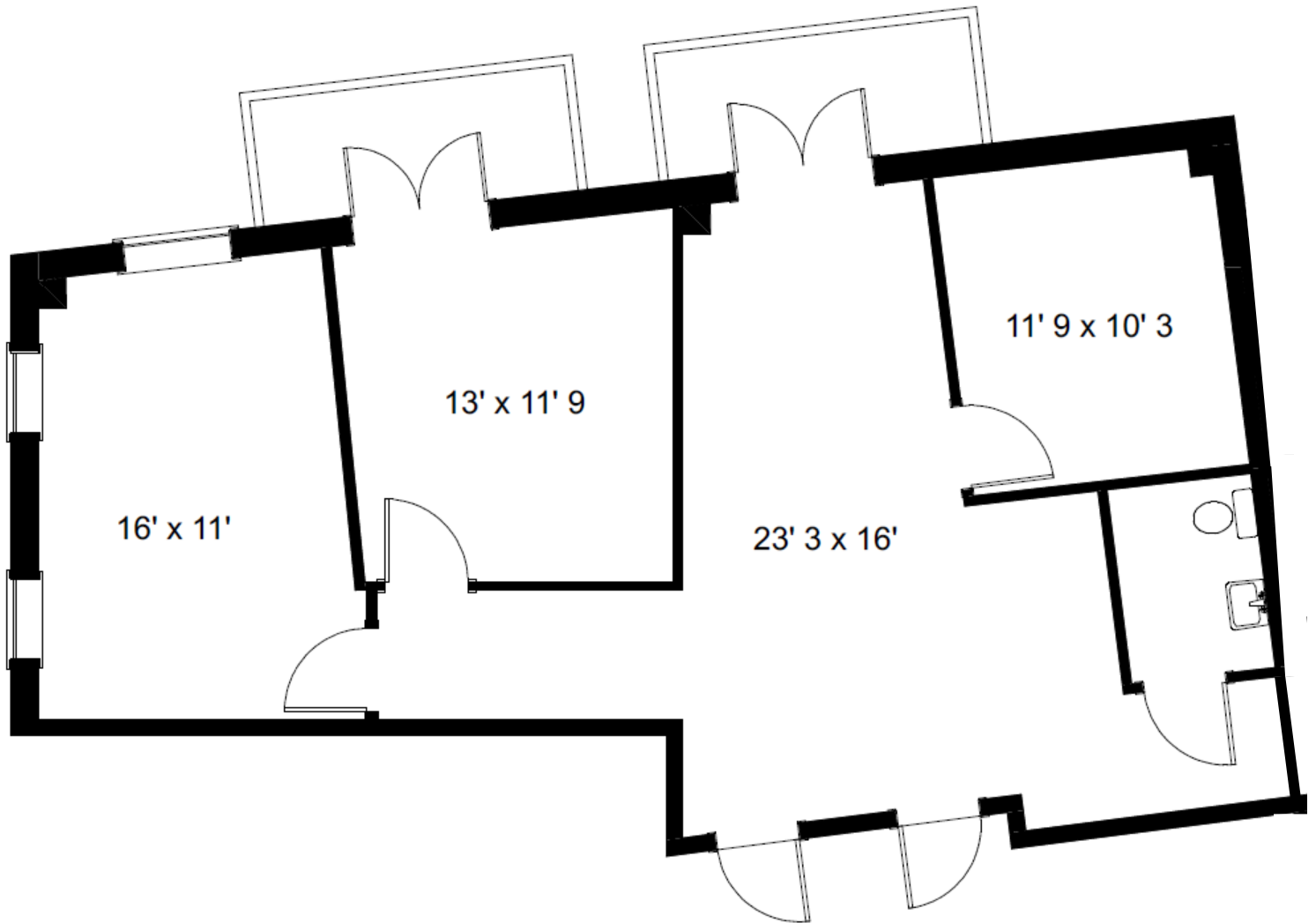




# Premier COMMERCIAL

*Knowledge. Experience. Relationships.*

## FLOOR PLAN—T242-T243



**STE T242-243: 1,172 +/- RSF**

**SALE PRICE: \$315.00 / RSF**  
**LEASE RATE: \$23.00 PSF NNN**

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## COMMON AREA PHOTOS

