

AMBERWOOD CENTER II - FLEX / INDUSTRIAL

10060 Amberwood Rd
Fort Myers, FL 33913



FOR LEASE



INFORMATION

Lease Rate:	\$17.50 SF/yr (NNN)
Building Size:	20,441 SF
Available SF:	2,500 SF
Available unit:	Suite 1
Year Built:	1994
Zoning:	IPD
Market:	Fort Myers
Traffic Count:	42,796

OVERVIEW

Amberwood Center provides an excellent flex space opportunity within the Treeline Business Park. The unit features contemporary architecture and state-of-the-art facilities. The spacious, light-filled interiors create a welcoming workspace. Tenants will benefit from ample parking, and a prime location within a sought-after business district minutes from I-75.

FEATURES

- - Newly renovated interior
- - Spacious open layout
- - High ceilings
- - Ample natural light

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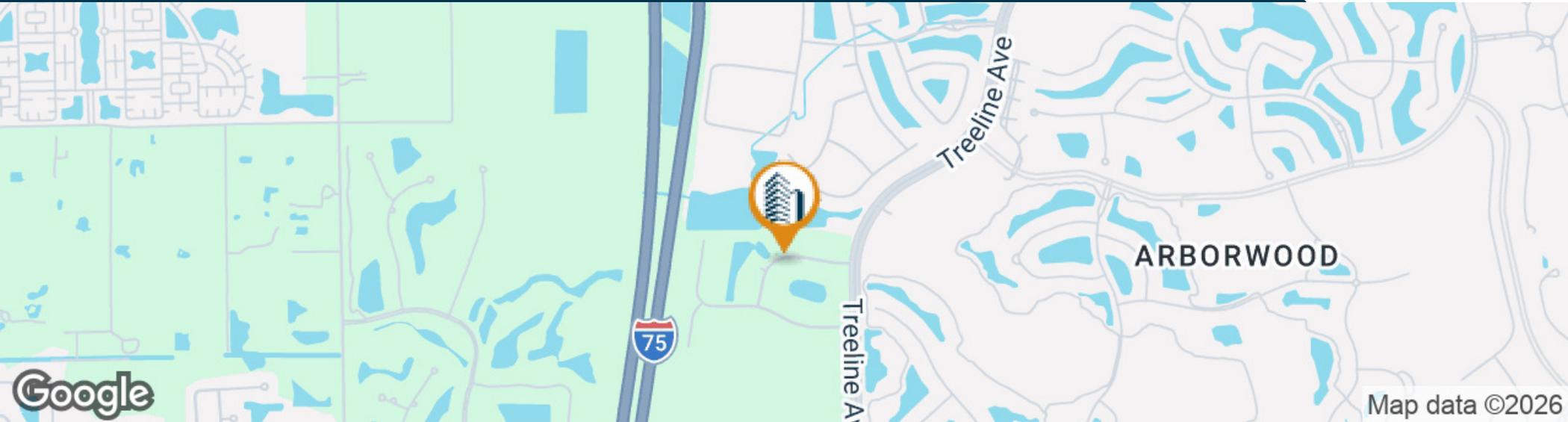
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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

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SPACES	SPACE USE	LEASE RATE	LEASE TYPE	SPACE SIZE	TERM	POPULATION	1 MILE	5 MILES	10 MILES
SUITE 1	Office Warehouse	\$17.50 SF/yr	NNN	2,500 SF	Negotiable	Total Population	3,738	94,819	417,630
						Average age	52	47	46
						Average age (Male)	52	46	45
						Average age (Female)	52	47	46
						HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
						Total households	1,624	39,845	172,218
						# of persons per HH	2.3	2.4	2.4
						Average HH income	\$172,368	\$110,860	\$94,591
						Average house value	\$556,442	\$402,090	\$365,961

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