

FOR LEASE
Pinebrook Park
12995 S Cleveland Ave. Fort Myers, FL 33907



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**



Pinebrook Park is a prime US-41 Commercial Park. There is a great tenant mix of retail, office and medical users and the park is anchored by Outback Steakhouse. The location provides excellent freeway visibility and the highest traffic counts in all of Lee County. There are multiple access points into the park: US-41, Big Pine Way and Austin Street. Pinebrook Park is also equipped with electronic billboard signage.

Property Highlights

Address 12995 S Cleveland Ave.
Fort Myers, FL 33907

Year Built 1980

CAM \$7.68/ SF

Total Bldg. SF 133,624 SF

Available SF 784-3,146 SF

Parking 3.91/1,000 SF

Zoning C-1

Signage Electronic Billboard

Available Units 10

Total Units 124

**Freeway
Frontage** 812'



784-3,146 SF Office/Retail Space

Lease Rate: \$12.00-\$30.00/SF

Available Units

Suite Number	Square Footage	Base Rent NNN	CAM / SF	Total	Date Available
131	784 SF	\$30.00 / SF	\$7.68	\$2,461.76	01/01/2026
143	3,146 SF	\$30.00 / SF	\$7.68	\$9,878.44	60-DAYS
160	1,854 SF	\$18.00 / SF	\$7.68	\$3,967.56	NOW
176	1,063 SF	\$16.00 / SF	\$7.68	\$2,097.65	NOW
178	1,118 SF	\$16.00 / SF	\$7.68	\$2,206.19	NOW
203	1,500 SF	\$12.00 / SF	\$7.68	\$2,460.00	30-DAYS
204	1,286 SF	\$14.00 / SF	\$7.68	\$2,323.37	30-DAYS
260	1,808 SF	\$12.00 / SF	\$7.68	\$2,965.12	NOW
281-285	1,457 SF	\$12.00 / SF	\$7.68	\$2,389.48	NOW
284	1,886 SF	\$12.00 / SF	\$7.68	\$3,093.04	NOW



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