


 Great Office Park

McGREGOR LAKES CENTER

Building Features

Available	1,594± SF
Asking Rate	\$14.00 PSF Modified Gross
Escalations	4% per annum
Zoning	CI-Intensive Commercial
Year Built	1998

PROPERTY HIGHLIGHTS

- 5 building lakefront office complex
- Ideal location on McGregor Blvd, 1 block North of College Pkwy
- FedEx & UPS boxes on premises along with common area tenant mailboxes
- Close to Publix, banks, restaurants & other services
- Quick access to Downtown FM, US-41 & Cape Coral bridges
- Long-time tenants include financial, real estate and other professionals
- Well maintained and professionally managed office complex
- HVAC maintenance 100% included

SPACE – Based on 3+ Yr. Terms

Suite	Size SF	Lease Rate	Sales Tax	Monthly Total
4-403	3,200	\$3,733.33	\$224.00	\$3,957.33

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ENTRY
**Floorplan 4-403
3,200± SF**
