

FOR LEASE

The Terraces - 8660 College Pkwy.

Fort Myers, FL 33919



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present The Terraces Office Complex for lease. The property is located at the signalized corner of College Pkwy. and Winkler Rd. The Terraces Office Complex is an attractive and unique office building with an exceptional open air atrium with a fountain, waterfalls, and ponds. The excellent exposure and high traffic counts present a prime

Property Highlights

Address	8660 College Pkwy. Fort Myers, FL 33919
Year Built	1983
Total Bldg. SF	17,805 SF
Available SF	465-1,658 SF
Stories	5
Parking	3.54/1,000 SF (47 surface, 16 covered)
Lease Rate	\$14.00 SF / NNN
CAM (PSF)	\$10.22 PSF
Submarket	S Fort Myers / San Carlos
Zoning	CS-1
Signage	Pylon signage available

Additional Highlights

- Monument and building signage facing College Pkwy
- Covered parking available
- Highly efficient floorplans
- Great visibility on College Pkwy.
- High profile south Fort Myers location
- Proximity to Cape Coral Pkwy. bridge to attract residents commuting to Fort Myers
- Well-maintained property

Lease Rate: \$14.00 / SF / NNN
CAM: \$10.22 / SF



Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total (Sales Tax Not Included)	Available Date
Suite 200	1,658 SF	\$12.00 NNN* \$14.00 NNN	\$8.50* \$10.22	\$2,832.42* -\$3,346.40	NOW

- Second floor corner unit with a reception area offering ample seating, reception office for admins & greeting guests, break room, two ADA compliant private restrooms, & 6-7 offices.
- Space is conducive for attorneys, government agency, financial services, therapy, marketing firm, chiropractic, physical therapy and more.
- **Move in Special: \$2,832.42 per month for the first year. This is over a \$6,000 annual savings the first year! Must be a three + year lease to a qualified tenant. After the first year, the base rate will be at market rate negotiated at time of lease, and CAM will be the current CAM for that year moving forward.*

Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total (Sales Tax Not Included)	Available Date
Suite 240	465 SF	\$14.00 NNN	\$10.22	\$938.53	6/1/2026

- Second floor in-line unit with reception and private office



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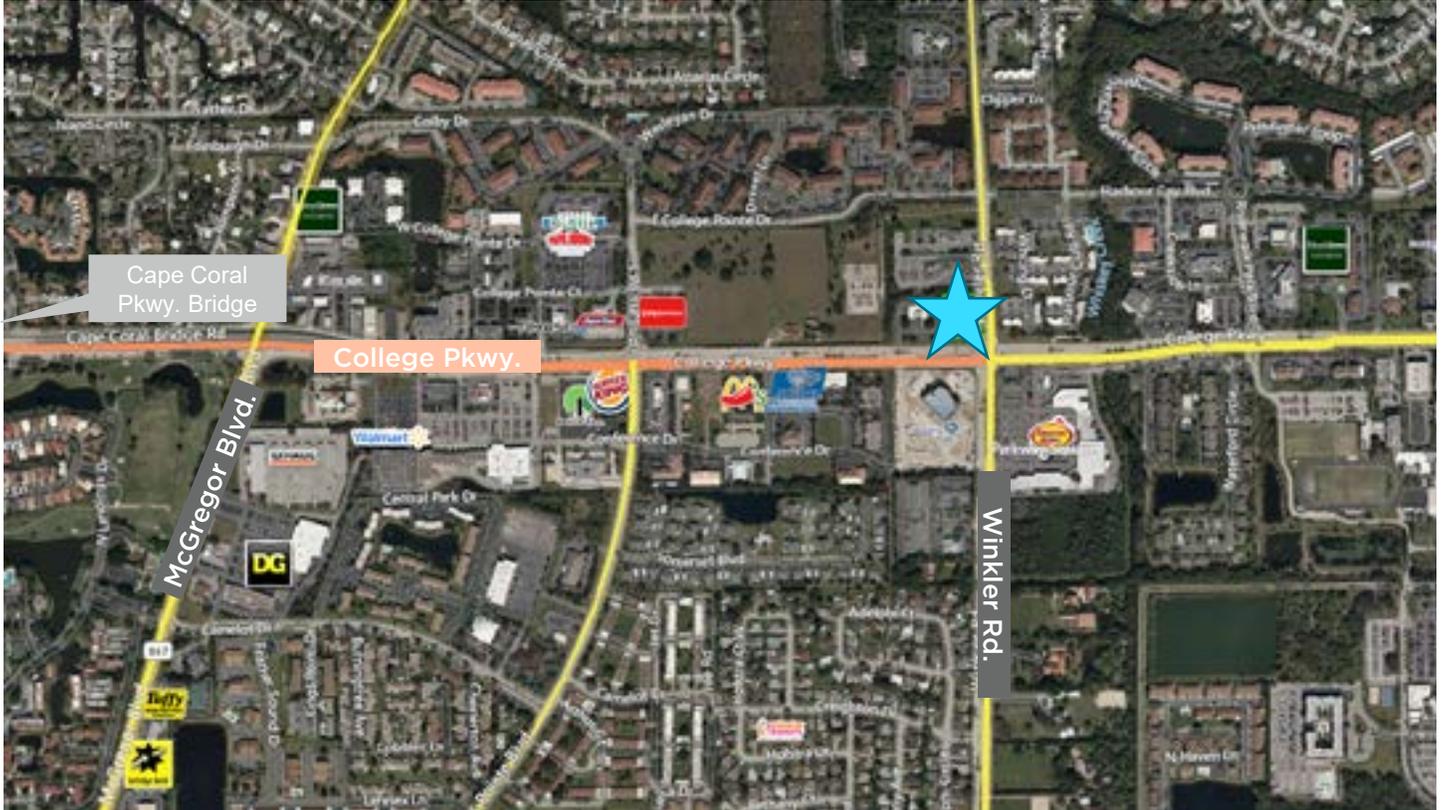
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COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

Aerial / Location Map

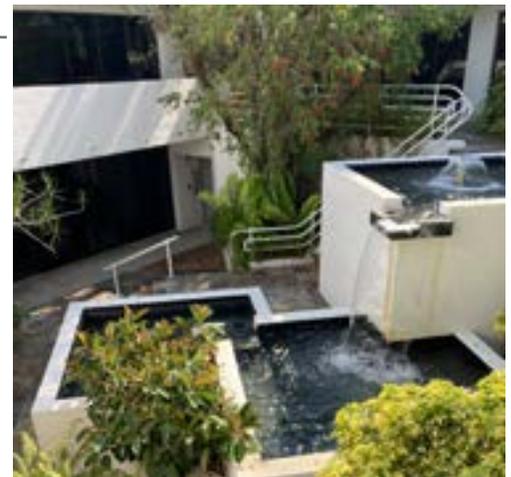


Demographics

	2 Miles	5 Miles	10 Miles
Population	37,097	166,915	496,473
AVG. HH Income	\$72,462	\$80,961	\$84,109
Annual Growth 2024-2029	3.5%	3.7%	3.8%

Traffic Counts

College Pkwy.	53,000 AADT
McGregor Blvd.	35,000 AADT
Summerlin Rd.	35,000 AADT



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