

# FOR LEASE

## FLEX SPACE OPPORTUNITY



**1043 Ceitus Terrace**

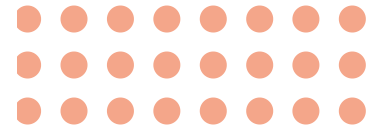
### Key Highlights

- 4,300 SF Available
- Brand-New Construction (2026)
- High Visibility Location
- Fully Customizable Space

\$28/SF/YR + NNN

Schedule a tour today | Call/Text (239)333-9997





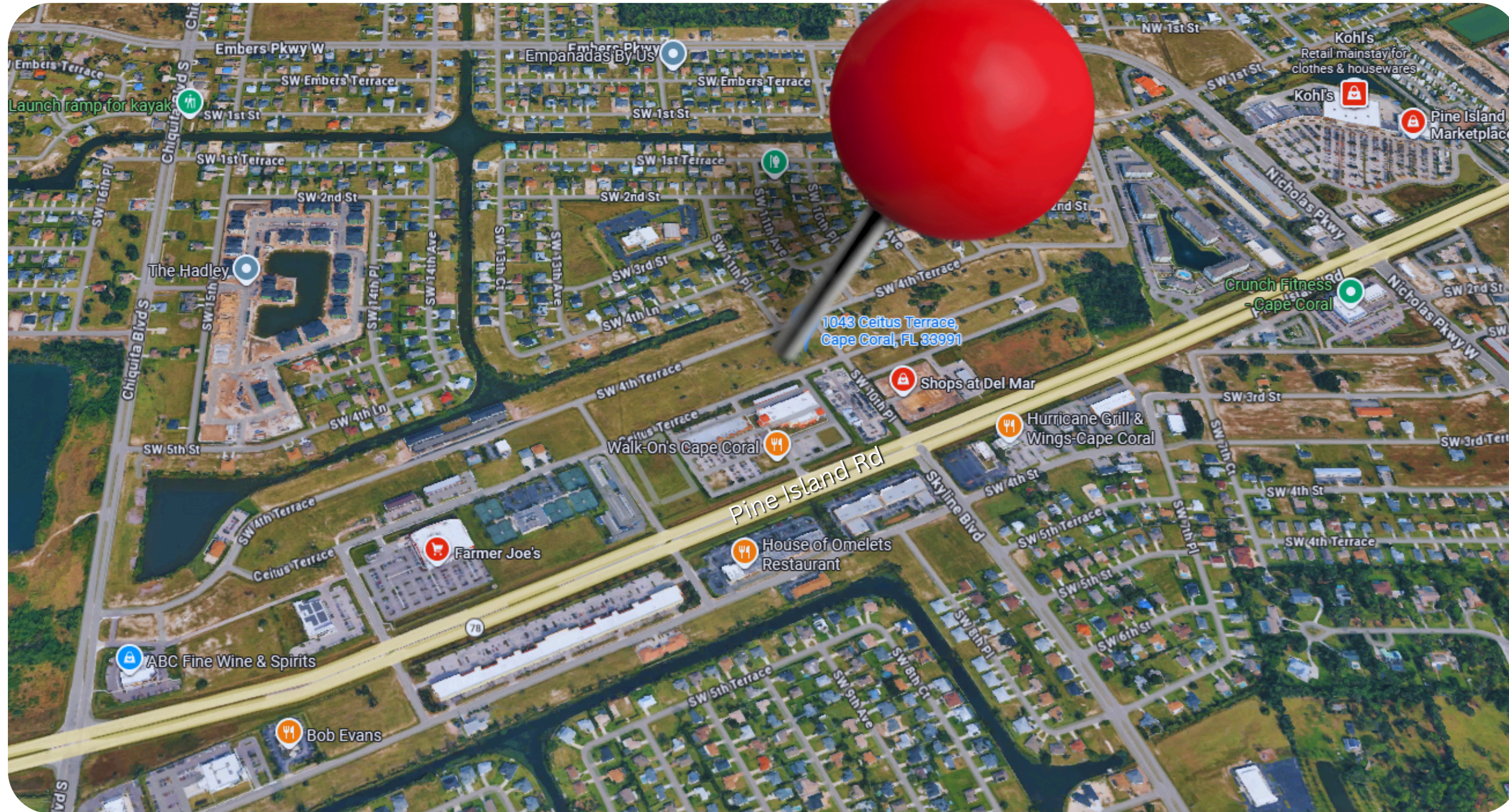
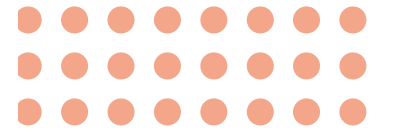
# WHY THIS LOCATION?

- Prime location near Pine Island Rd
- High traffic exposure
- Surrounded by new residential & commercial development
- Rapidly growing corridor
- Excellent accessibility throughout Cape Coral

**Perfect for Retail, Office, Medical, Showroom & Service-Based Businesses**

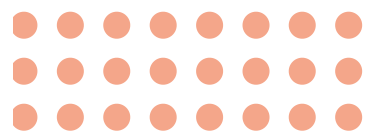


# WHY THIS LOCATION?



**Ideal for: Retail, Office, Medical, Showroom, Flex Users**

**Position your business in one of Cape Coral's fastest-growing corridors**





# SPACE DETAILS

|                       |                  |
|-----------------------|------------------|
| <b>Size</b>           | 4,300 SF         |
| <b>Space</b>          | Flex             |
| <b>Condition</b>      | New Construction |
| <b>Availability</b>   | June 1, 2026     |
| <b>Ceiling Height</b> | High Ceilings    |

## Pricing:

Base Rent: \$28.00/SF/YR  
NNN: \$9.50/SF/YR *Approximately*

*NNN includes CAM, taxes, and insurance. Utilities not included.*

# **FLEXIBLE TERMS**

## **BUILD YOUR VISION**

**FLEXIBLE AND NEGOTIABLE LEASE TERMS**

**BUILD-OUT OPTIONS AVAILABLE**

**LANDLORD OPEN TO INCENTIVES FOR THE RIGHT TENANT**

**CUSTOMIZE THE SPACE TO FIT YOUR BUSINESS**

**Bring your concept – Let's secure your space today**

**Call/Text (239)333-9997**



**NNOVA**  
PROPERTY MANAGEMENT

# Position your business where growth is happening

- Minutes from Pine Island Rd
- 38 min to Southwest Florida International Airport
- 38 min to Punta Gorda Airport
- Easy access to major corridors



Located in a high-growth area with strong future appreciation potential