

THE OFFICES AT COCONUT POINT

23190 Fashion Drive, STE P216

Estero, FL 33928

FOR SALE or LEASE

CLASS "A" OFFICE



- PREMISES:**
- 2nd floor, 1,646 +/- RSF office suite in Building P with private balcony overlooking Fashion Drive
 - Private parking available
 - Direct access to fiber network
 - Built-out and ready for October 1, 2024 occupancy

SALE PRICE: \$315.00 / RSF

LEASE RATE: \$23.00 PSF + NNN

ZONING: Professional office (non-medical)

LOCATION: Located at the 1.2MIL SF Coconut Point Mall on the NE corner of US-41 and Coconut Rd in Estero

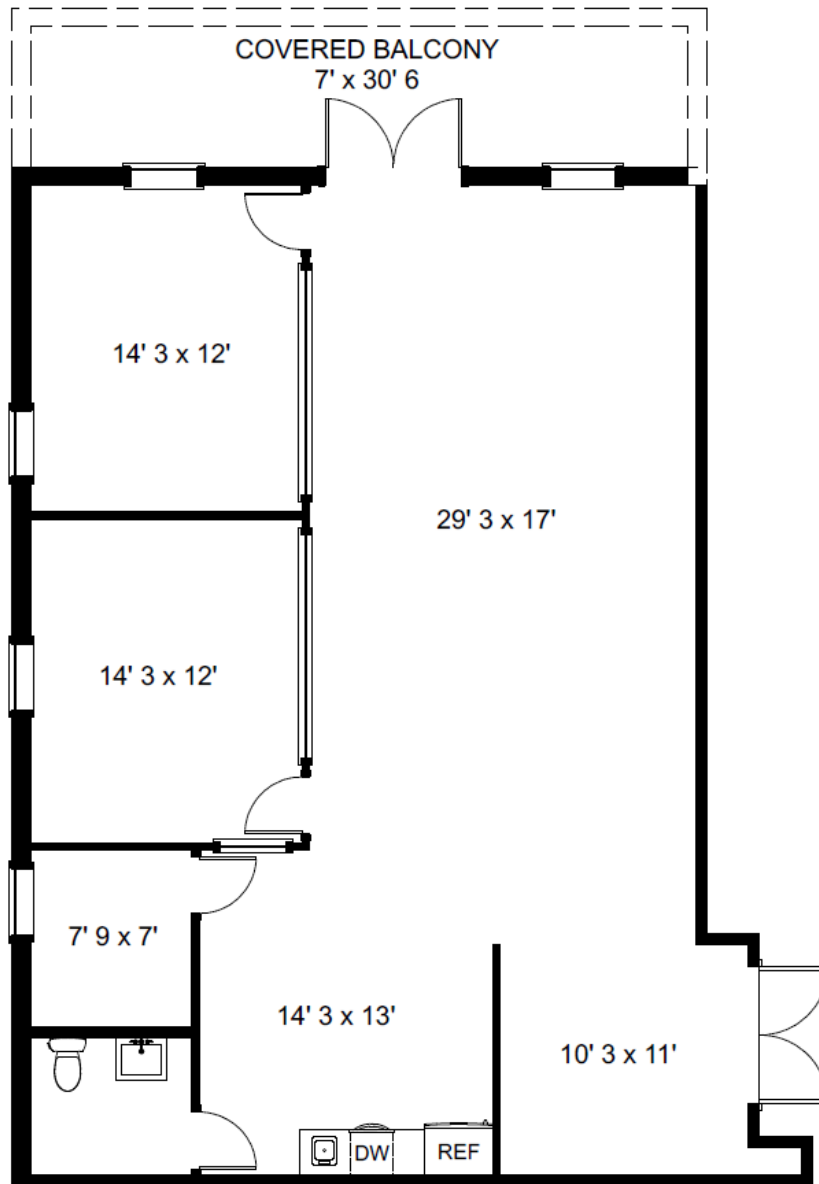




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FLOOR PLAN—P216



STE P216: 1,646 +/- RSF

SALE PRICE: \$315.00 / RSF
LEASE RATE: \$23.00 PSF NNN

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