

OFFICE/MEDICAL SPACE JUST OFF US 41 CORRIDOR

FOR LEASE

2070 CARRELL ROAD, SUITE A, FORT MYERS, FL 33901



SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	CAM (PSF)	MONTHLY CAM	MONTHLY TOTAL BEFORE TAX	MONTHLY 6% SALES TAX	MONTHLY TOTAL
18,560	\$7.50	\$11,600.00	\$3.00	\$4,640.00	\$16,240.00	\$974.40	\$17,214.40

LEASE RATE: \$7.50 PSF NNN

CAM: \$3.00 PSF

SIZE: 18,560± SF

LOCATION: Just off Cleveland Avenue (US 41), next to Walgreens, 1± mile north of Colonial Boulevard

YEAR BUILT: 1979 (Completely renovated in 2003)

PARKING: 126 Spaces - Building Total

ZONING: CI - Commercial Intensive (City of Fort Myers)

OFFICE/MEDICAL SPACE

This medical/office space offers a unique opportunity for a walk-in clinic, training facility or call center. The space consists of covered entry way, well lighted lobby/waiting room, over 10,000 SF of open area for training/exercise function with high ceiling and mirrored walls, private group exercise room, several exam rooms with sink, massage/therapy rooms, private offices, staff lounge and locker rooms. The space is fire sprinklered.

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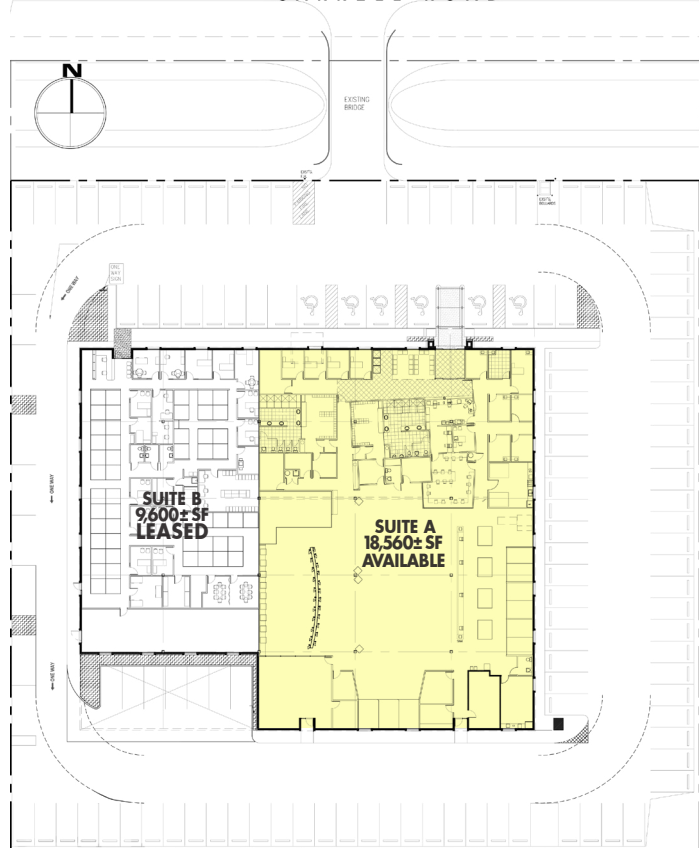
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HIGHLIGHTS

- Available for immediate occupancy
- Suitable for Walk-in Clinic, Training Center or Call Center
- Fire Sprinklered building
- Situated just one building off Cleveland Avenue
- This 28,160± SF building is also for sale for owner/users or investors

CARRELL ROAD



Virtual Tour
SUITE A

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2021 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,675	60,581	163,742
EST. HOUSEHOLDS	5,552	25,537	70,331
EST. MEDIAN HOUSEHOLD INCOME	\$38,107	\$44,228	\$54,319

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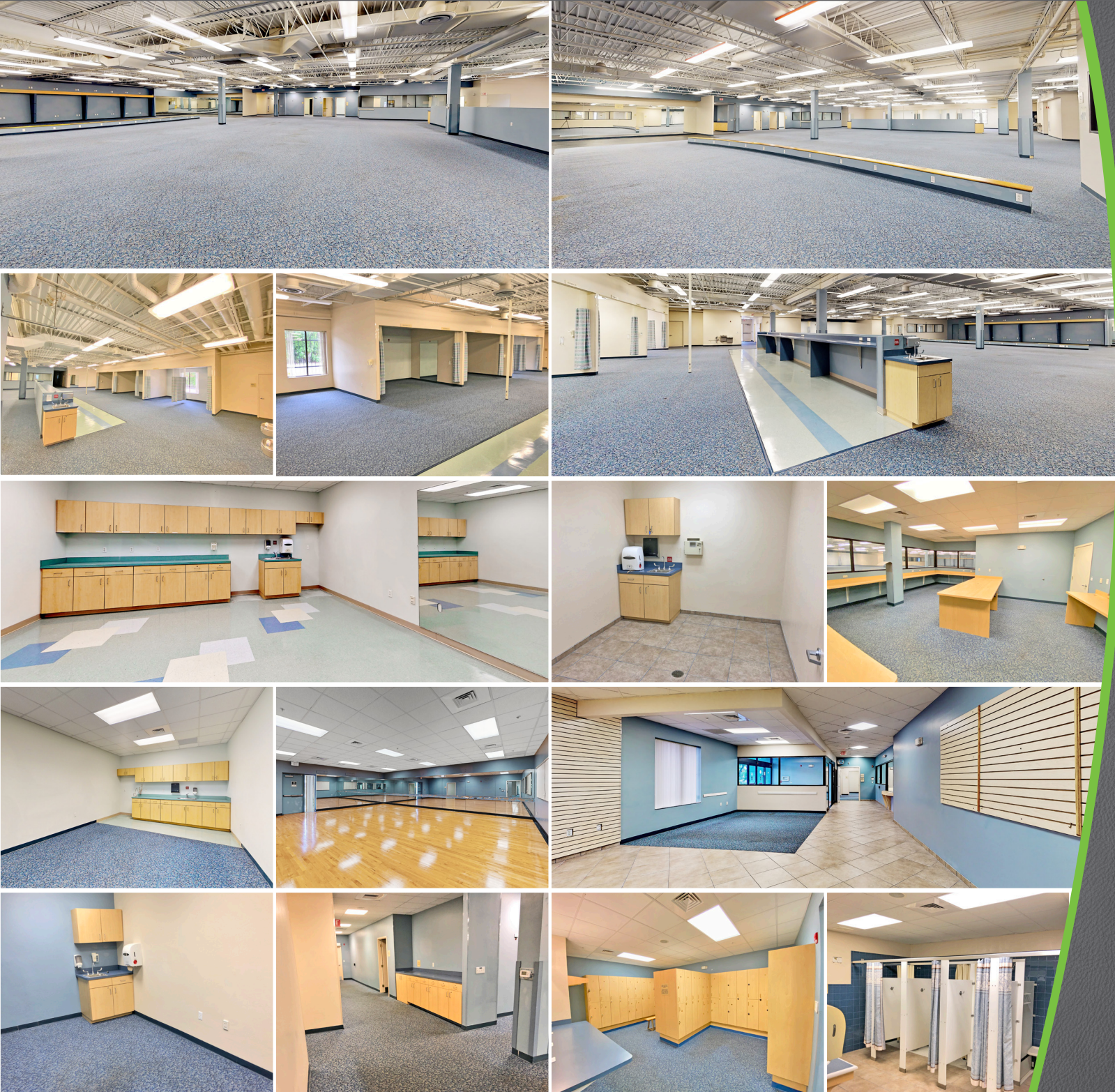
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 **CRE**
CONSULTANTS
Commercial Real Estate Consultants, LLC
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08/17/21

SUITE A FLOOR PLAN



SUITE A
18,560± SF
AVAILABLE

OPEN AREA
78'5" x 82'8"

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