

# FREESTANDING BUILDING

## BUSY DEL PRADO BLVD FRONTAGE



# FOR LEASE

4226 DEL PRADO BOULEVARD S, CAPE CORAL, FL 33904



SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
3,000	\$20.00	\$5,000.00	\$7.79	\$1,947.50	\$416.85	\$7,364.35

**LEASE RATE:** \$20.00 PSF NNN

**CAM:** \$7.79 PSF

**SIZE:** 3,000± SF

**LEASE TERM:** 5 Years

**LOCATION:** Located on the west side of Del Prado Boulevard S, just south of Coronado Parkway

**ZONING:** P - Professional (City of Cape Coral)

**YEAR BUILT:** 1974

### FREESTANDING OFFICE

Looking for a great leasing opportunity on one of Cape Coral's major corridors? Look no further! This 3,000± SF office building is at the corner of Del Prado Boulevard and SE 43rd Street, making it a prime location for your business. With a well-designed floor plan that includes an administrative/reception area, large and small private offices, conference room, open work area, and a break room/kitchen, this property has all the necessary features to accommodate a variety of businesses or multiple businesses out of a single location. Don't miss out on this rare chance to lease a building in one of Cape Coral's most highly-populated areas.

### CONTACT

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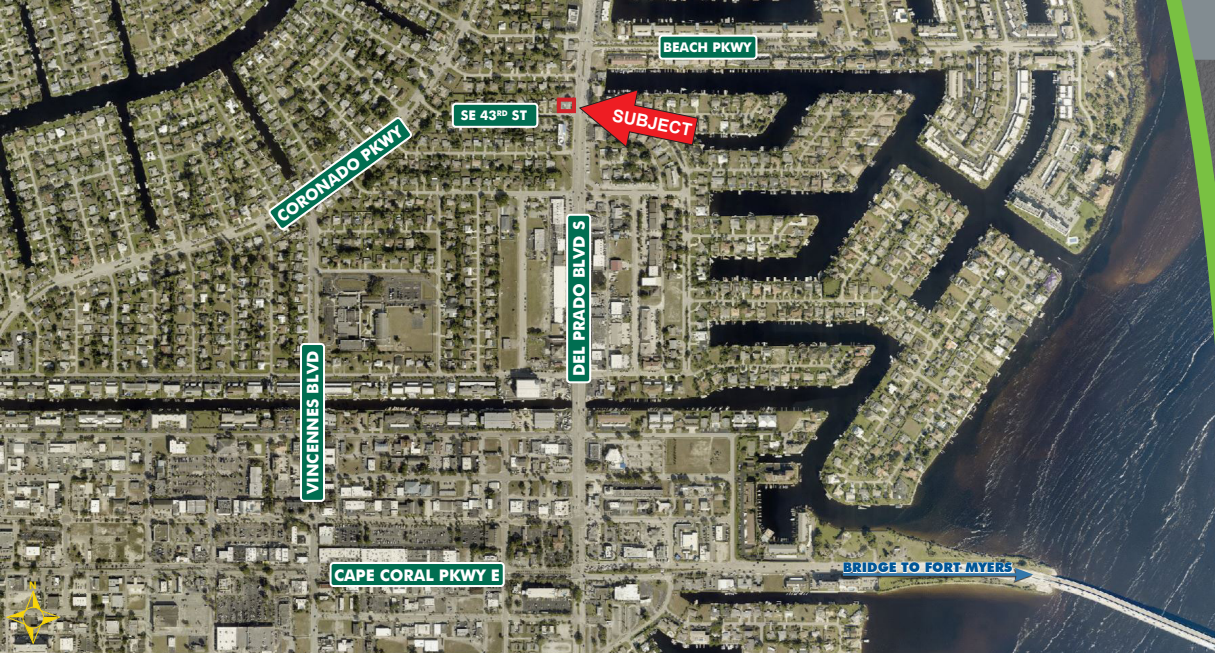
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### HIGHLIGHTS

- Prime Cape Coral location, close to downtown, just north of Cape Coral Parkway E
- New metal roof, gutters and fresh exterior paint
- Ample parking and generous exterior space
- Impressive monument sign to enhance visibility
- Newly remodeled interior
- Spacious collaborative office area
- Versatile floor plan allows for multiple business set up with individual entry points



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