

# FOR LEASE - Office Space

## 9410 Corkscrew Palms Circle Unit 202 & 204

Estero, FL 33928



### OFFERING SUMMARY

Available SF: 2660 sf  
Unit 202- 1325 sf  
Unit 204- 1,335 sf

### PROPERTY OVERVIEW

Corkscrew Palms Blvd is the entrance to the Estero Community Park: Lee County's largest park at 75 acres is home to a 40,000 SF recreation center, dog park, soccer fields and outdoor amphitheater, playgrounds, and much more. The units available are currently combined but can be divided.

### PROPERTY HIGHLIGHTS

- |                |                |   |
|----------------|----------------|---|
| Lease Rate:    | \$15.00/yr NNN | • Second-floor units are offered fully improved with move-in ready office finishes.   |
| Lot Size:      | 3.65 Acres     | • Fire sprinklers, office impact fees paid, zoned for general office or medical office.   |
| Building Size: | 12,900 SF      | • Midway between Naples and Ft. Myers.  |
| Zoning:        | CPD            | • Corkscrew Palms Commerce Center is located off Corkscrew Road, at entrance to new Estero Community Park & Fitness Center. 2 miles west of I-75 [Exit 123]. Close to SWFL Int'l Airport, Miromar Outlets, Coconut Point, Gulf Coast Town Center, & FGCU. |
|                |                | • Plenty of parking.  |

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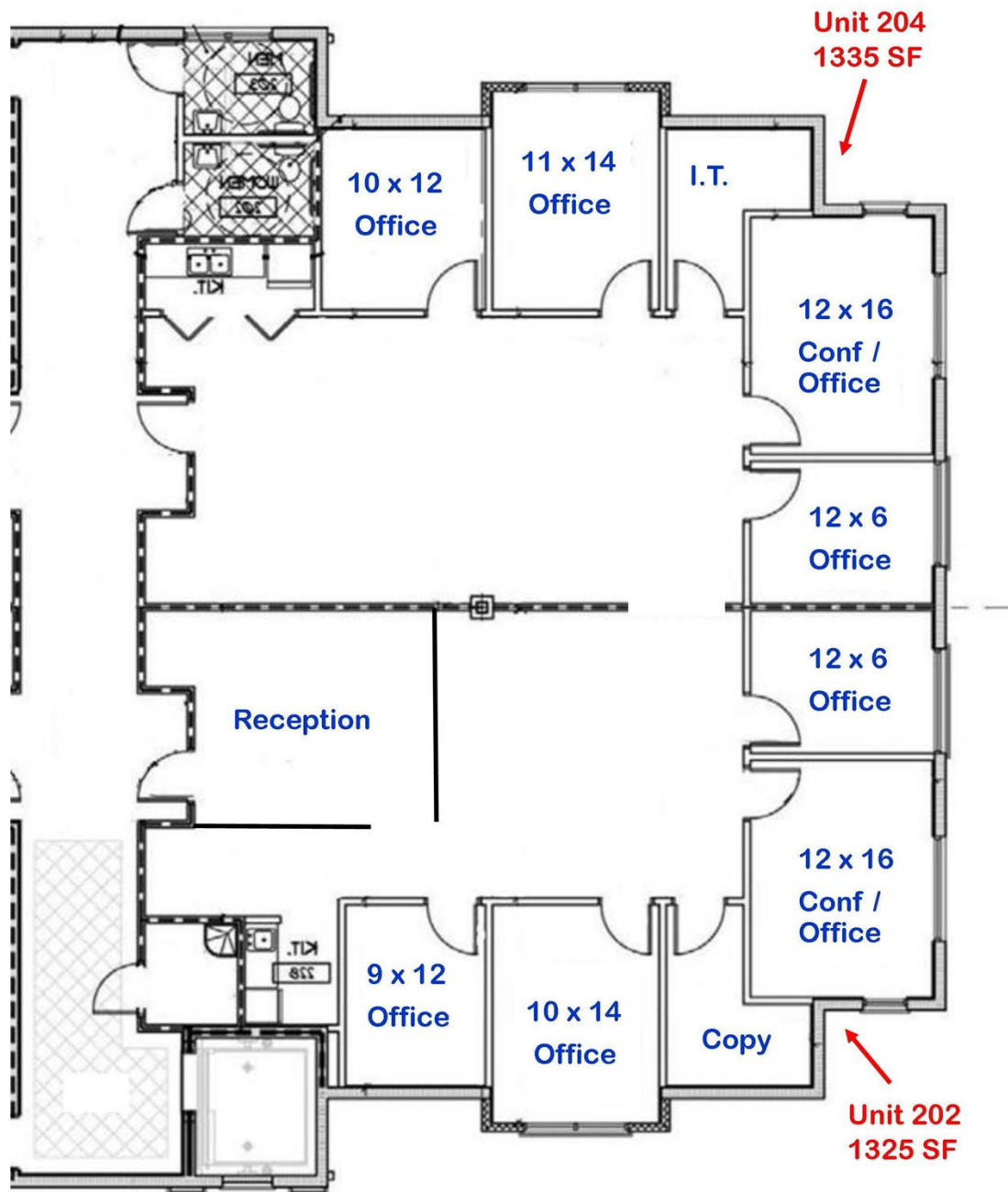
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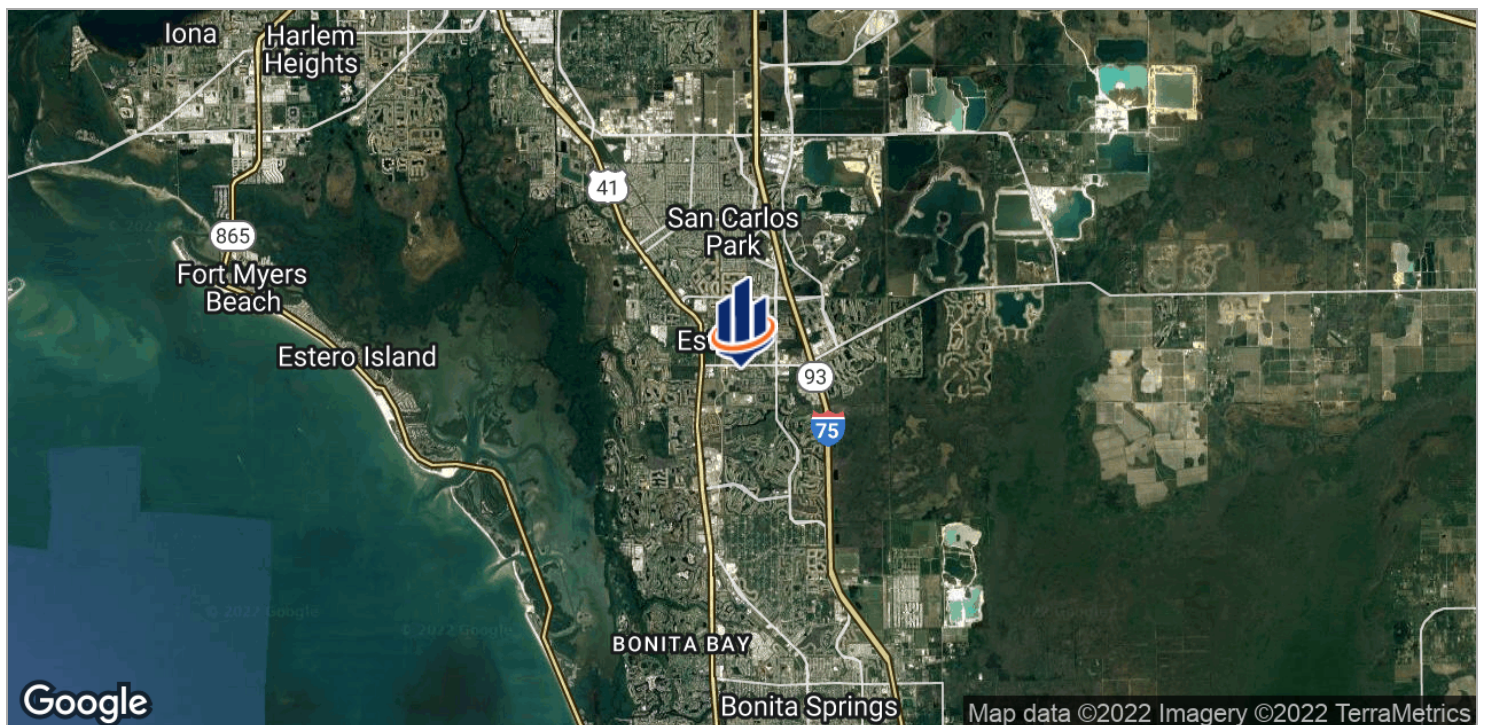
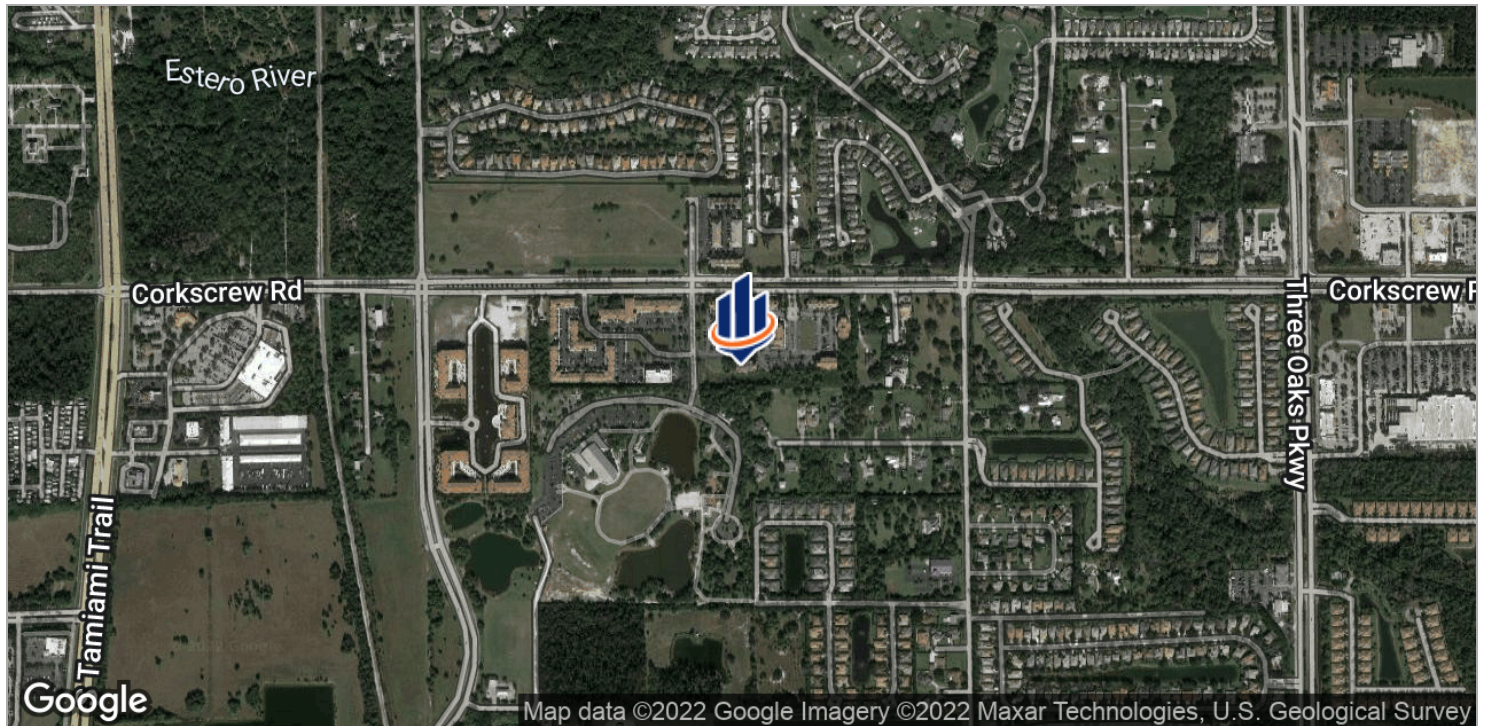
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