



FOR LEASE

14 DEL PRADO BLVD. N
UNIT 302

CAPE CORAL, FL 33909

- Built Out Medical Office Space
- North Cape Coral Location
- Within 1.2 Miles of Cape Coral Hospital
- Del Prado Blvd. Frontage
- Marquee Signage Available
- 3 Exam Rooms (2 w/Sinks)
- Covered Drop Off/Pick Up

Suite 302: 1,685 RSF nicely built out medical office suite with large reception area, administrative center, 3 exam rooms (2 w/sinks), nurses station, staff lounge, en-suite bathroom, physician's office. Space is accessible by stairway or elevator. Marquee signage available.

- **24 Hour Notice Requested For Showings/Tours**

Monthly Rent: \$4,142.30* (\$3,510.42 Base Rent + \$631.88 CAM) *Plus FL State Sales Tax/County Surtax

Property Information: Cape Professional Arts building sits on 1.24 acres and is a 16,758 sq. ft., 3 story professional/medical office building located just north of the signalized intersection of Del Prado Blvd. N & Hancock Bridge Pkwy. Building access from Del Prado Blvd. N and NE 15th Place. Cross easement parking available on all 4 sides of the building.

Lease Rate: \$25.00 NNN*

Est. CAM: \$4.50*

*Plus FL State Sales Tax & Lee County Surtax

Suite Size: 1,685 RSF

Year Built: 1991

ZONED: C (Commercial)

AADT: 32,500 (2022)

CRANDALL COMMERCIAL GROUP

27499 Riverview Center Blvd., Suite 127

Bonita Springs, FL 34134

(239) 221-8481

jay@jaycrandall.com

