



**8800 TERRENE COURT
SUITE 104
BONITA SPRINGS, FL**



Suite Information:

1,503 SF built out professional/medical office suite with immediate availability. Great visibility (US 41 frontage) with prominent residential communities nearby. Marquee signage available.

Monthly rent: \$2,097.94* (\$1,503.00 base rent + \$594.94 Est. CAM) *Plus FL State Sales Tax/ County Surtax

Property information: On the east side of US 41 at the corner of S. Tamiami Trail and Terrene Court. Just North of the Highland Woods Blvd./ S. Tamiami Trail signalized intersection.

Lease Rate: **\$12.00 NNN**

Est. CAM: \$4.75 (incl. water/sewer/trash)

Zoned: CPD

AADT (2020): 39,500

CRANDALL COMMERCIAL GROUP

27499 Riverview Center Blvd., Suite 127

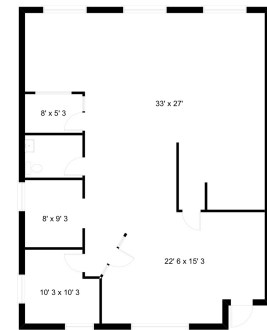
Bonita Springs, FL 34134

(239) 221-8481

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TOTAL AREA 1503 sq. ft.

PRECISION FLOORPLANS, INC.
www.precisionfloorplans.com
239-598-1611

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