



Suite 102: 3,368 RSF (2,838 USF) first floor office condo available for lease. Grey shell delivery provides the opportunity to custom design the floor plan to your specifications. Excellent Del Prado Blvd. frontage & marquee signage. Medical Use differential impact fees may apply.

Monthly Rent: \$9,711.07* (\$7,578.00 Base Rent + \$2,133.07 CAM) *Plus FL State Sales Tax/County Surtax

Property Information: Tuscan Place is a 21,000 sq. ft., 3 story professional/medical office building located at the NW corner at the signalized intersection of Del Prado Blvd. N & NE 3rd Terrace. 78 Parking spaces (inc. 4 HC spaces)

Lease Rate: \$27.00 NNN*

Est. CAM: \$7.60*

*Plus FL State Sales Tax & Lee County Surtax

Suite Size: 3,368 RSF

Year Built: 2009

ZONED: P (Professional)

AA DT: 32,500 (2022)

CRANDALL COMMERCIAL GROUP
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FOR LEASE

**326 DEL PRADO BLVD. N
UNIT 102
CAPE CORAL, FL 33909**

- First Floor Corner Unit
- North Cape Coral Location
- Within 1.5 Miles of Cape Coral Hospital
- NW Corner of Lighted Intersection
- Del Prado Blvd. Frontage
- Marquee Signage Available
- Covered Drop Off/Pick Up

