



Suite 301: 3,569 RSF (3,008 USF) built out medical office condo with large reception area, administrative center, 9 exam rooms, nurses station, staff lounge, ensuite bathroom, physician's office. Excellent Del Prado Blvd. frontage & marquee signage.

- **24 Hour Notice Requested For Showings/Tours**
- **Please Do Not Disturb the Tenant**

Monthly Rent: \$10,290.62* (\$8,030.25 Base Rent + \$2,260.37 CAM) *Plus FL State Sales Tax/County Surtax

Property Information: Tuscan Place sits on 1.17 acres and is a 21,000 sq. ft., 3 story professional/medical office building located on 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: 3,569 RSF

Year Built: 2009

ZONED: P (Professional)

AADT: 32,500 (2022)

CRANDALL COMMERCIAL GROUP

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FOR LEASE

326 DEL PRADO BLVD. N

UNIT 301

CAPE CORAL, FL 33909

- Built Out Medical Office Space
- North Cape Coral Location
- Within 1.5 Miles of Cape Coral Hospital
- NW Corner of Lighted Intersection
- Del Prado Blvd. Frontage
- Marquee Signage Available
- 9 Exam Rooms w/Sinks
- Covered Drop Off/Pick Up

