



FOR LEASE

217 DEL PRADO BLVD. S.
#201
CAPE CORAL, FL 33990

- Built Out Medical Condo
- 2 Covered Parking Spaces Assigned to Suite 201
- .9 Miles North of Cape Coral Hospital
- Del Prado Blvd. Frontage
- Marquee Signage Available
- Covered Drop Off/Pick Up

Suite 201: 2,427 RSF (2,111 USF) is a second floor built out medical office condo with reception room, administrative area, 6 exam rooms w/sinks, Dr.'s office w/bathroom, nurses station, x-ray & darkroom, 2 bathrooms and break room. Elevator and stairway accessible.

- **24 hour notice requested for showings/tours**
- **Please do not disturb the Tenant**

Monthly Rent: \$6,593.35* (\$5,056.25 Base Rent + \$1,537.10 CAM) * Plus FL State Sales Tax/County Surtax

Property Information: C&D Medical & Professional Center sits on .74 acres and is a 10,263 sq. ft., 2 story building with 37 cross easement parking spaces (incl. 2 HC spaces). The building is located on the east side of Del Prado Blvd. S between Bolado Pkwy. and Hancock Bridge Pkwy, just .9 miles north of Cape Coral Hospital.

Lease Rate: \$25.00 NNN*

Est. CAM: \$7.60*

* Plus FL State Sales Tax & Lee County Surtax

Suite Size: 2,427 RSF

Year Built: 2009

Zoned: C1

AADT: 44,500 (2022)

CRANDALL COMMERCIAL GROUP
27499 Riverview Center Blvd., Suite 127

Bonita Springs, FL 34134

(239) 221-8481

jay@jaycrandall.com

