



# FOR LEASE

8800 TERRENE COURT  
SUITE 104  
BONITA SPRINGS, FL 34134



**Suite Information:** A 1,511 SF medical/general office suite with immediate availability. Ideal location for a variety of uses. Prominent residential communities nearby. Showings/Tours by appointment only.

**Monthly Rent:** \$2,423.90\* (\$1,511.00 base rent + \$912.90 CAM) \*Plus FL State Sales Tax/County Surtax

**Property Information:** Single story, free standing 10,578 sq. ft medical/office center consisting of 4 individual units on a 1.09 acre parcel.

**Location:** Conveniently located in the center of Bonita Springs 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:** \$7.25 (incl. water/sewer/trash)

**Immediate Availability**

**Parking:** 47 cross-easement spaces (incl. 2 HC)

**Year Built:** 2000

**Zoned:** CPD

**AADT (2022):** 47,000

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