



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: \$2,927.57* (\$2,014.67 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: \$16.00 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

CRANDALL COMMERCIAL GROUP
27499 Riverview Center Blvd., Suite 127

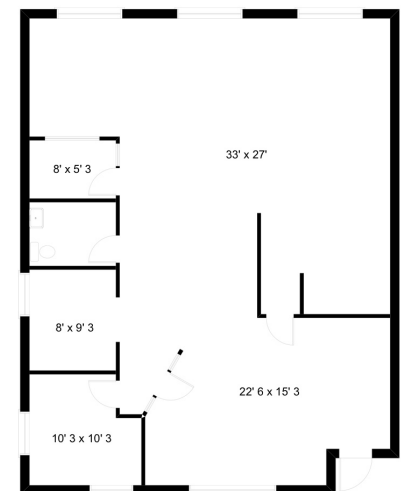
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