


AVALON OFFICE PARK

PROPERTY HIGHLIGHTS

- Tenant improvement allowance available
- Medical impact fees paid
- Less than 3 minutes to Health Park Medical Center
- Covered parking available
- Monument signage on Gladiolus Dr
- Landlord to provide turn-key build-out for long term, financially

Building Features

Lease Rates	\$14.00 PSF NNN
CAM	\$5.50 PSF
Available Unit Size	1,250 - 6,000 SF
Year Built	2006
Zoning	CPD
Parcel ID#	33-45-24-00-00001.0010 34-45-24-22-00001.0001

Available Spaces

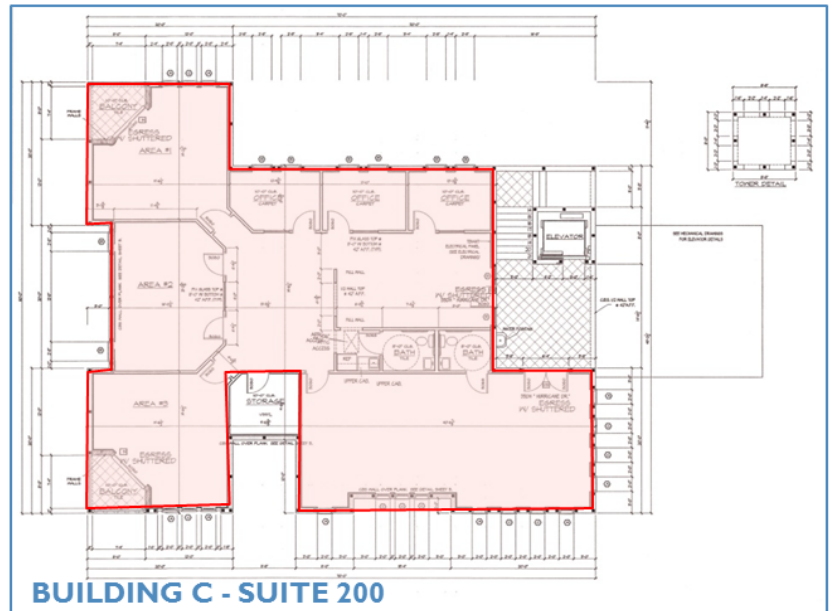
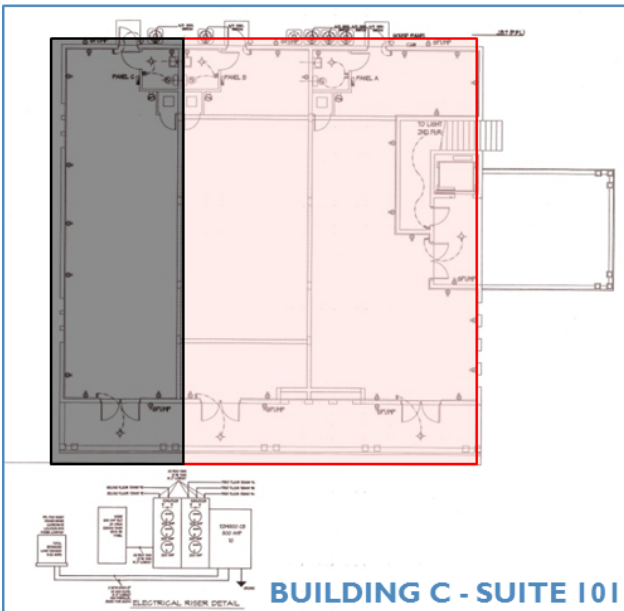
Building	Suite	Min - Max SF	Space Notes
Bldg A / 1st Floor	A-100	2,000 - 6,000± SF	Gray Shell
Bldg C / 1st floor	C-101	1,250 - 2,500± SF	Gray Shell
Bldg C / 2nd Floor	C-200	3,000 - 3,000± SF	Gray Shell

For more information, please contact:

GARY TASMAN
Principal Broker
239.489.3600
gtasman@cpswfl.com

JOHN ALBION
Director
239.489.3600
jalbion@cpswfl.com

5220 SUMMERLIN COMMONS BLVD. STE. 500
Fort Myers, FL 33907
239.489.3600
www.cpswfl.com



AVAILABLE

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