

SALE/ LEASE

CORAL PALMS PROFESSIONAL BUILDING IN DOWNTOWN CAPE CORAL OFFICE CONDO'S FOR SALE OR LEASE



PROPERTY FEATURES

- Location: 4645 SE 11th Place, Cape Coral, FL 33904
- Zoning: DC (Downtown Core District within City of Cape Coral)
- Year Built: 2008
- Strap #: Multiple Straps starting with 07-45-24-C4-06200.0101
- Size: 1,200± SF & Up; Contiguous Space of 5,497± SF
- Comments: Beautiful upscale 3-story professional office building in Downtown Cape Coral. Units are ready for tenant build out and can be combined. Each unit has private restroom and third floor tenants have private balconies. Building has 23 dedicated parking and shared parking on SE 10th Place. Office condo's are available for lease or sale. ***In addition, Cape Coral Community Redevelopment Agency (CRA) is offering rental incentives. For more information contact our office or visit www.southcape.net.***
- **LEASE RATE: \$12.00 PSF + \$3.50 PSF CAM (Estimated)**
- **SALE PRICE: \$165.00 PSF**

For More Information Contact:

LISA SANDS

239.489.3303, x177

Fax: 239.437.7277

LSands@viprealty.com

www.sandscommercialgroup.com

VIP Realty - Commercial
13131 University Drive
Fort Myers, Florida 33907

Phone 239.489.3303

Fax 239.437.7299

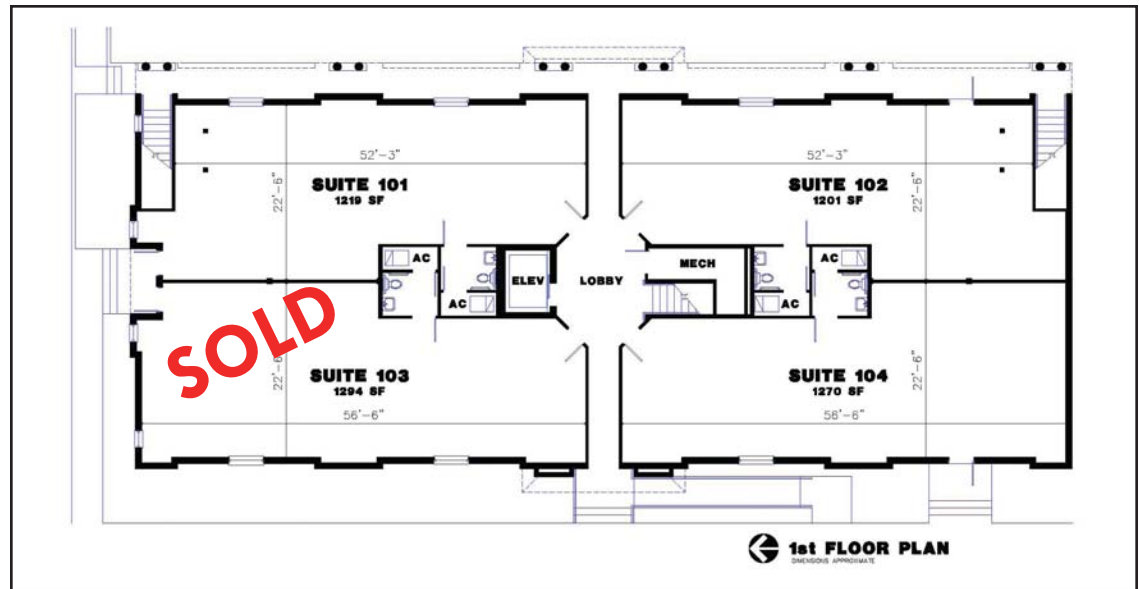
Toll Free 1.866.308.9170

www.vipcommercial.com



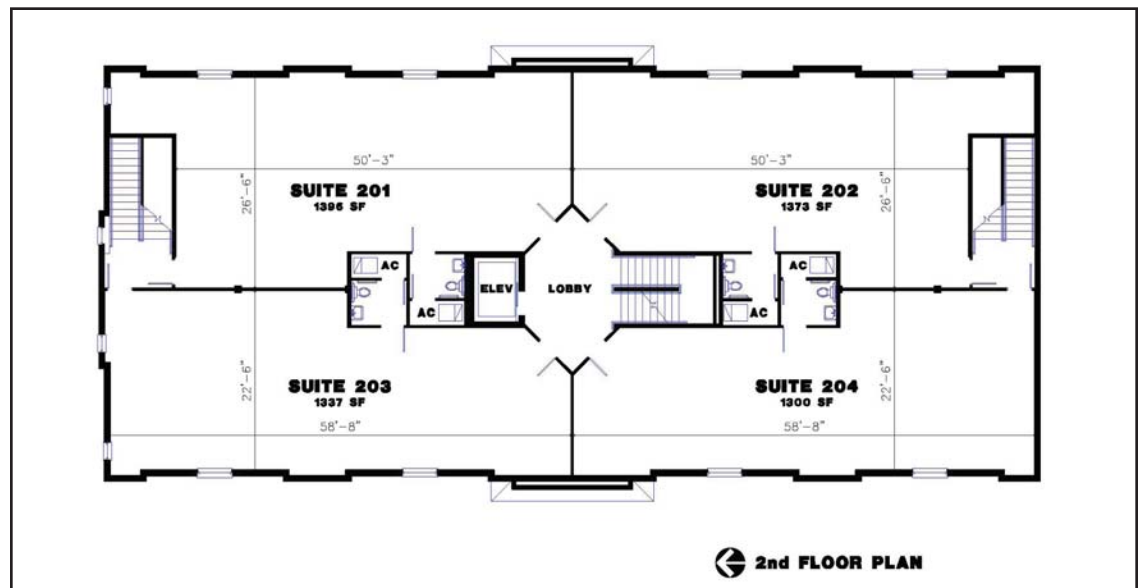
SALE/ LEASE

CORAL PALMS PROFESSIONAL BUILDING IN DOWNTOWN CAPE CORAL OFFICE CONDO'S FOR SALE OR LEASE



1ST FLOOR – 5,060± SF		
UNIT	SIZE	PRICE
101	1,219± SF	\$12.00 PSF + CAM
102	1,201± SF	\$12.00 PSF + CAM
103	1,294± SF	SOLD
104	1,270± SF	\$12.00 PSF + CAM

2ND FLOOR – 5,497± SF		
UNIT	SIZE	PRICE
201	1,396± SF	\$12.00 PSF + CAM
202	1,373± SF	\$12.00 PSF + CAM
203	1,337± SF	\$12.00 PSF + CAM
204	1,300± SF	\$12.00 PSF + CAM



For More Information Contact:

LISA SANDS

239.489.3303, x177

Fax: 239.437.7277

LSands@viprealty.com

www.sandscommercialgroup.com

VIP Realty - Commercial
13131 University Drive
Fort Myers, Florida 33907

Phone 239.489.3303

Fax 239.437.7299

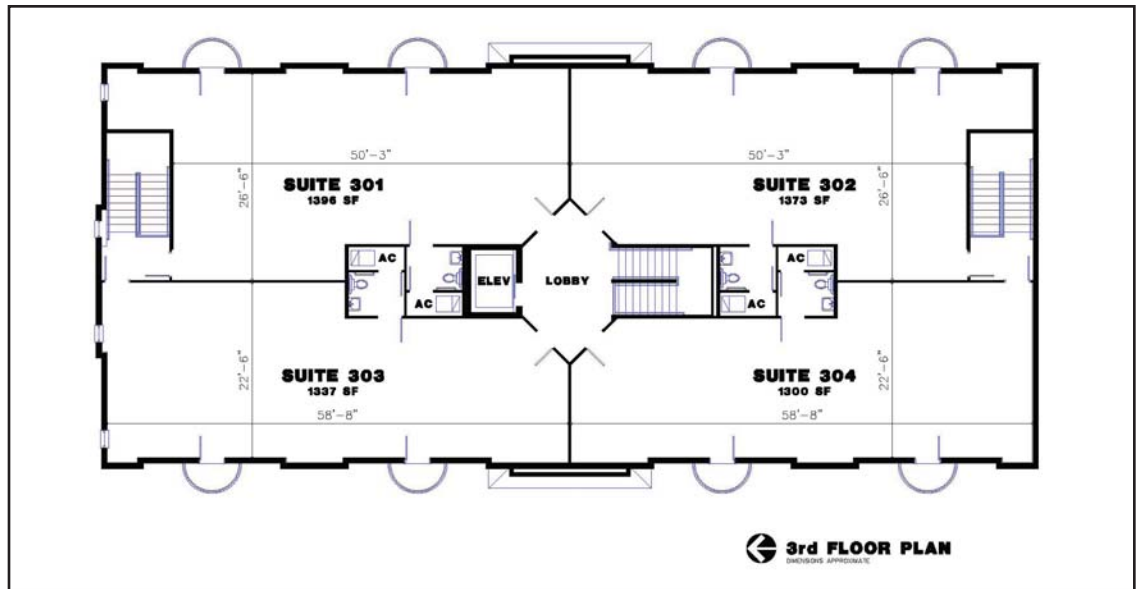
Toll Free 1.866.308.9170

www.vipcommercial.com

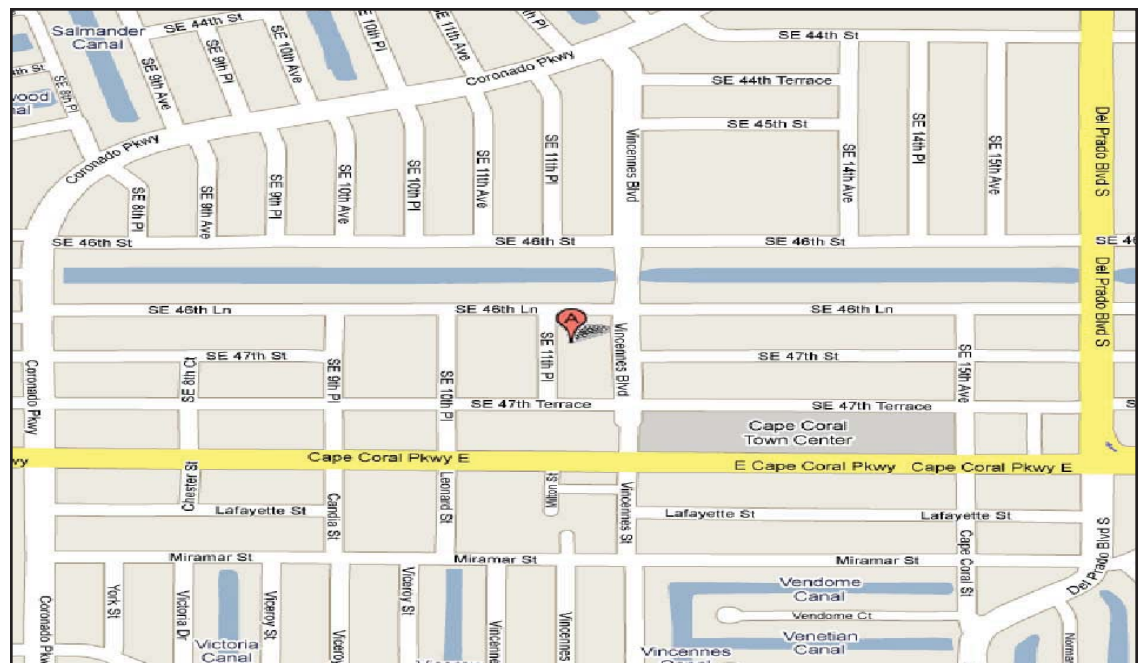


SALE/ LEASE

CORAL PALMS PROFESSIONAL BUILDING IN DOWNTOWN CAPE CORAL OFFICE CONDO'S FOR SALE OR LEASE



3RD FLOOR – 5,060± SF		
UNIT	SIZE	PRICE
301	1,396± SF	\$12.00 PSF + CAM
302	1,373± SF	\$12.00 PSF + CAM
303	1,337± SF	\$12.00 PSF + CAM
304	1,300± SF	\$12.00 PSF + CAM



For More Information Contact:

LISA SANDS

239.489.3303, x177

Fax: 239.437.7277

LSands@viprealty.com

www.sandscommercialgroup.com

VIP Realty - Commercial
13131 University Drive
Fort Myers, Florida 33907

Phone 239.489.3303

Fax 239.437.7299

Toll Free 1.866.308.9170

www.vipcommercial.com

