

FOR LEASE

# Estero Medical Center 10201 Arcos Ave Estero, FL 33928



COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## Property Highlights

Address	10201 Arcos Ave
Year Built	2006
Lease Rate	\$22.00 NNN
CAM	\$12.68
Total Bldg. SF	± 42,200 SF
Parking	211 surface spaces
Zoning	CPD - Commercial

Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this two-story 42,200-square-foot (SF) medical building that sits on approximately 4.15 acres in the Estero submarket of Lee County. The building is located on a corner lot of Arcos Ave. and offers north and south entrances, with a covered entrance, ample parking and sufficient waiting area space.

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[www.cpswfl.com](http://www.cpswfl.com)

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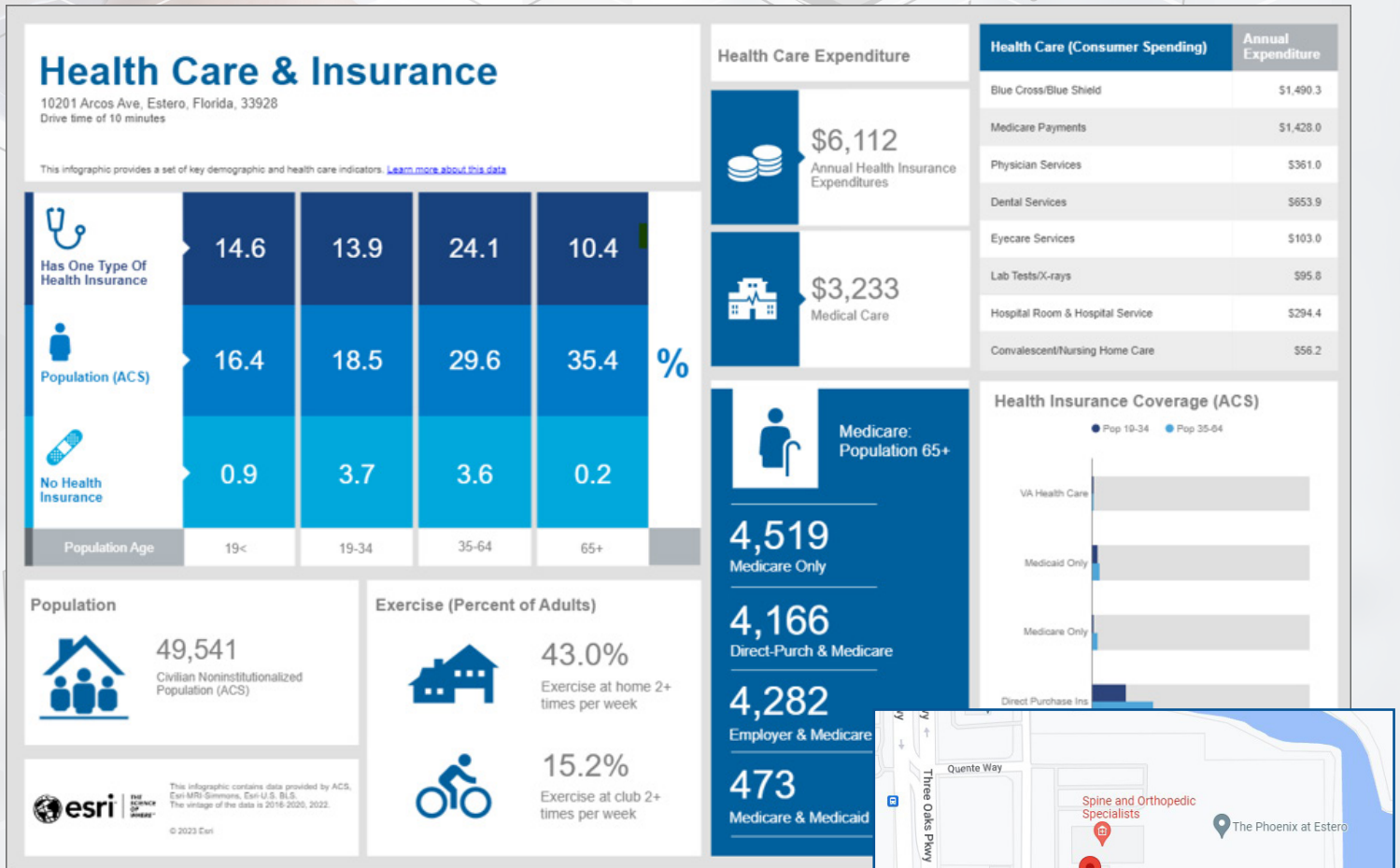


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## Healthcare Demographics

\*Within 10-Minute Drive Time



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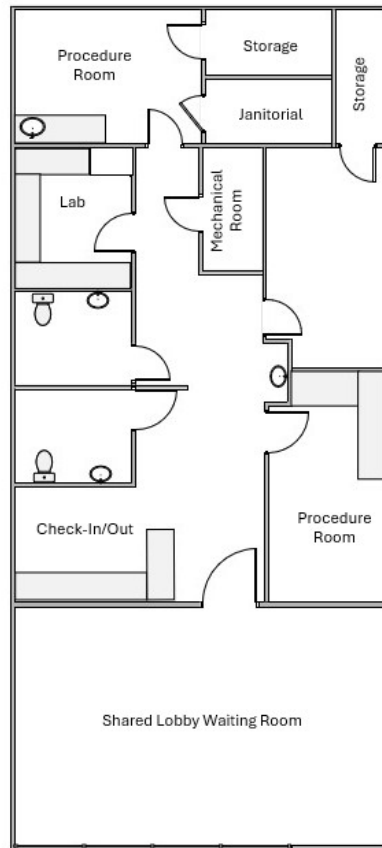
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Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total <small>*tax not included</small>
104	1,721 SF	\$22.00 NNN	\$12.68	\$4,973.69



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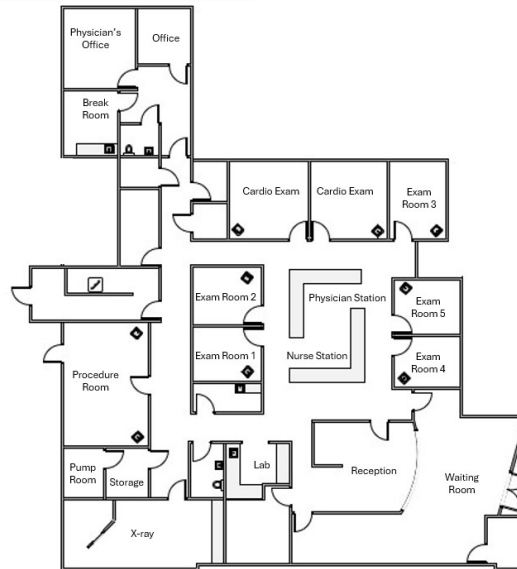
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Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total <small>*tax not included</small>
105	5,734 SF	\$22.00 NNN	\$12.68	\$16,571.26

PHOTOS  
COMING  
SOON

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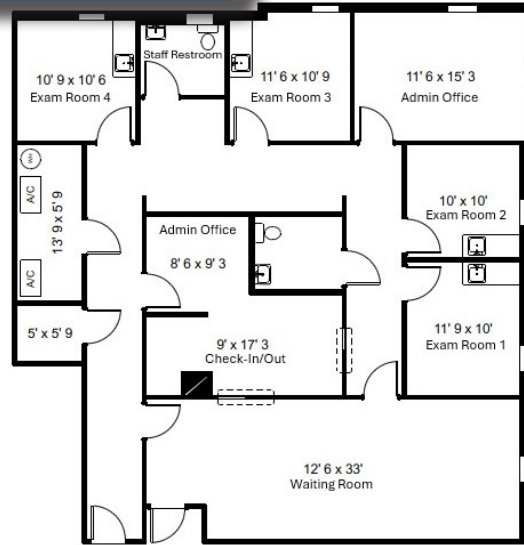
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Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total <small>*tax not included</small>
202	2,082 SF	\$22.00 NNN	\$12.68	\$6,016.98



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Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total <small>*tax not included</small>
205	3,433 SF	\$22.00 NNN	\$12.68	\$9,921.37

\*Available 2/1/2025



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