

FOR LEASE

The Terraces - 8660 College Pkwy.

Fort Myers, FL 33919



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present The Terraces Office Complex for lease. The property is located at the signalized corner of College Pkwy. and Winkler Rd. The Terraces Office Complex is an attractive and unique office building with an atrium and fountain, plus a glass elevator providing striking views of the atrium courtyard from above. The excellent exposure and high traffic counts present a prime opportunity to grow your business!

Property Highlights

Address	8660 College Pkwy. Fort Myers, FL 33919	Signage	Pylon signage available
Year Built	1983	Additional Highlights	<ul style="list-style-type: none">• Monument and building signage facing College Pkwy
Total Bldg. SF	17,805 SF		<ul style="list-style-type: none">• Covered parking available
Available SF	1,658 SF		<ul style="list-style-type: none">• Highly efficient floorplans
Stories	5		<ul style="list-style-type: none">• Great visibility on College Pkwy.
Parking	3.54/1,000 SF (47 surface, 16 covered)		<ul style="list-style-type: none">• High profile south Fort Myers location
Lease Rate	\$16.00 NNN		<ul style="list-style-type: none">• Proximity to Cape Coral Pkwy. bridge to attract residents commuting to Fort Myers
CAM (PSF)	\$10.22 PSF		<ul style="list-style-type: none">• Well-maintained property
Submarket	S Fort Myers / San Carlos		
Zoning	CS-1		

Lease Rate: \$16.00 / SF NNN
CAM: \$10.22 / SF

Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total (Sales Tax Not Included)
Suite 200	1,658 SF	\$16.00 NNN	\$10.22	\$3,622.73

- Second floor corner unit with a reception area offering ample seating, reception office for admins & greeting guests, break room, two private restrooms, & 6-7 offices. The unit is not ADA compliant.
- Space is conducive for attorneys, government agency, financial services, therapy, marketing firm, chiropractic, physical therapy and more.



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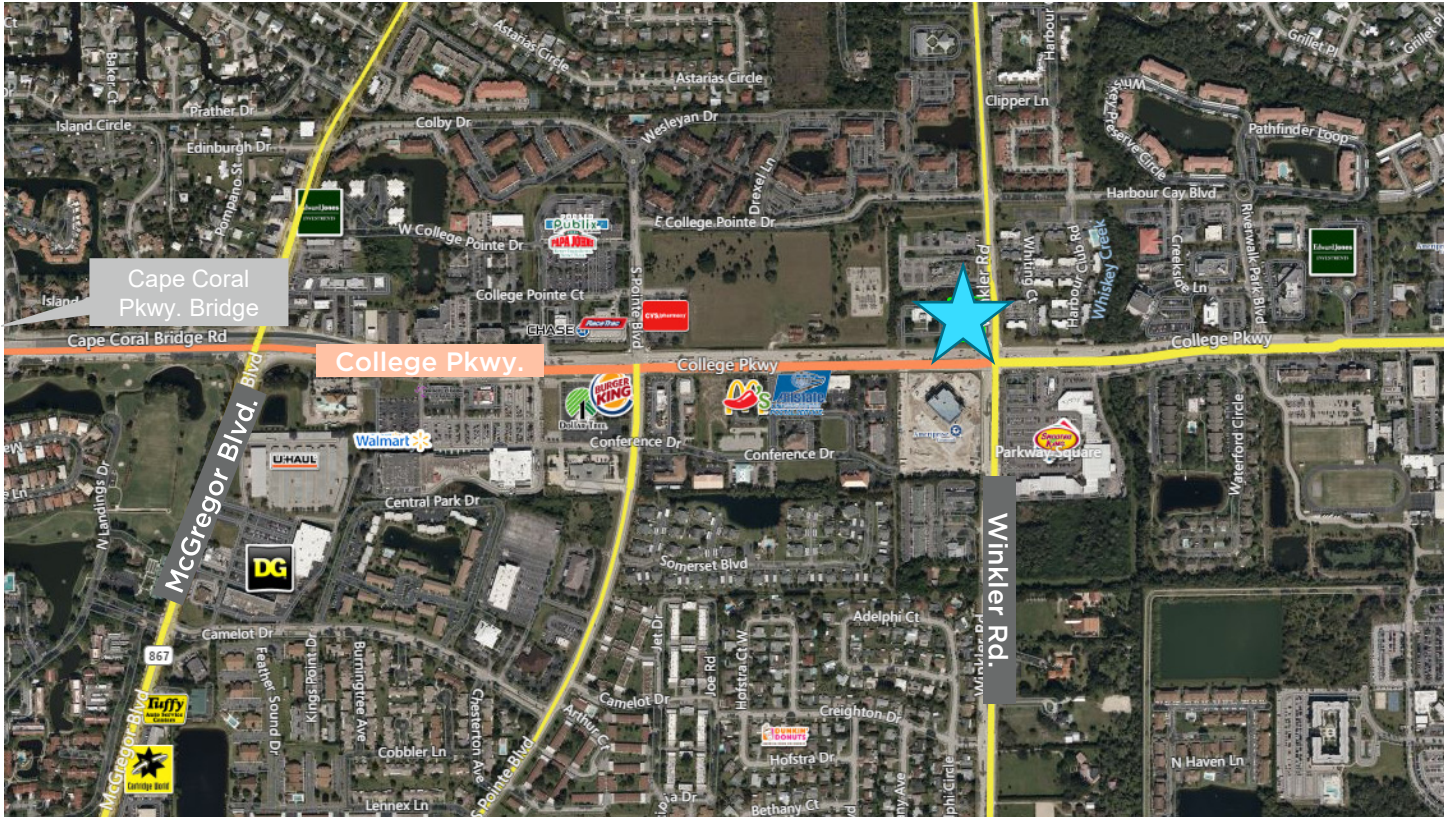
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Aerial / Location Map



Demographics

	1 Mile	3 Mile	5 Mile
Population	10,007	64,853	154,219
AVG. HH Income	\$80,469	\$77,314	\$80,961
Annual Growth 2024-2029	3.5%	3.6%	3.7%

Traffic Counts

College Pkwy.	54,000 AADT
McGregor Blvd.	29,500 AADT
Summerlin Rd.	32,500 AADT



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