



OFFERING MEMORANDUM

# ALESCO CORPORATE CENTER

29,878 SF | 93% LEASED



**CUSHMAN &  
WAKEFIELD**

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



FOR SALE

# 4575 Via Royale

Fort Myers, FL 33919

## About the Building

Alesco Corporate Center (formerly Via Royale Corporate Center) is a recently renovated, 29,802± SF, two-story multi-tenant professional office building ideally located in the thriving S. Fort Myers/San Carlos submarket, just south of Colonial Boulevard. Renovated between 2021–2022, the property features bright, open workspaces, upgraded interiors, refreshed landscaping, and newly installed fiber optic lines. Tenants and visitors benefit from multiple points of entry, ample parking—including covered spaces—and a modern, professional environment. With strong fundamentals and a strategic location within Lee County, Alesco Corporate Center presents a compelling opportunity for office investors and users alike.







Property has multiple long-term dependable tenants in place, providing security in your investment.

## Property Overview

|                   |  |
|-------------------|--|
| ADDRESS           | Alesco Corporate Center<br>4575 Via Royale<br>Fort Myers, FL 33919 |
| STRAP NUMBER(S)   | 02-45-24-P1-00060.002A   |
| SALE PRICE        | \$6,157,480  |
| PRICE PER SF      | \$206.09   |
| CAP RATE          | 7.31%  |
| PROPERTY TYPE     | Office   |
| NNN LEASABLE AREA | ± 29,277 sf  |
| % LEASED          | 93.09%   |
| YEAR BUILT        | 1987   |
| PARKING RATIO     | 4.09 / 1,000 sf  |
| ZONING            | CG - Commercial General  |
| NUMBER OF UNITS   | 12   |
| NUMBER OF TENANTS | 11   |
| SUBMARKET         | S Ft Myers / San Carlos  |



Neighboring the upcoming Royal Palm Square property to become mixed use including apartments, hotel, and commercial space.



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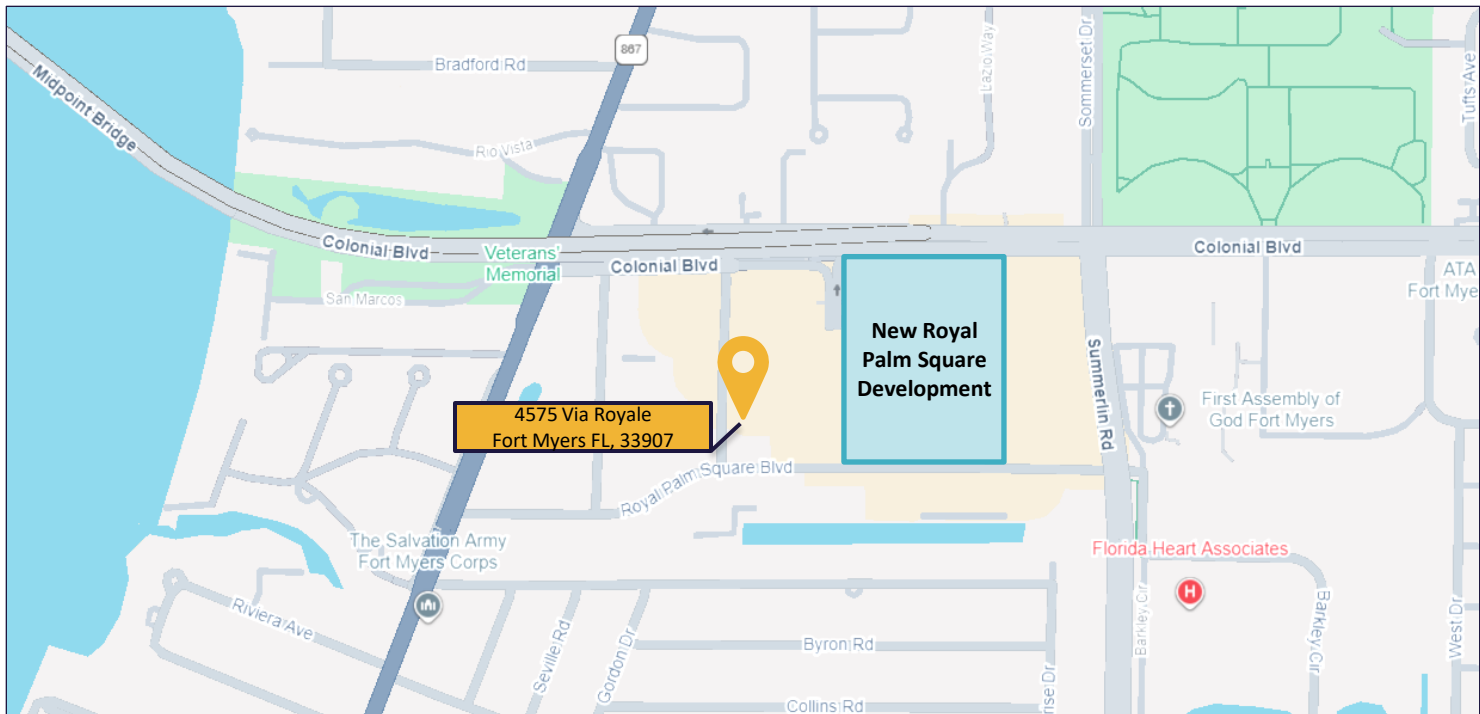
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# Property Highlights

- Great professional tenant mix
- Property has been completely renovated inside and out including landscaping
- Prime location with easy access to Cape Coral and Colonial Blvd
- Ample parking with surface and covered parking
- New fiber optic lines installed
- Net Operating Income EOY 2024: \$386,345.35
- Net Operating Income EOY 2025: \$449,289.54 \*Projected
- Vacant unit on market on market at \$17.00 NNN with potential 2025 income of \$17,901



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# Rent Roll EOY 2024

| Tenant                                       | SF       | Unit    | Escalations      | Lease Expiration | PSF     | Total        |
|--|----------|---------|------------------|------------------|---------|--------------|
| Vacant                                       | 2,631 SF | 100     | 3%               | -                | -       | -            |
| Frank Jean Massage                           | 725 SF   | 101     | 3%               | 12/6/2025        | \$16.48 | \$11,600.00  |
| Royal Hands and Wellness                     | 1,255 SF | 102     | 3%               | 8/31/2028        | \$16.48 | \$20,632.20  |
| Trial Project Two Six / Trial Pro            | 1,085 SF | 105     | 3%               | 8/31/2027        | \$16.00 | \$11,785.81  |
| Alesco Data Group                            | 5,553 SF | 110     | 3%               | 7/1/2032         | \$17.97 | \$116,962.84 |
| State of Florida-Department of Legal Affairs | 5,183 SF | 200     | Steps            | 11/30/2031       | \$30.41 | \$154,099.23 |
| Movement Mortgage                            | 3,551 SF | 201/203 | 2.5%             | 3/31/2028        | \$14.07 | \$48,278.80  |
| Indigo Arch / Bencor                         | 1,084 SF | 205     | 3%               | 7/1/2032         | \$14.00 | \$10,055.33  |
| Lyons Real Estate                            | 1,476 SF | 206     | \$1.00 Per. Year | 5/31/2028        | \$10.00 | \$14,760.00  |
| Wadsworth O'Neal                             | 4,628 SF | 209     | 3%               | 2/1/2029         | \$10.98 | \$50,691.18  |
| Welker Harris                                | 2,106    | 218     | -                | 5/31/2025        | \$12.06 | \$25,398.75  |

# Rent Roll Projected 2025

| Tenant                                       | SF       | Unit    | Escalations      | Lease Expiration | PSF     | Total        |
|--|----------|---------|------------------|------------------|---------|--------------|
| State Farm                                   | 2,631 SF | 100     | 3%               | 12/31/2029       | \$16.00 | \$42,096.00  |
| Frank Jean Massage                           | 725 SF   | 101     | 3%               | 12/6/2025        | \$16.48 | \$11,600.00  |
| Royal Hands and Wellness                     | 1,255 SF | 102     | 3%               | 8/31/2028        | \$16.97 | \$20,080.00  |
| Trial Pro                                    | 1,085 SF | 105     | 3%               | 8/31/2027        | \$16.48 | \$17,360.00  |
| Alesco Data Group                            | 5,553 SF | 110     | 3%               | 7/1/2032         | \$18.50 | \$96,899.85  |
| State of Florida-Department of Legal Affairs | 5,183 SF | 200     | Steps            | 11/30/2031       | \$28.82 | \$157,615.03 |
| Movement Mortgage                            | 3,551 SF | 201/203 | 2.5%             | 3/31/2028        | \$14.07 | \$49,955.47  |
| Bencor                                       | 1,084 SF | 205     | 3%               | 7/1/2032         | \$14.00 | \$15,176.00  |
| Lyons Real Estate                            | 1,476 SF | 206     | \$1.00 Per. Year | 5/31/2028        | \$10.00 | \$14,760.00  |
| Wadsworth O'Neal                             | 4,628 SF | 209     | 3%               | 2/1/2029         | \$10.66 | \$49,334.48  |
| Welker Harris / Vacant                       | 2,106    | 218     | -                | 5/31/2025        | \$12.06 | \$10,582.65  |

# Financial Overview

| Potential Gross Revenue           | EOY 2024     | 2025 Projected |
|-----------------------------------|--------------|----------------|
| Base Rental Income                | \$464,263.75 | \$519,879.09   |
| Cam Income                        | \$121,743.58 | \$150,365.00   |
| Total Gross Income                | \$586,007.34 | \$670,244.09   |
| <b>Cleaning</b>                   |              |                |
| Janitorial                        | \$17,865.90  | \$29,500.00    |
| <b>Repair and Maintenance</b>     |              |                |
| HVAC                              | \$21,646.70  | \$21,646.70    |
| Elevator                          | \$2,883.22   | \$4,000.00     |
| Fire & Safety                     | \$1,182.85   | \$1,182.85     |
| <b>Utilities, and Landscaping</b> |              |                |
| Utilities                         | \$32,088.06  | \$30,000.00    |
| Landscaping                       | \$16,261.50  | \$17,000.00    |
| <b>Operating Expenses</b>         |              |                |
| Property Taxes                    | \$48,725.61  | \$49,500.00    |
| Insurance                         | \$40,883.15  | \$50,000.00    |
| Management Fees                   | \$5,000.00   | 5,000.00       |
| Accounting                        | \$3,875.00   | \$3,875.00     |
| Reserves                          | \$9,250.00   | \$9,250.00     |
| Total Operating Expenses          | \$199,661.99 | \$220,954.55   |



| 2024                        | EOY 2024            |
|-----------------------------|---------------------|
| Gross Income                | \$464,263.75        |
| CAM Income                  | \$121,743.58        |
| Expense Total               | \$199,661.99        |
| <b>Net Operating Income</b> | <b>\$386,345.35</b> |
| <b>CAP Rate</b>             | <b>6.27%</b>        |

| 2025                        | 2025 Projected      |
|-----------------------------|---------------------|
| Gross Income                | \$519,879.09        |
| CAM Income                  | \$150,365.99        |
| Expense Total               | \$220,954.55        |
| <b>Net Operating Income</b> | <b>\$449,289.54</b> |
| <b>CAP Rate</b>             | <b>7.31%</b>        |

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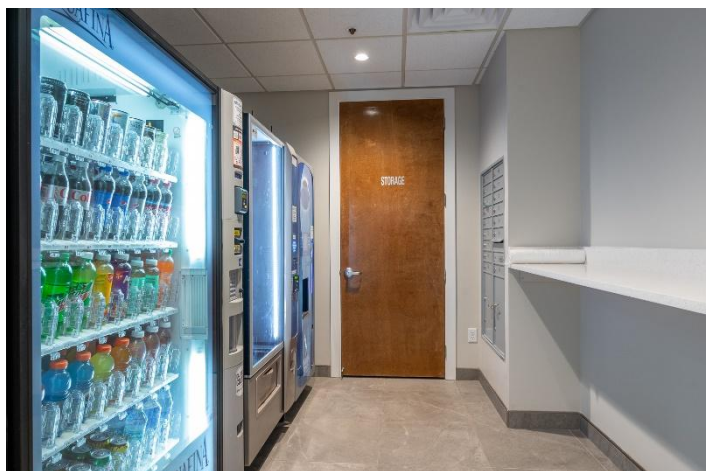
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# Photos



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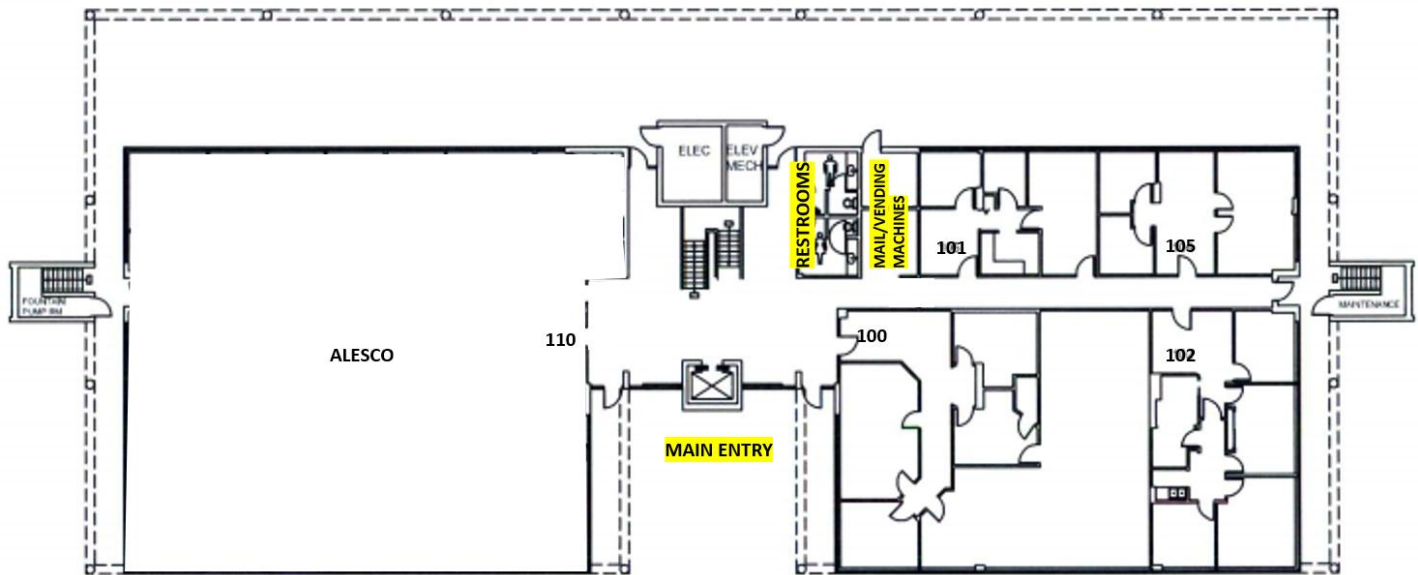
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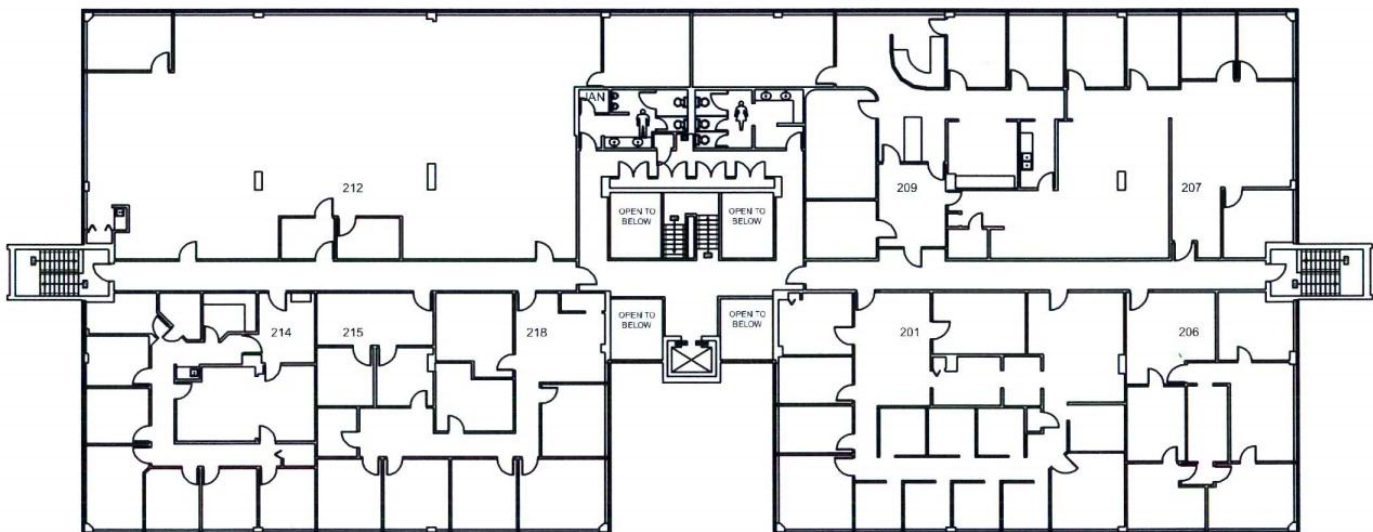
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# Floor Plans

## Floor 1



## Floor 2



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