

± 11,079 SF

Office Space For Sale

1521 Commerce Creek Boulevard, Cape Coral, Florida 33909



	33909 Cape Coral	33917 N Fort Myers
Population	19,764	30,348
Population Density	1,005.88	575.31
Households	7,118	14,432
Household Avg Income	\$60,088	\$51,250
Total Population	33.26	48.45
Median Age		

Property Information:

- 11,079+/- SF office building (expandable)
- Class B space
- Fully sprinklered and finished office space with abundant storage
- Heavy data/voice lines, raised computer/server room, private offices, kitchen, lunch room, conference room, secured reception area
- Secured building and entrances
- Attached garage area with 6 overhead doors
- Campus-style setting with large parking area
- Adjacent to future 200,000 sf \$131M Veterans Affairs Clinic (2011)
- Seconds from Pine Island Rd and US 41
- Zoned Light Industrial—office uses permitted
- PID # 04-44-24-C1-00750.0020

Sale: \$1,775,000 (\$160.21 PSF)

Contact information

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