



Pinebrook Park

12995 S Cleveland Ave Fort Myers, FL 33907

Pinebrook Park is a prime US-41 Commercial Park. There is a great tenant mix of retail, office and medical users and the park is anchored by Outback Steakhouse. The location provides excellent freeway visibility and the highest traffic counts in all of Lee County. There are multiple access points into the park: US-41, Big Pine Way and Austin Street. Pinebrook Park is also equipped with electronic billboard signage.

Property Highlights

Address	12995 S Cleveland Ave Fort Myers, FL 33907
Year Built	1980
CAM	\$7.68 / SF
Total Bldg. SF	133,624 SF
Available SF	191-3,158 SF
Parking	3.91/1,000 SF
Zoning	C-1
Signage	Electronic Billboard
Available Units	17
Total Units	124
Freeway Frontage	812'



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5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com

Available Units

Suite Number	Square Footage	Base Rent NNN	CAM (PSF)	Total	Date Available
130	1,736 SF	\$30.00 / SF	\$7.68	\$5,451.04	09/01/2026
143	3,158 SF	\$30.00 / SF	\$7.68	\$9,916.12	60-DAYS
149	803 SF	\$16.00 / SF	\$7.68	\$1,584.59	NOW
172/173	1,362 SF	\$18.00 / SF	\$7.68	\$2,914.68	NOW
180	1,922 SF	\$25.00 / SF	\$7.68	\$5,234.25	NOW
203	1,618 SF	\$12.00 / SF	\$7.68	\$2,653.52	30-DAYS
204	1,365 SF	\$14.00 / SF	\$7.68	\$2,466.10	30-DAYS
211-212	1,193 SF	\$14.00 / SF	\$7.68	\$2,155.35	NOW
214	1,193 SF	\$14.00 / SF	\$7.68	\$2,155.35	NOW
260	1,885 SF	\$12.00 / SF	\$7.68	\$3,091.40	NOW
281	1,831 SF	\$12.00 / SF	\$7.68	\$3,002.84	NOW
282	510 SF	\$14.00 / SF	\$7.68	\$921.40	NOW
284	1,512 SF	\$12.00 / SF	\$7.68	\$2,479.68	NOW
285	1,013 SF	\$16.00 / SF	\$7.68	\$1,998.99	NOW

Available tenant improvement allowance for qualified tenants

Available Executive Units

Suite Number	Square Footage	Total	Date Available
PBS 34	518 SF	\$1,726.67	NOW
PBS 47-49-51	774 SF	\$2,580.00	NOW
PBS 50	191 SF	\$636.67	NOW

Available tenant improvement allowance for qualified tenants

For more information:

Gary Tasman

Executive Vice President
+1 239 489 3600
gtasman@naiburnsscalo.com

Timothy Frederic

Vice President
+1 239 822 2728
tfrederic@naiburnsscalo.com

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