

FOR SUBLEASE • OFFICE

Fully Built-Out Professional Office Suite on Del Prado

2503 Del Prado Blvd, Suite 510 • Cape Coral, FL 33904

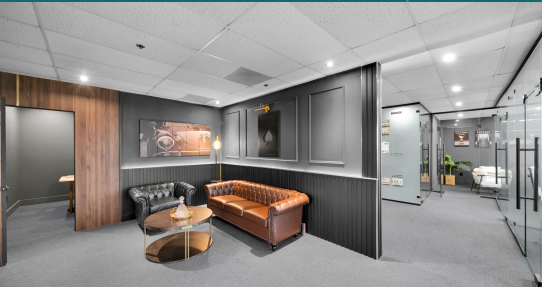


\$6,500/MO
GROSS LEASE RATE

±2,109 SF
SUITE SIZE

8 OFFICES
PRIVATE + CONFERENCE

AVAILABLE
IMMEDIATE OCCUPANCY



THE SPACE

Turnkey office suite in an elevator-served building on the Del Prado Blvd corridor. The layout delivers 8 private offices, including 3 oversized executive offices with solid doors, plus a dedicated conference room and a full kitchen with quartz counters, beverage fridge, and microwave.

Modern finishes throughout: wood accent walls, upgraded lighting, and large windows with elevated views and strong natural light. Offered at a below-market gross rate for the area.

HIGHLIGHTS

- 3 oversized executive offices with solid doors
- 5 additional private offices
- Dedicated conference room
- Full kitchen with quartz counters and beverage fridge
- Wood accent walls, upgraded lighting, abundant natural light
- 136 open parking spaces on a 1.99-acre site
- Below-market gross rate, one simple monthly number

NOTE: The suite is shown furnished. No furniture or fixtures convey, including the glass office partitions, which will be removed prior to occupancy.

PROPERTY FACTS

Lease Rate	\$6,500 / Mo Gross
Suite Size	±2,109 SF
Transaction	Sublease
Property Type	Office / Medical Office
Suite	#510
Year Built	1990
Elevators	2
Parking	136 Open Spaces
Site	1.99 Acres
Frontage	300 FT
MLS #	2026033992

IDEAL FOR

PROFESSIONAL FIRMS

REAL ESTATE

LAW PRACTICE

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MEDICAL ADMIN

VIRTUAL TOUR

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