

3507 LEE BLVD

LEHIGH ACRES, FL 33971

Professional Office Building For Lease



PROPERTY HIGHLIGHTS

- Tailored for Medical and Professional Office Users No plumbing inside units
- Ample Parking
- Located on the only major East/West road in Lehigh Acres

PROPERTY DETAILS

Lease Rate	\$20 - \$22 MG
Parking	114 surface spaces
Year Built	2007
Submarket	Lehigh

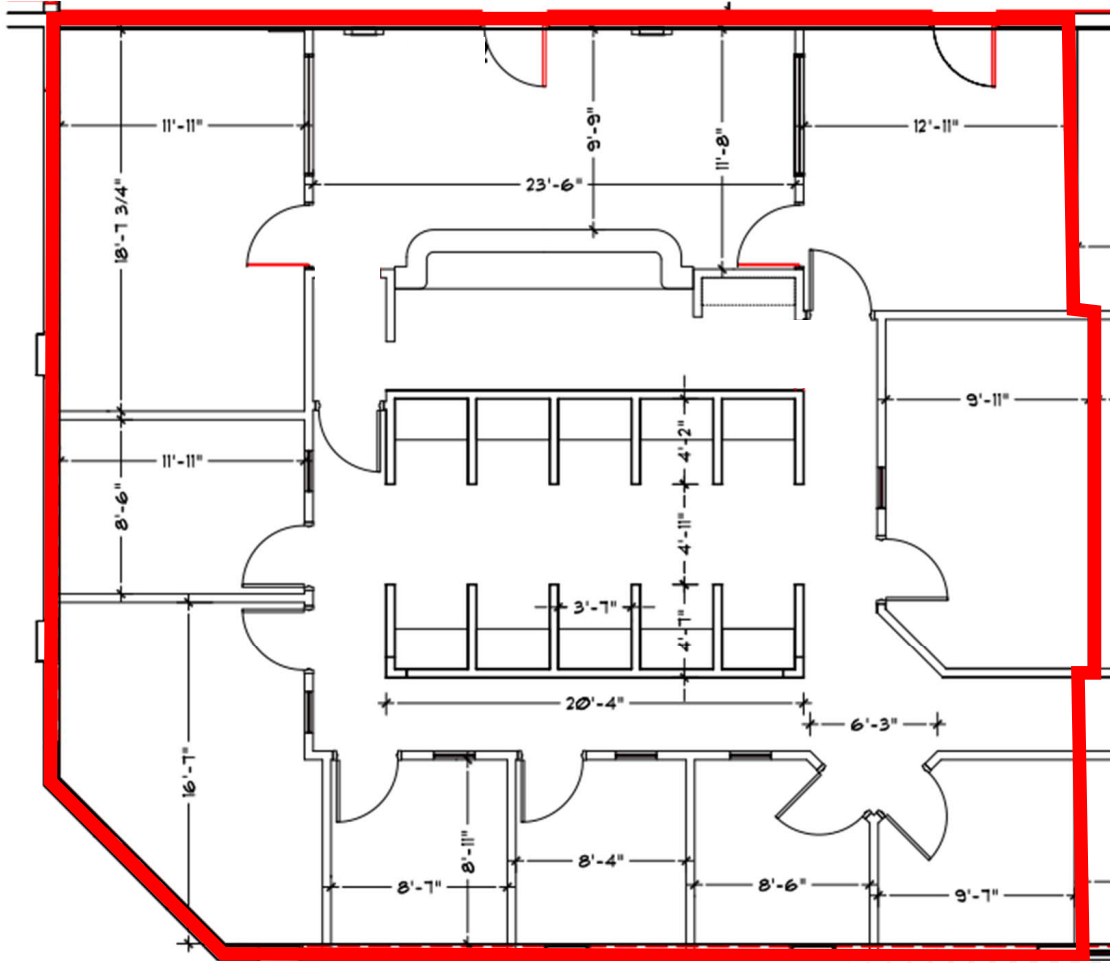


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Suite	Size (SF)	Rate PSF	Monthly Total	Available Date
211-212	2,725 SF	\$18.00	\$4,087.50	NOW

First year rate on 3-year lease. Year #2 @ \$20 SF and Year #3+ at 4% per annum increases



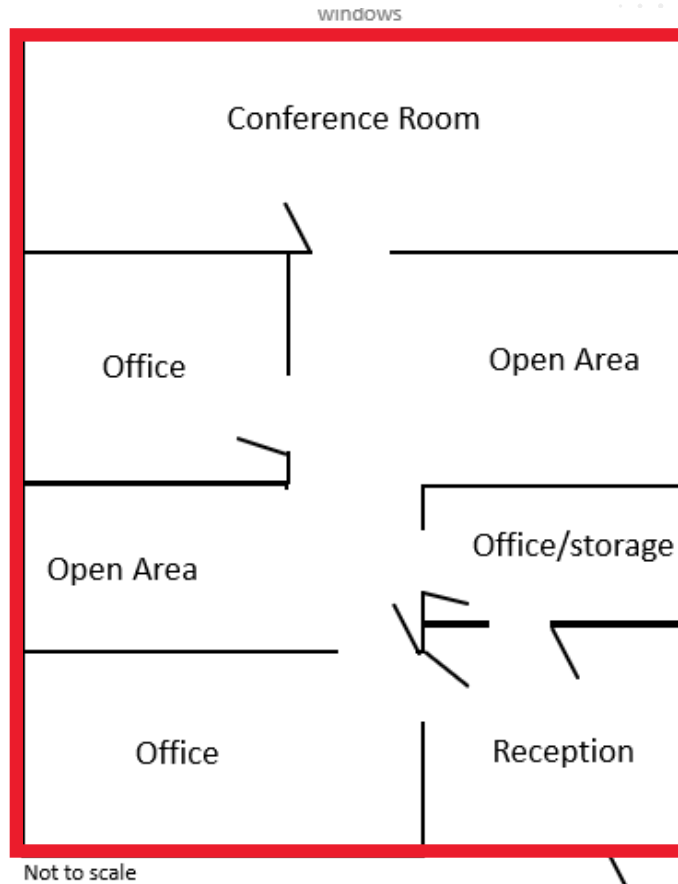
SPACE HIGHLIGHTS

- Multiple offices, reception, some glass enclosed offices
- Professional office space on second floor
- Tenant pays electric, telephone, internet
- Rent includes water and 24/7 access
- Landlord incentives may be available

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Suite	Size (SF)	Rate PSF	Monthly Total	Available Date
230	1,361 SF	\$22.00	\$2,495.17	January 10, 2027



SPACE HIGHLIGHTS

- Fully Built Out Office
- 2nd Floor Location
- Private Interior Space
- Move-In Ready
- Easy Access to Waiting Room
- Professional Environment

DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
TOTAL POPULATION	24,922	101,928	244,090
TOTAL HOUSEHOLDS	7,397	33,339	88,284
ANNUAL POPULATION GROWTH 2024-2029	3.6%	3.6%	3.8%