

**10970 S Cleveland Ave
Unit 406
Fort Myers, FL 33907**



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**



INVESTMENT CONDO FOR SALE

Property Highlights

- Centralized location just off Cleveland Ave with easy access to major corridors and multiple ingress points from Boy Scout & S Cleveland Ave
- Great professional tenant mix
- Pylon signage on US-41
- Ample parking offering 8.87 / 1,000 SF ratio
- Unit is fully leased and income producing
- Current tenants benefit from neighboring tenant Responsive Technology Partners in Unit 407

ADDRESS	10970 S Cleveland Ave Unit 406 Fort Myers, FL 33907
PROPERTY TYPE	Office Condo
UNIT SIZE	Unit 406 ± 3,117 SF
YEAR BUILT	2006
PARKING RATIO	8.87 / 1,000 SF
ZONING	C2 - Commercial
SUBMARKET	S Ft Myers / San Carlos

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Better never settles

10970 S Cleveland Ave Unit 406



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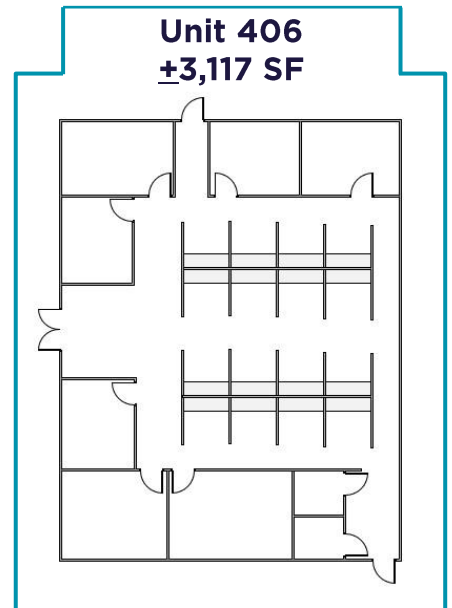


FOR SALE \$779,250

Condo Highlights

- Current Tenant - Synergy Networks Inc.
- Lease Expiration - 5/31/2028
- Annual NNN Income - \$52,332.12
- Annual Condo Dues - \$6,718.78
- Real Estate Taxes (25') - \$4,750.13
- Fully built-out office space, offering private offices, open-air cubicles, breakroom and restrooms
- Located in a well-maintained flex park, with optimal tenant mix
- Prime frontage and pylon signage on US-41

Unit 406
+3,117 SF



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Premium Office Space with Direct Data Center Access

Suite 406

A Rare Opportunity

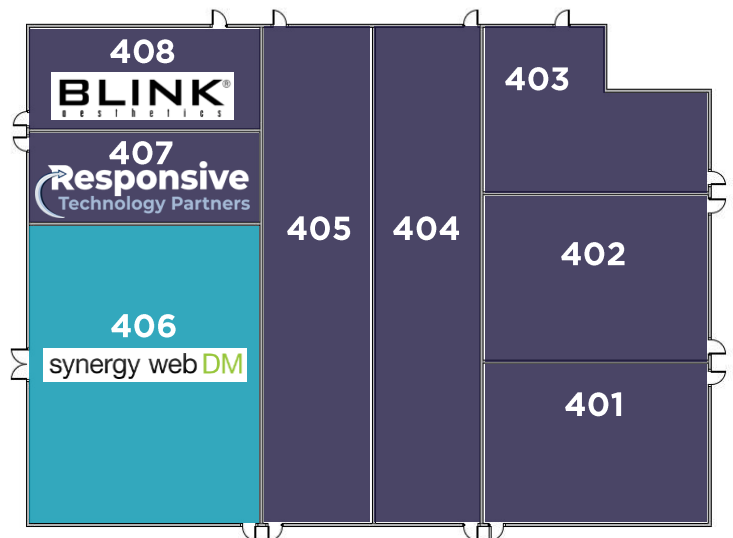
Suite 406 isn't just an office—it's strategically located **on the side of a state-of-the-art data center.**

This gives tenants unparalleled access to enterprise-grade connectivity and IT infrastructure, all without the delays, costs, or limitations of traditional providers.

To see more information on the data center click [HERE](#)

Why This Location Stands Out

- **Instant Connectivity** – Bandwidth can be activated within hours. No waiting on the cable or telephone company.
- **Unlimited Bandwidth** – Scale your operations with no usage caps and reduced costs exclusive to building tenants.
- **Enterprise Reliability** – Redundant fiber routes to the internet plus 99.99% uptime SLA.
- **Power Redundancy (Data Center Only)** – UPS backup and on-site generator ensure your business stays online—even during utility **outages.**
- **Colocation Advantage** – Host your own servers directly in the data center for maximum performance and security.
- **Future-Proof** – From startups to high-usage enterprises, this infrastructure grows with you.



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