

FOR LEASE

OFFICE / RETAIL /  
LIGHT INDUSTRIAL



# CAPE CORAL BUSINESS PARK

4409-4423 SE 16<sup>th</sup> Place

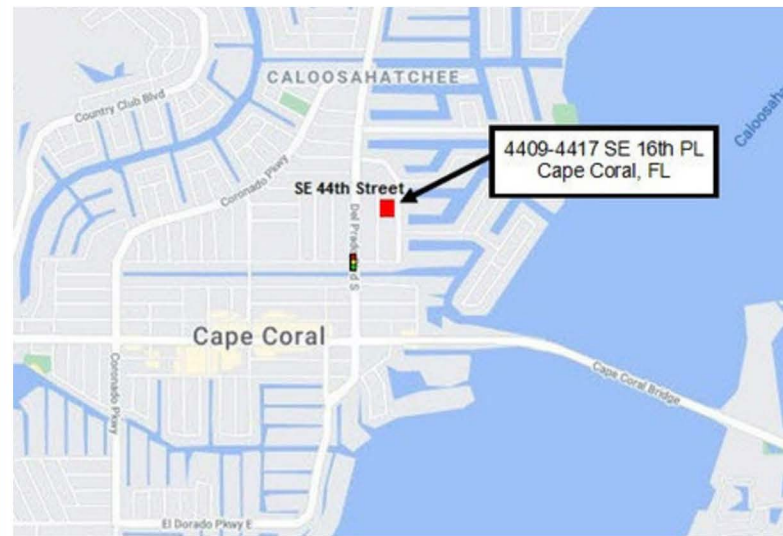
Cape Coral, FL 33904

## SPACE FEATURES

- Available: Unit 9 (1,381± RSF)  
Unit 18-19 (2,765± RSF)
- Lease Rate: From \$9.00 / SF
- NNN Expenses: \$8.13 / SF (2026 est.)
- Occupancy: Immediate

## PROPERTY OVERVIEW

- Well located & professionally managed business park
- Ample parking
- Approved for a wide variety of office, light industrial and retail uses
- Recently underwent renovations (new roof, lighting & landscape enhancements)
- Located off of Del Prado Blvd South, ¼ mile from Cape Coral Parkway





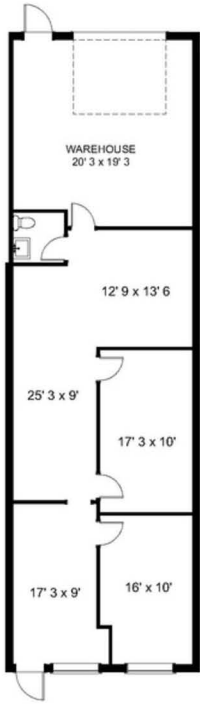
Matthew W. Stepan, CCIM  
Commercial Advisor  
MattS@premiermail.net



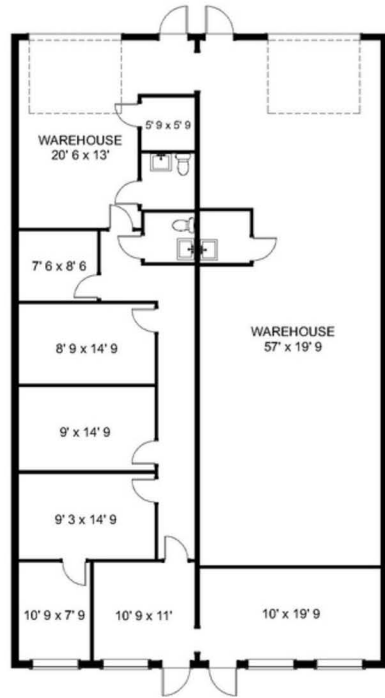
W.T. Pearson  
Broker Associate  
WT@premiermail.net



**PREMIER**  
COMMERCIAL



**Unit 9 (1,381 SF)**  
Lease Rate:  
**\$10.50 PSF NNN**



**Unit 18-19 (2,765 SF)**  
Lease Rate:  
**\$9.00 PSF NNN**



**PREMIER**  
COMMERCIAL