

MEDICAL & GENERAL OFFICE

Viscaya Professional Building

1425 Viscaya Parkway
Cape Coral, FL 33990



Hospital Adjacent

Close to Lee Health Cape Coral Hospital, providing convenient access to maximize patient referrals and streamline staff logistics.

Fully Built Out

Clinical suites are ready to go, allowing you to significantly reduce build-out time, lower upfront costs, and get up and running faster.

Superior Access

Covered parking and full elevator service provide easy, convenient access to second-floor professional suites for staff and clients.

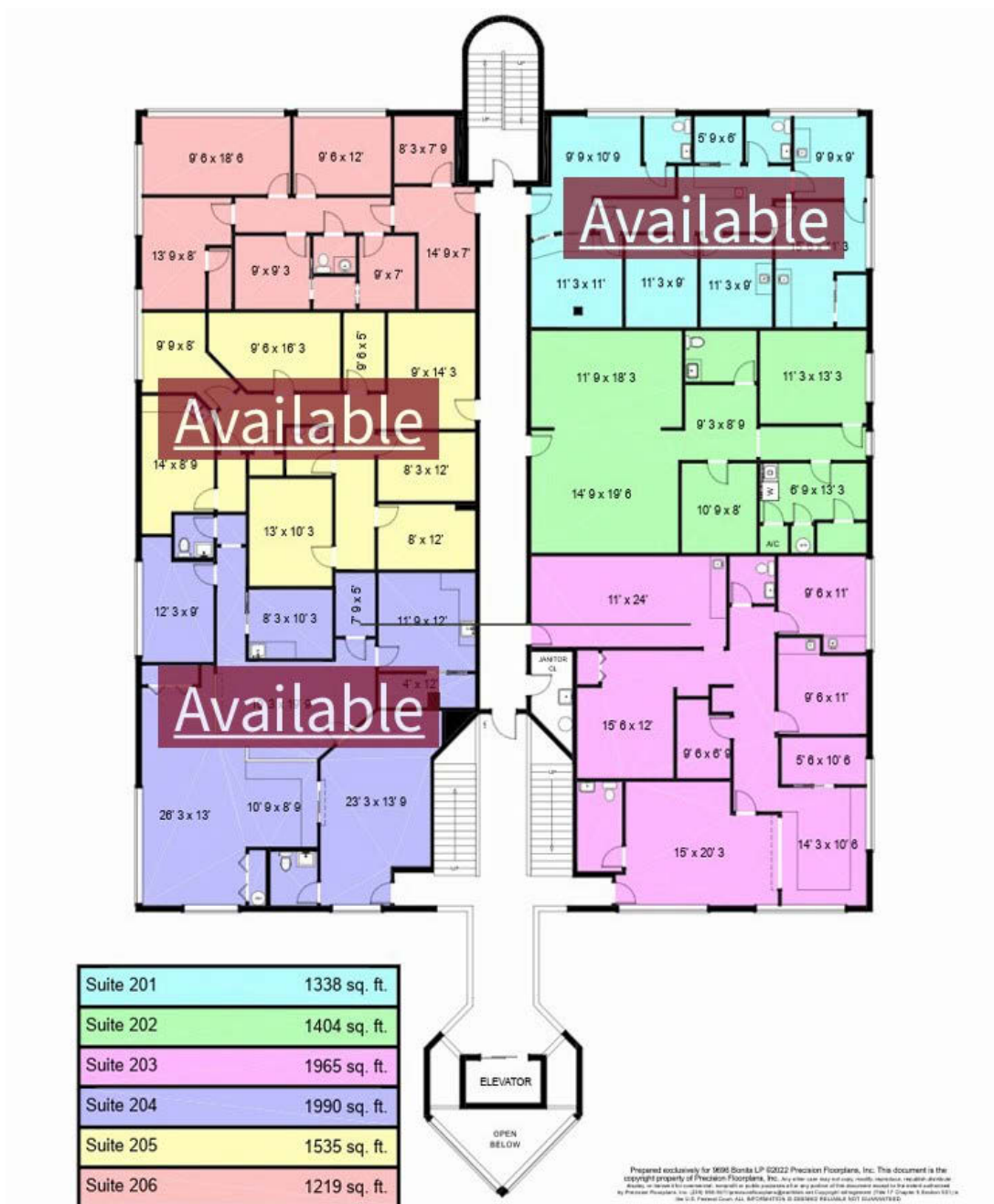
Ideal for a Variety of Professional Uses

Dentists
Chiropractors
General Practitioners
Clinicians
Lab Services
Rehabilitation Facilities
Attorneys
Accountants

And other professional or medical users

Current Leasing Opportunities

UNIT #	SQ. FT.	BASE RENT	CAM + HVAC	MONTHLY TOTAL
101	1,987 SF	\$3,808.42	\$1,525.57	\$5,333.99
201	1,338 SF	\$2,453.00	\$1,055.05	\$3,508.05
204	1,990 SF	\$3,648.33	\$1,527.75	\$5,176.08
205	1,535 SF	\$2,814.17	\$1,197.87	\$4,012.04



Move-In Ready Suites

Designed for Immediate Use

Building Specs

- HVAC: Included in CAM reserves
- Management: CMI Naples
- Professional Zoning: Medical & Professional Office

Client & Patient Experience

Modern glass entries, polished common areas, and full elevator accessibility ensure a polished, professional first impression while providing convenient, seamless access for both clients and staff.

SUPERIOR MEDICAL INFRASTRUCTURE



1425 Viscaya Parkway
Cape Coral, FL 33990

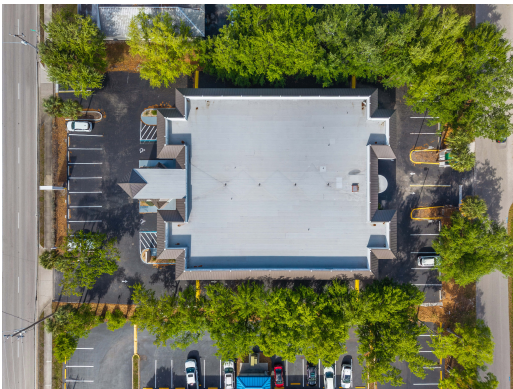


Parking & Access

PARKING & EXTERNAL ACCESS

Worry-Free Arrivals

With expansive surface parking surrounding the building, patients and staff enjoy easy access with minimal walk-times.



For More information, Call Today:
Dean Prevolos: 239 435 9797
James Walls: 973 704 6240

