

College Pkwy & South Pointe Blvd.



PRICE REDUCTION

7,000 sf – Professional Office
Year Built: 2002
Lease Rate: \$12 psf
Purchase Price: \$1,400,000

LAKE POINTE COMMONS

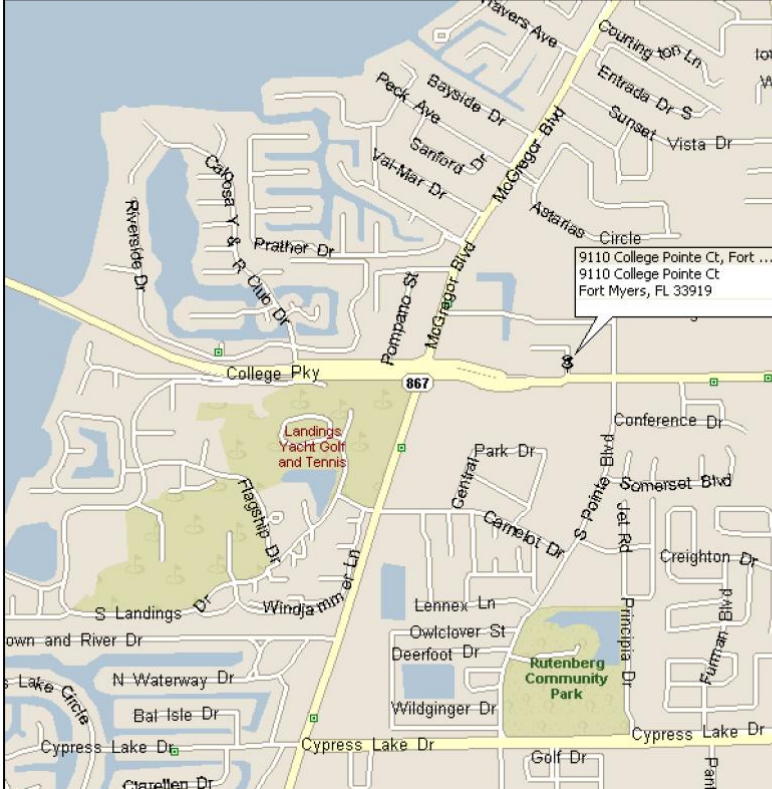
Lake Pointe Commons consists of four office buildings consisting of attorneys, real estate & developers.

CONVENIENT LOCATION

Located at the College Pkwy & South Pointe Blvd intersection and at the foot of the Cape Coral Bridge with easy access to McGregor Blvd. Located within walking distance to all the conveniences such as Publix Supermarket, RaceTrac, Wendy's, Florida Gulf Bank, Lee Physician Group, and Best Western Hotel. Walmart is practically across the way, and McDonald's & Burger King are at the intersection with Chili's down the road.

SPACE SETUP

This building has several conference rooms, a reception desk, lobby area, executive offices with other offices being built-ins. There is a kitchen and several restrooms with locker rooms and showers. The property has four entrances. Telephone Equipment and Computer wiring remain in place. Built-ins and some furniture remain.



**Great
Opportunity,
Central
location**