FOR LEASE

Pinebrook Park

12995 S Cleveland Ave. Fort Myers, FL 33907

CUSHMAN & WAKEFIELD | COMMERCIAL PROPERTY SOUTHWEST FLORIDA



Pinebrook Park is a prime US-41 Commercial Park. There is a great tenant mix of retail, office and medical users and the park is anchored by Outback Steakhouse. The location provides excellent freeway visibility and the highest traffic counts in all of Lee County. There are multiple access points into the park: US-41, Big Pine Way and Austin Street. Pinebrook Park is also equipped with electronic billboard signage.

Property Highlights

Address	12995 S Cleveland Ave. Fort Myers, FL 33907
Year Built	1980
CAM	$7.68/ SF
Total Bldg. SF	133,624 SF
Available SF	185-6,455 SF
Parking	3.91/1,000 SF
Zoning	C-1
Signage	Electronic Billboard
Available Units	19
Total Units	124
Freeway Frontage	812’



Available Units

Available tenant improvement allowance for qualified tenants

Suite Number	Square Footage	Base Rent NNN	CAM / SF	Total	Date Available
131	784 SF	$30.00 / SF	$7.68	$2,461.76	NOW
143	3,158 SF	$30.00 / SF	$7.68	$9,916.12	60-DAYS
160	1,818 SF	$16.00 / SF	$7.68	$3,587.52	NOW
176	1,082 SF	$16.00 / SF	$7.68	$2,135.15	NOW
178	1,155 SF	$16.00 / SF	$7.68	$2.279.20	NOW
180	1,922 SF	$25.00 / SF	$7.68	$5,234.25	05/01/2026
180-185	6,455 SF	$25.00 / SF	$7.68	$17,579.12	05/01/2026
183-185	4,531 SF	$25.00 / SF	$7.68	$12,339.42	05/01/2026
203	1,618 SF	$12.00 / SF	$7.68	$2,653.52	30-DAYS
204	1,365 SF	$14.00 / SF	$7.68	$2,466.10	30-DAYS
211-212	1,193 SF	$14.00 / SF	$7.68	$2,155.35	NOW
214	1,193 SF	$14.00 / SF	$7.68	$2,155.35	03/01/2026
260	1,885 SF	$12.00 / SF	$7.68	$3,091.40	NOW
281	1,831 SF	$12.00 / SF	$7.68	$3,002.84	NOW
284	1,512 SF	$12.00 / SF	$7.68	$2,479.68	NOW

Available Executive Units

Available tenant improvement allowance for qualified tenants

Suite Number	Square Footage	Total	Date Available
PBS 34	518 SF	$1,726.67	NOW
PBS 47-49-51	774 SF	$2,580.00	NOW
PBS 50	191 SF	$636.67	NOW
PBS 54	185 SF	$616.67	NOW



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