

3507 LEE BLVD

LEHIGH ACRES, FL 33971

Professional Office Building For Lease



PROPERTY HIGHLIGHTS

- Tailored for Medical and Professional Office Users
- Ample Parking
- Located on the only major East/West road in Lehigh Acres

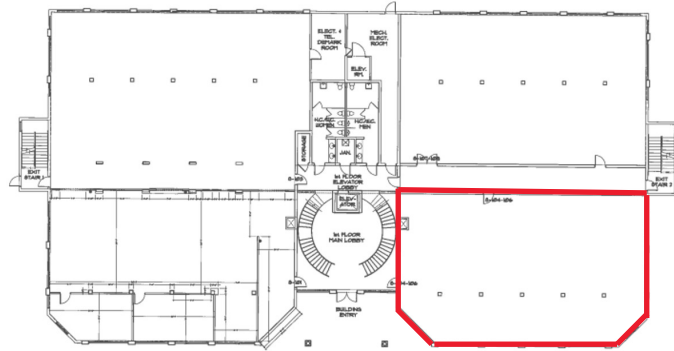
PROPERTY DETAILS

Lease Rate	\$20-\$40 MG \$30 NNN
Parking	114 surface spaces
Year Built	2007
Submarket	Lehigh

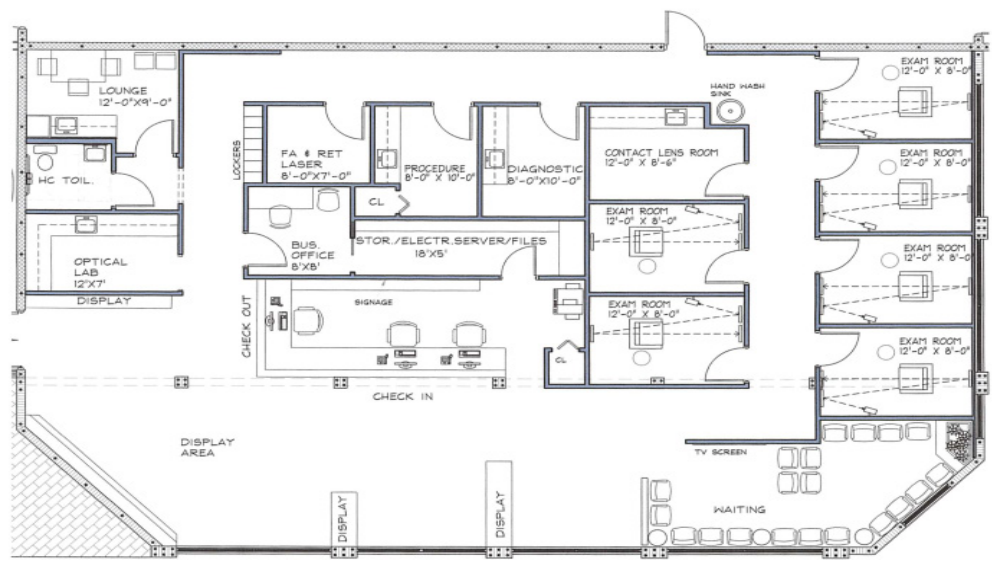


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Suite	Size (SF)	Rate NNN	CAM	Monthly Total
104-106	3,520 SF	\$30.00	\$6.25	\$10,633.33



1st Floor



SPACE HIGHLIGHTS

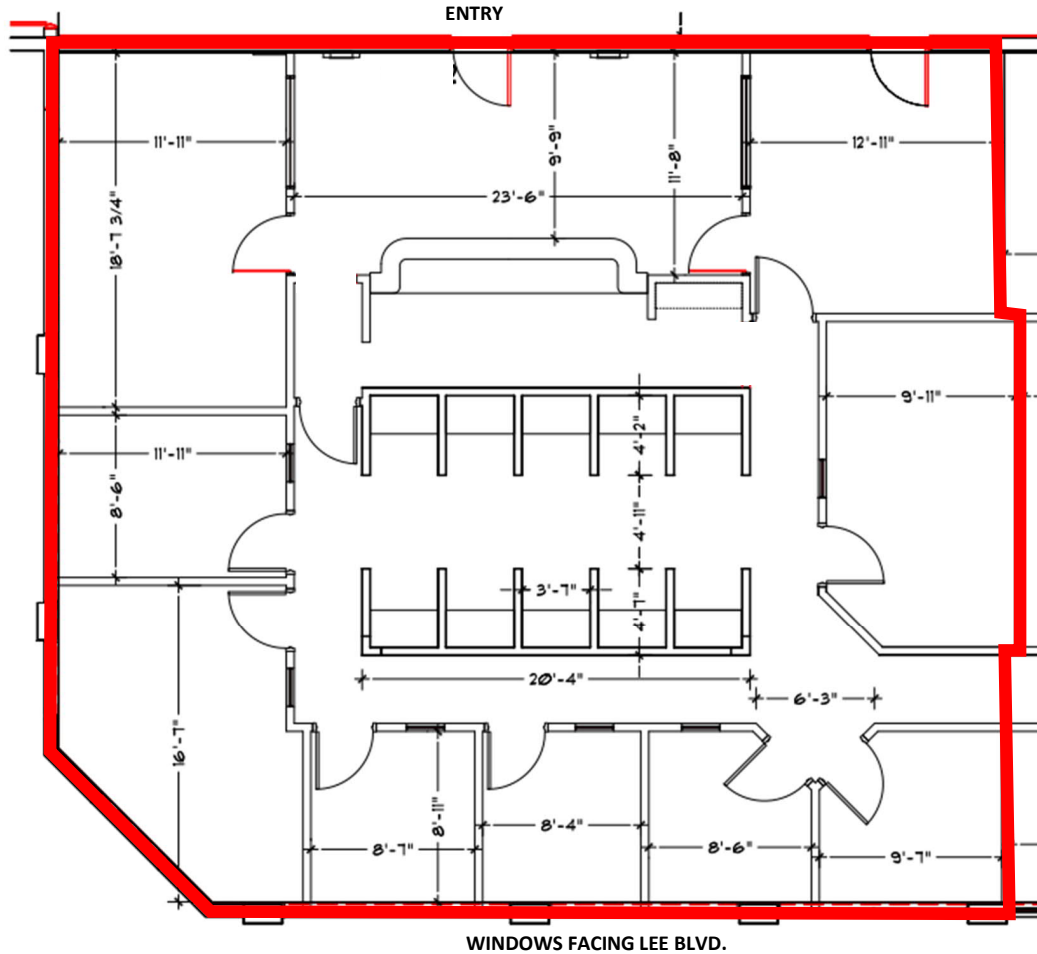
- 1st Floor Location with Visibility from Lee Blvd
- Monument Sign
- Professional Environment
- Ample Parking
- Fully Built Out Medical office
- Private employee entrance
- Showroom, Waiting Room, Reception, 2 Restrooms, Breakroom, 6 Exam Rooms, Lab, 3 Procedure/Diagnostic Rooms, and Storage

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Suite	Size (SF)	Monthly Total	Available Date
211-212	2,725 SF	\$4,541.67	04/01/2026



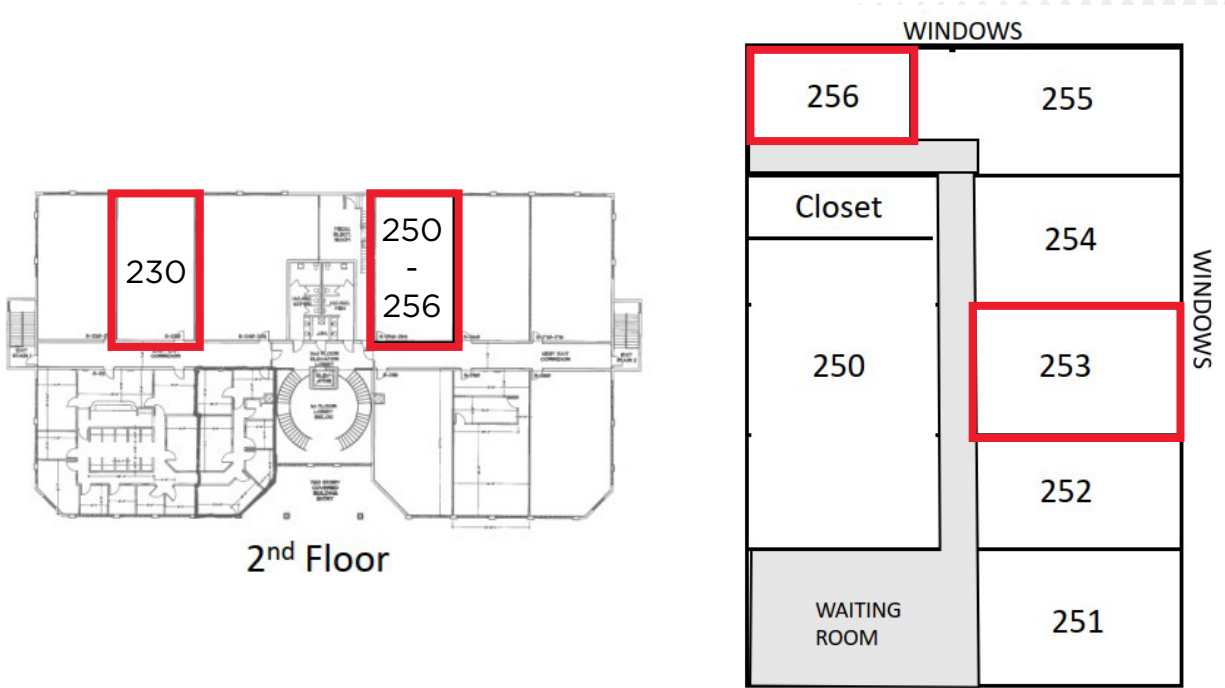
SPACE HIGHLIGHTS

- Multiple offices, reception, some glass enclosed offices
- Professional office space on second floor
- Tenant pays electric, telephone, internet
- Rent includes water and 24/7 access
- Landlord incentives may be available

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Suite	Size (SF)	Monthly Total	Available Date
230	1,361 SF	\$2,495.17	07/01/2026
253	120 SF	\$400.00	NOW
256	158 SF	\$523.67	NOW



SPACE HIGHLIGHTS

- Fully Built Out Office and Executive Suite
- 2nd Floor Location
- Private Interior Space
- Move-In Ready
- Easy Access to Waiting Room
- Professional Environment

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,480	52,321	101,928
TOTAL HOUSEHOLDS	1,908	16,468	33,339
ANNUAL POPULATION GROWTH 2024-2029	3.5%	3.6%	3.6%