



Colliers



MORGAN & MORGAN

For Lease

12800 University Drive, Fort Myers, FL 33907

# Class A Office University Park

Elevate your work experience.

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# Highlights



University Park is a premier Class-A business campus consisting of four buildings located at **12800-12871 University Drive, Fort Myers, FL 33907**. This prestigious office complex is strategically positioned in the heart of Lee County's prime business and financial district, adjacent to Florida Southwestern State College at the southeast corner of Summerlin Road and College Parkway.

## Key Features:

- **Class-A Office Space:** Designed to enhance your professional image with timeless designs and top-notch amenities.
- **Prime Location:** Convenient access to US 41, Cape Coral, downtown Fort Myers, and Bonita Springs.
- **Amenities:** Full-service CAM with 5-day janitorial service and electric, signage availability, on-site management and maintenance, designated parking garage, on-site café, backup generator, and fiber optic services.
- **Leasing Opportunities:** Various office spaces available, ranging from 1,733 SF to 10,582 SF
- **Park-Like Setting:** A picturesque environment that provides a serene and professional atmosphere for businesses.

University Park offers an exceptional leasing opportunity for professionals seeking an unparalleled business environment. Join the thriving community of professionals and elevate your business and work experience.

## Additional Highlights:

- Prominent monument signage for sizable tenants
- On-site property management
- Structured parking with walkways to the building
- On-site café with convenient dining options for tenants



# Property Overview

## Asset Information:

12800-12871 University Drive  
Fort Myers, FL 33907

## Total Leasable Area:

170,518± SF

## Year Built:

1990

## No. of Floors:

Building I - Six  
Building II - One  
Building III - One  
Building IV - Two

## Parking:

290 Covered  
159 Surface

## Lease Rate:

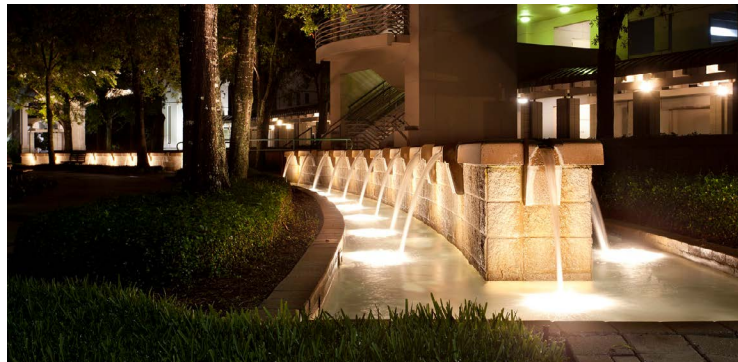
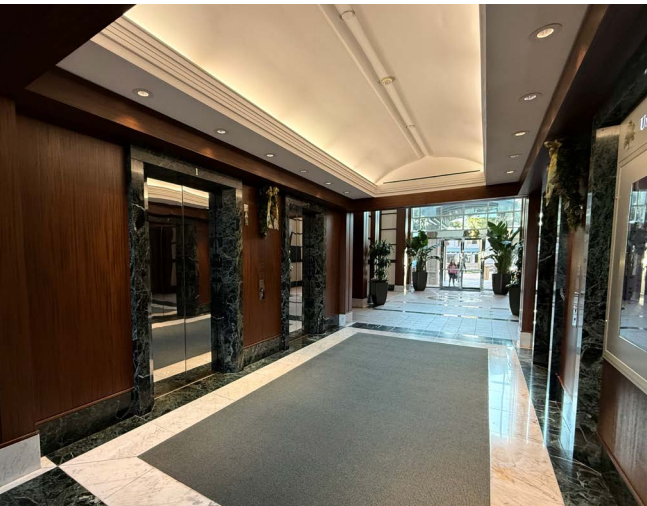
\$21 PSF NNN

## OpEx:

2026: \$12.65

## Additional Information:

- On-site diesel generator provides complete building backup power
- FedEx and UPS drop boxes
- 24/7 building access via card access system
- Full-service building including 5-day-a-week suite janitorial/ utilities included in OpEx
- 25+ years of ownership by institutional investor



# Availabilities

12800 University Dr.

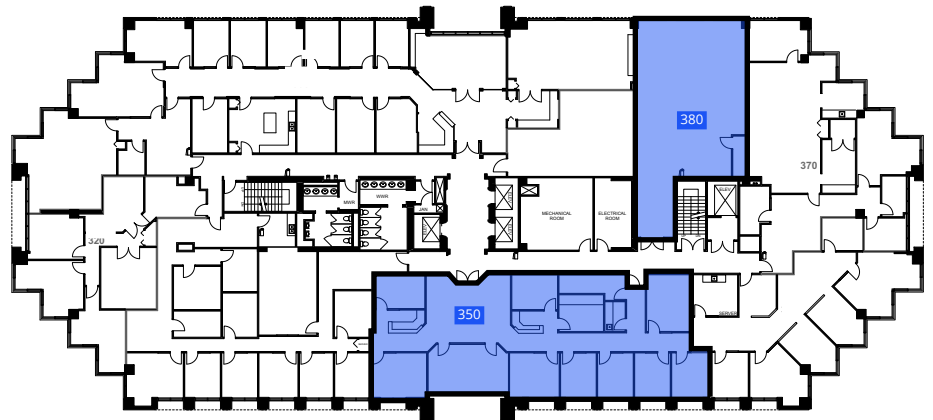


## Third Floor

Suite	350
SF Available	3,504
Base Rent	\$21.00
OpEx	\$12.65
<b>Monthly Rent</b> (excluding sale tax)	\$9,825.80

\*Available 10/1/2026

Suite	380
SF Available	1,733
Base Rent	\$21.00
OpEx	\$12.65
<b>Monthly Rent</b> (excluding sale tax)	\$4,859.62

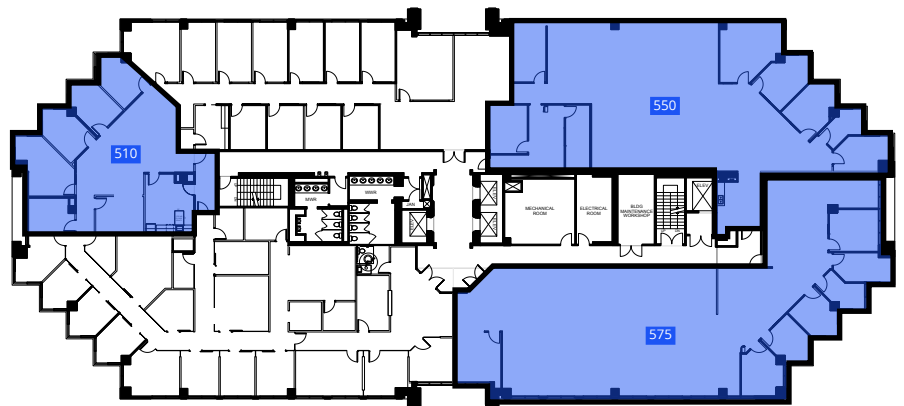


## Fifth Floor

Suite	510
SF Available	2,248
Base Rent	\$21.00
OpEx	\$12.65
<b>Monthly Rent</b> (excluding sale tax)	\$6,303.77

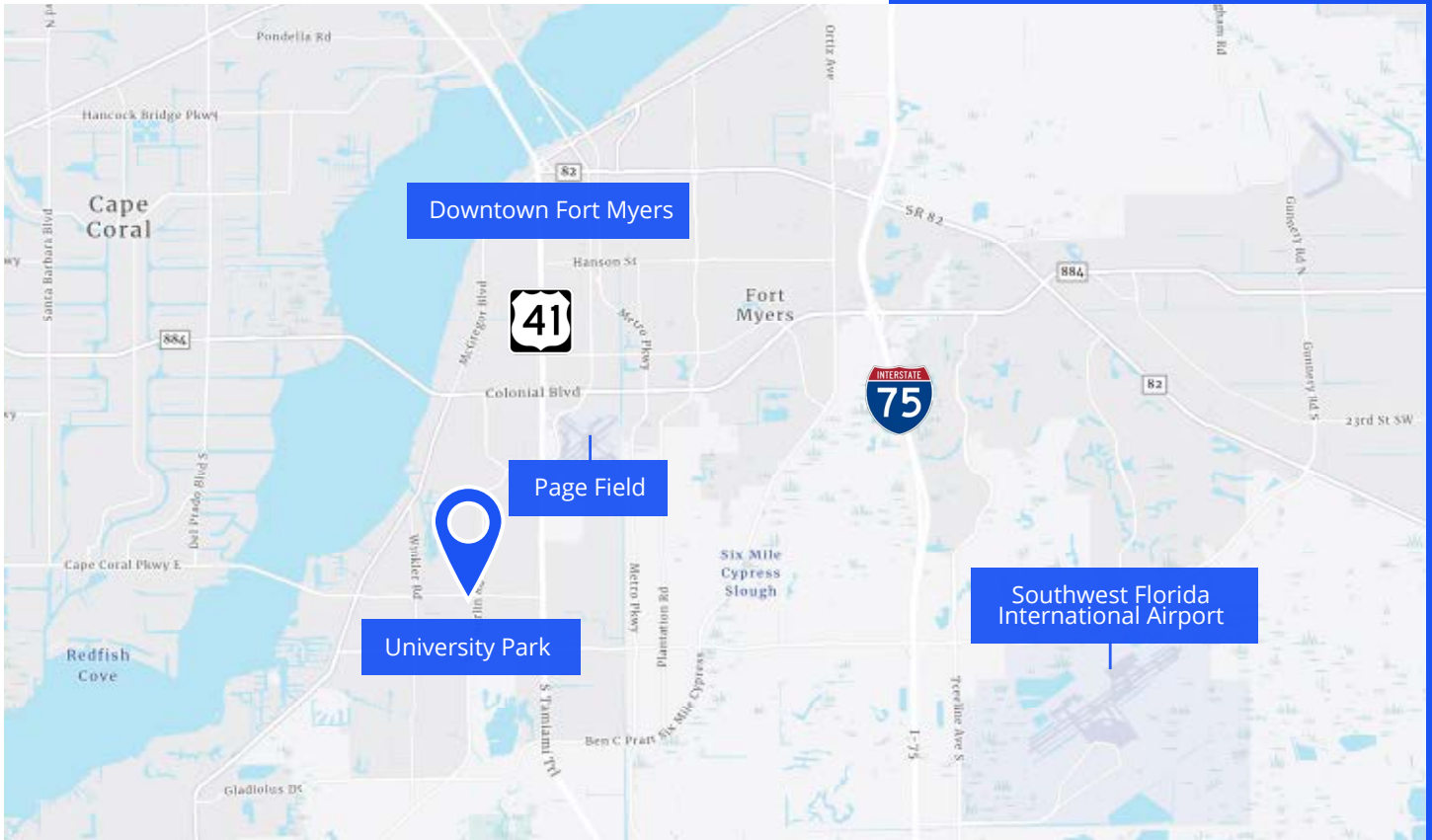
Suite	550
SF Available	5,012
Base Rent	\$21.00
OpEx	\$12.65
<b>Monthly Rent</b> (excluding sale tax)	\$14,054.48

Suite	575
SF Available	5,570
Base Rent	\$21.00
OpEx	\$12.65
<b>Monthly Rent</b> (excluding sale tax)	\$15,619.21



Available

# Centrally Located Class A Office



## Local Drive Times

<b>I-75</b>	15 minutes
<b>US-41</b>	2 minutes
<b>Downtown Fort Myers</b>	20 minutes
<b>Southwest Florida International Airport</b>	22 minutes



**College Parkway  
office corridor**



**Excellent access  
to US 41 and I-75**



**Premier Class A  
office building**

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