



**SW** MANAGEMENT  
& REALTY  
A Seagate Development Group Company



# WESTLINKS BUSINESS PARK

## BUILDING 3

12751 WESTLINKS DRIVE, FORT MYERS, FL 33913

8,320 SF OFFICE SPACE FOR LEASE

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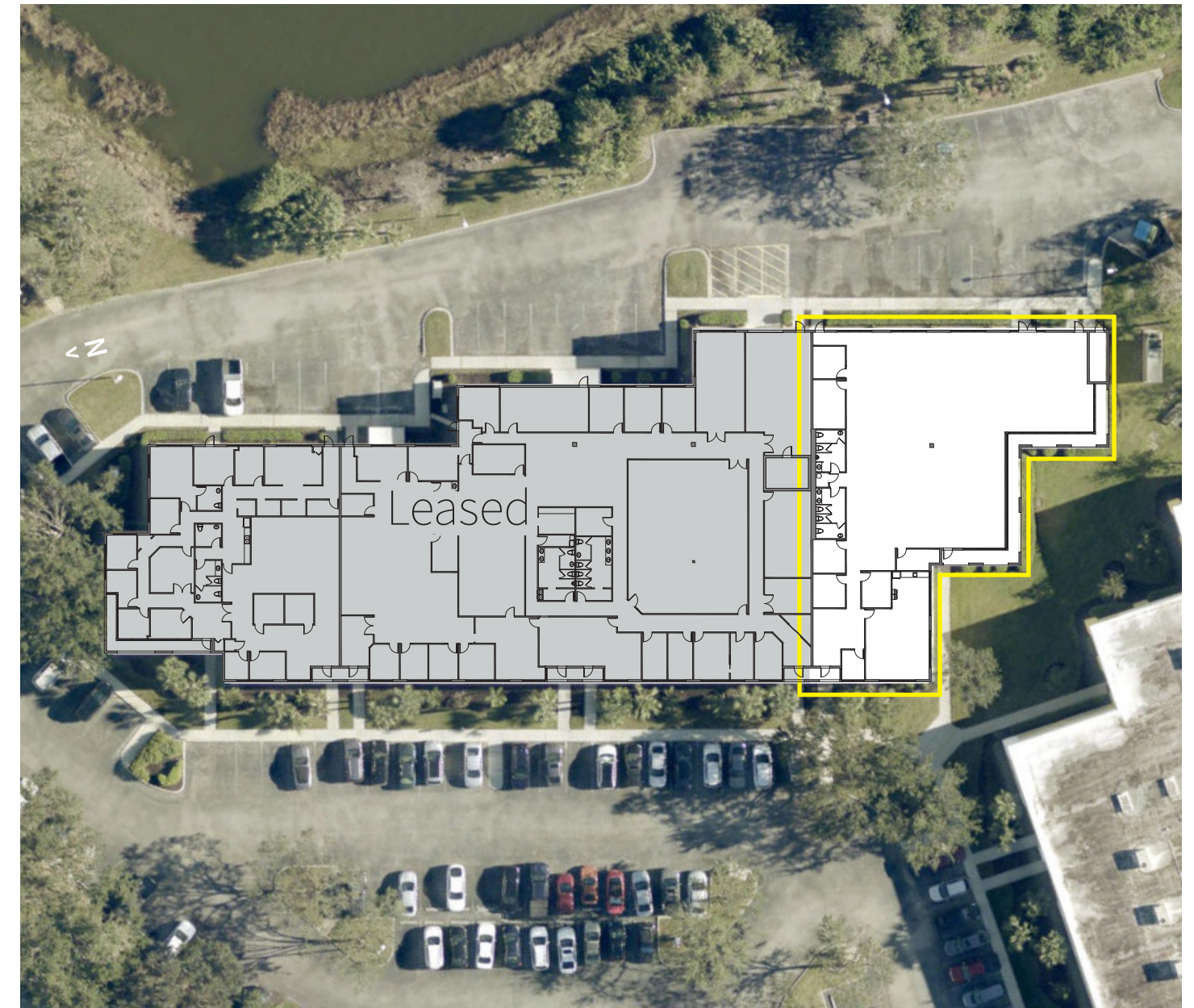
# PROPERTY FEATURES & FLOOR PLAN

Available immediately, Westlinks 3 is one of 11 buildings in Westlinks Business Park which sits just east of I-75 on Daniels Parkway. This professionally landscaped business park is the largest in Southwest Florida and contains over 346,000 SF, with amenities in walking distance and the Gateway planned community surrounding the back of the project. The park is minutes from Southwest Florida International Airport (RSW) and offers immediate access to I-75 and Daniels Parkway.

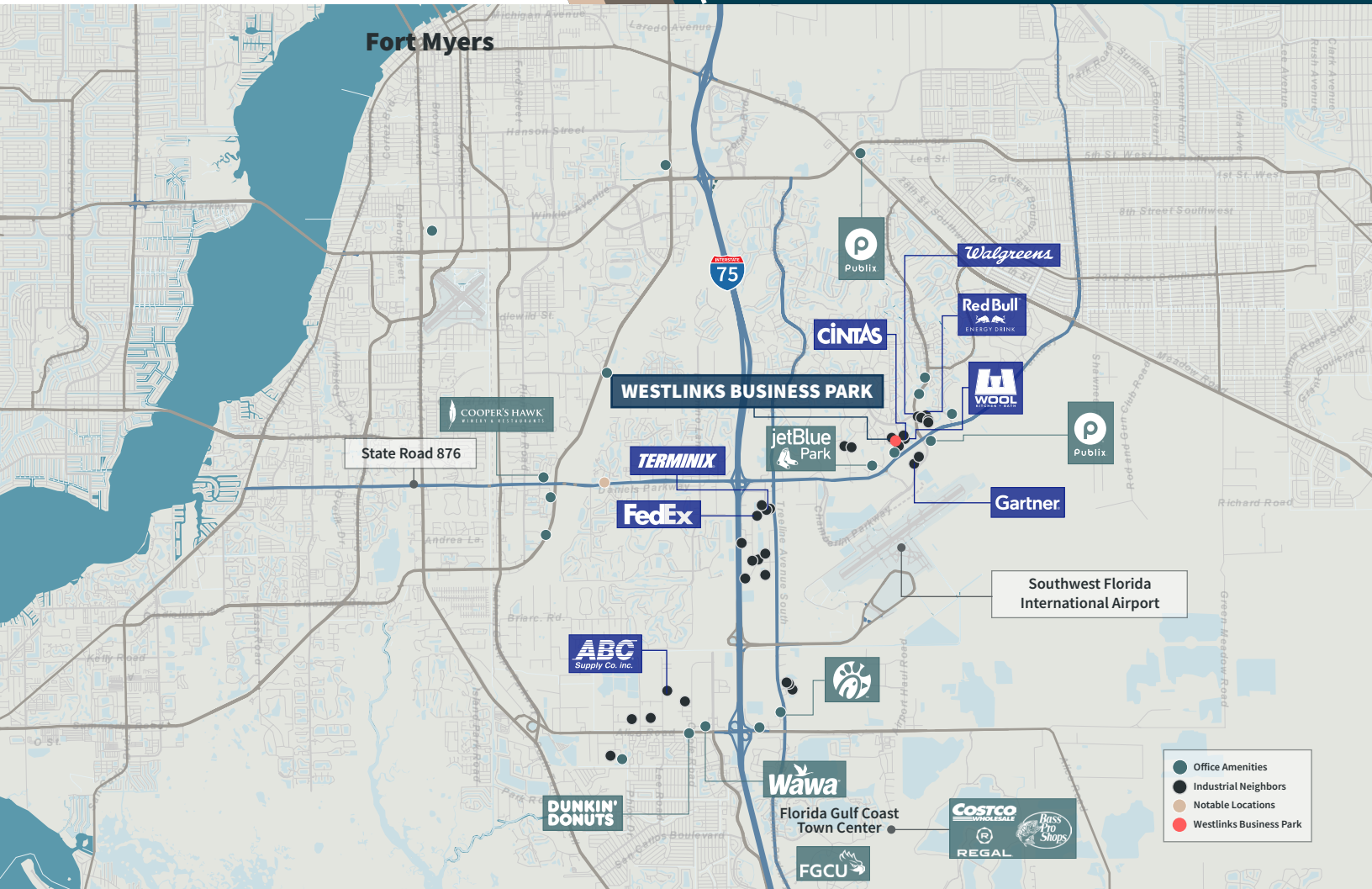
Westlinks 3 is a 29,900 square foot multi-tenant office building. There is ample dedicated office parking in front and the sides of the building. The Landlord will negotiate Tenant Improvements on a deal specific basis.

## BUILDING FEATURES

<b>SIZE</b>	29,900 SF	<b>PARKING</b>	2.50/1,000 SF
<b>AVAILABLE FOR LEASE</b>	8,320 SF	<b>HVAC</b>	Roof-mounted units throughout
<b>YEAR BUILT</b>	2000	<b>FIRE PROTECTION</b>	Wet sprinkler
<b>OFFICE SPACE</b>	Turnkey office space	<b>ASKING RENT</b>	\$14.50 NNN
<b>BUILDING TYPE</b>	Concrete tilt-up		



# PROPERTY MAP



<b>SW FL INTL AIRPORT</b>	1.5 miles
<b>SR-82</b>	3 miles
<b>I-75</b>	3.2 miles

<b>TAMPA</b>	138 miles
<b>MIAMI</b>	140 miles
<b>ORLANDO</b>	165 miles

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