

WORLD PLAZA BUILDING #2  
12685 NEW BRITTANY BOULEVARD  
FORT MYERS, FLORIDA 33907

Located in World Plaza South Park, directly off College Parkway, this free-standing office building features 2104 SF of office space. Formerly occupied by a law firm, and other professionals, this building includes:

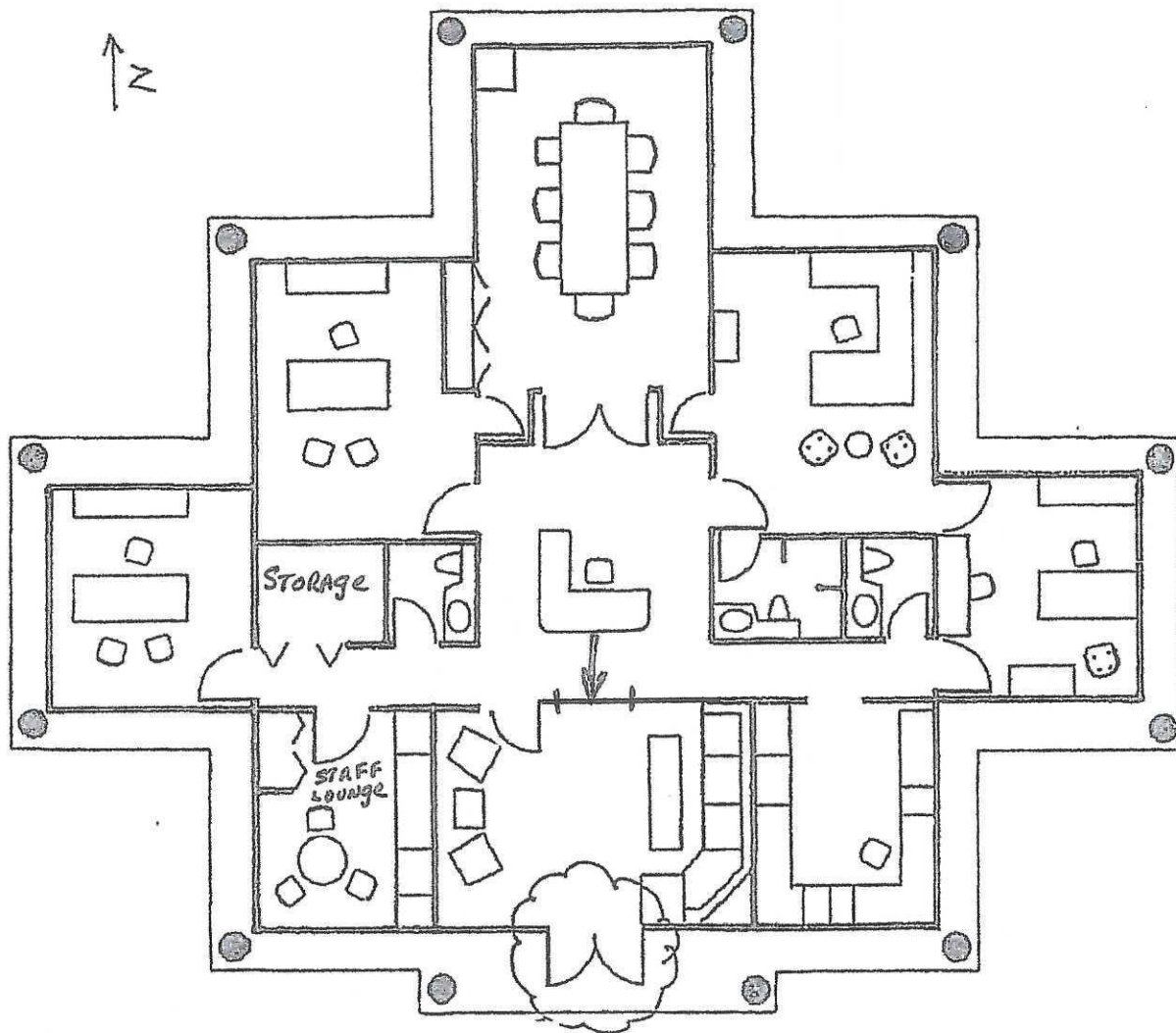
- four executive offices
- one executive office features an "en suite" bathroom, complete with private stall shower
- two common area rest rooms
- impressive entry lobby with cathedral ceiling
- security door from lobby to Front Desk, with glass bi-pass window
- staff lounge, with full-service kitchen
- stately conference room featuring tray ceiling, custom cabinetry with built-in sink
- work room, which can serve a multitude of purposes with built-in cabinets and wiring for commercial printer
- security cameras throughout the building, including available remote cell phone monitoring
- the building is wired for security monitoring service
- the lobby is wired for cable TV
- each office is pre-wired for internet
- main server rack prewired for office computers
- wi-fi internet service throughout
- two newer A/C systems, plus two mini-split units
- selected area limited keypad access security locks
- windows all around!

## World Plaza Property Overview

LOCATION! World Plaza boasts the best traffic pattern on College Parkway. Easy to find, with signalized intersection at College Parkway and New Brittany Boulevard, anchored by the Truist Bank building. To the north, direct access to US 41 or Summerlin Road, via Brantley Road. Conveniently located to Cape Coral, Page Field, RSW Airport, Bell Tower Shops, hotels, many restaurants, as well as all Lee Health hospitals.

### Amenities to enjoy at World Plaza:

- Well maintained campus-style professional office park, with mature, lush landscaping
- Gable roofs, Georgian columns, and brick walkways enhance the charming look
- Enjoy natural daylight – windows all around – views of garden courtyard areas
- Employee Parking Lot
- Parking Ratio: 4 per 1,000 SF
- On site drop boxes: USPS; UPS; and FEDEX
- USPS delivers mail to your door, and will accept outgoing mail
- On site professional management



**WORLD PLAZA  
BUILDING #2  
APPROXIMATELY 2,104 SF**

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