

WORLD PLAZA

FOR SALE

OWNER-USER

FREE STANDING

MEDICAL-PROFESSIONAL

OFFICE BUILDINGS

From 3,264 to 5,368 SF

Optional Rental Income

From \$860,000

**COLLEGE PARKWAY CORRIDOR
FORT MYERS, FLORIDA**

CONTACT:

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OFFICE BUILDINGS FOR SALE - OWNER OCCUPANCY/INCOME PRODUCING LEASES

EXECUTIVE SUMMARY

Free-standing condominium office buildings from 3,264 SF to 5,368 SF. Select a building that meets your needs. Located in the prestigious campus-style professional office park "WORLD PLAZA", near the signalized intersection of College Parkway and New Brittany Boulevard. College Parkway provides direct access to the South Cape Coral bridge, and has been long recognized as a premier location for professional offices of all types, including: medical; financial; and legal. Alternate access via Brantley Road, which connects to Summerlin Road to the west, and US 41 to the east.

- Position your firm along premier corporate neighbors, including: Lee Health; Millennium Physicians Group; Physicians Primary Care of SWFL; Medical Specialists; Mental Health Professionals; Prominent Law Firms; Wealth Managers; Corporate Headquarters
- Ideal for owner-user occupancy, with option to generate rental income
- Free-standing buildings provide high corporate visibility
- Private front door entrances conveniently located to parking
- From 3,264 SF to 5,368 SF divided into different configurations
- Historically high occupancy levels
- Below market condominium fees at \$3.22 PSF — compared to \$4.00 to \$6.00 PSF
- Building identification and directory signs
- Floor plans available upon request

CAMPUS STYLE CT ZONED OFFICE PARK

- 25 buildings, 80,710 SF, 9.5 acres, completed 1990s
- All new roofs, soffits, gutters, completed 2024-2025; recently painted; well-maintained mature landscaping
- Milled and paved asphalt parking lots completed in 2025
- Aggregate parking ratio:1:245 SF (approximately 4/1,000 SF) including the Employee Parking Lot
- Established, well known, professional office park
- Convenient to restaurants, shopping, hospitals, airports
- Professional on-site management

All information contained herein is from sources deemed reliable but is not guaranteed. Buyers should verify all information and consult a licensed real estate professional. All third-party business names are the property of their respective owners. Use of them does not imply any affiliation with or endorsement by them.

WORLD PLAZA HIGHLIGHTS



Owner User Occupancy



Lease Income Available



Join the Established
Professional Community



Intersection of College Pkwy
and New Brittany Blvd



Buildings Completed 1990s,
New Roofs 2024-2025



Parking Ratio 1:245
(4/1,000 SF)



Significantly Below Market
Condominium Fees \$3.22 PSF



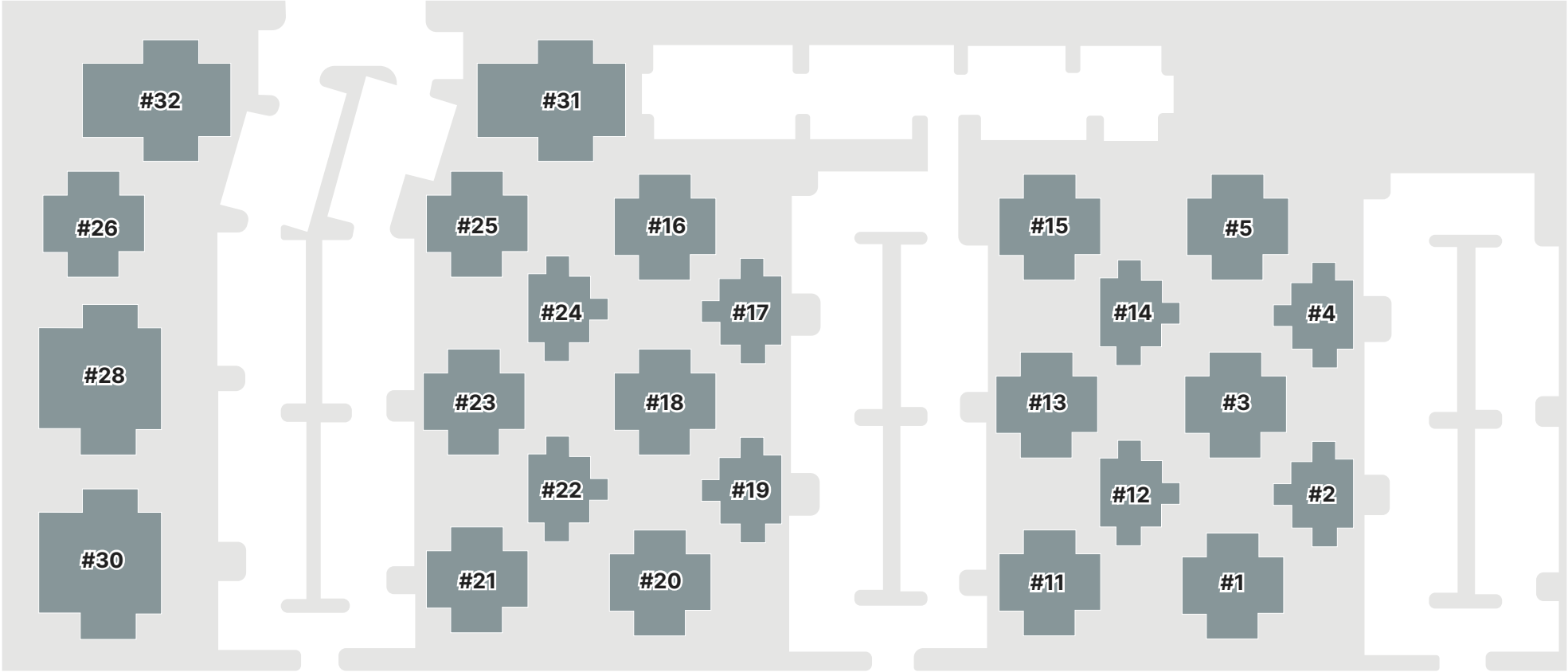
Prestigious, Well Maintained
Office Park





PROFESSIONAL OFFICE CONDOMINIUM BUILDINGS FOR SALE | FORT MYERS, FLORIDA

SITE PLAN



NEW BRITTANY BLVD



LEE COUNTY MARKET OVERVIEW

A STRATEGIC GROWTH MARKET IN SOUTHWEST FLORIDA



840,698

Estimated Population, 2024



760,822

Population, 2020



1,038,511

Projected Population, 2045



\$88,800

Med. Household Income, 2024



\$402,602

Median Home Value, 2024



2.4%

Unemployment Rate, 2024



4.69M (+38.2% YoY)

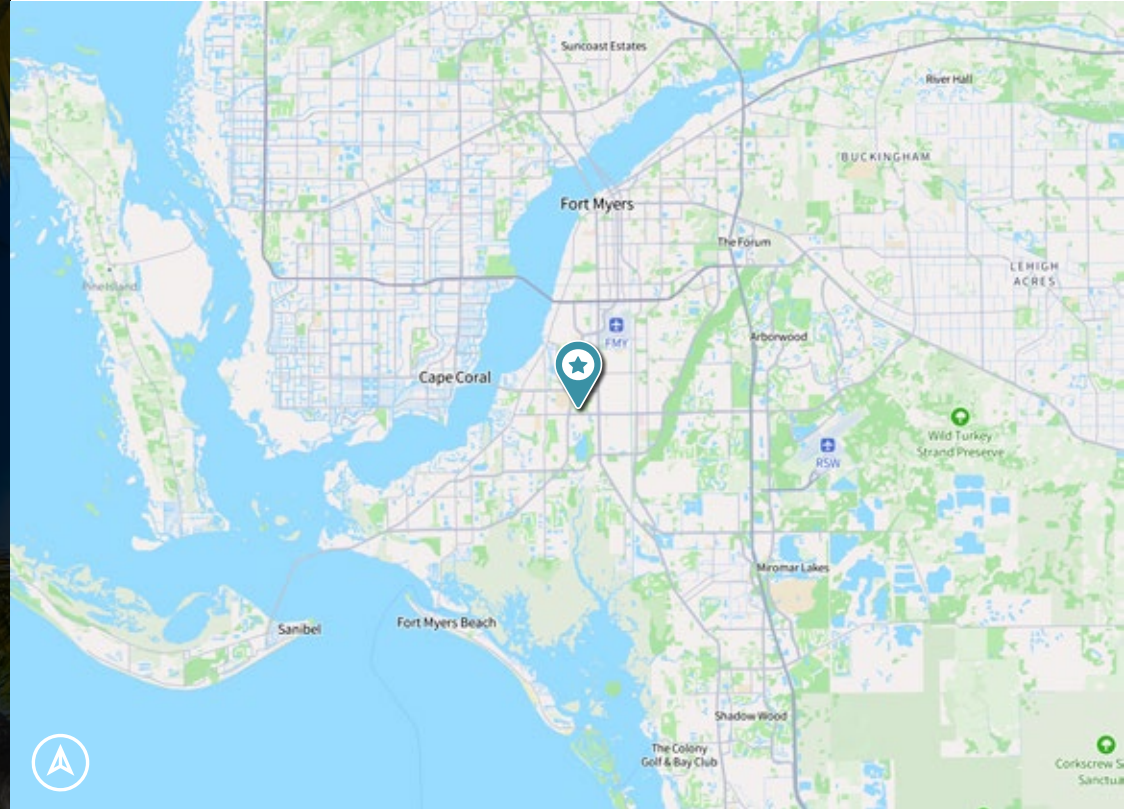
Visitors, 2024



\$3.7B

Tourism Economic Impact, 2024

*Sources: Florida Office of Economic & Demographic Research,
U.S. Census Bureau, U.S. Bureau of Labor Statistics*



TOP EMPLOYERS



PRIMARY INDUSTRIES

TOURISM

CONSTRUCTION

ADMIN/SALES

AGRICULTURE

FORT MYERS

PAGE FIELD

WORLD PLAZA

COLLEGE PARKWAY

PROFESSIONAL OFFICE CONDOMINIUM BUILDINGS FOR SALE | FORT MYERS, FLORIDA





MIDPOINT BRIDGE

CAPE CORAL

CALOOSAHATCHEE RIVER

FORT MYERS

WORLD PLAZA

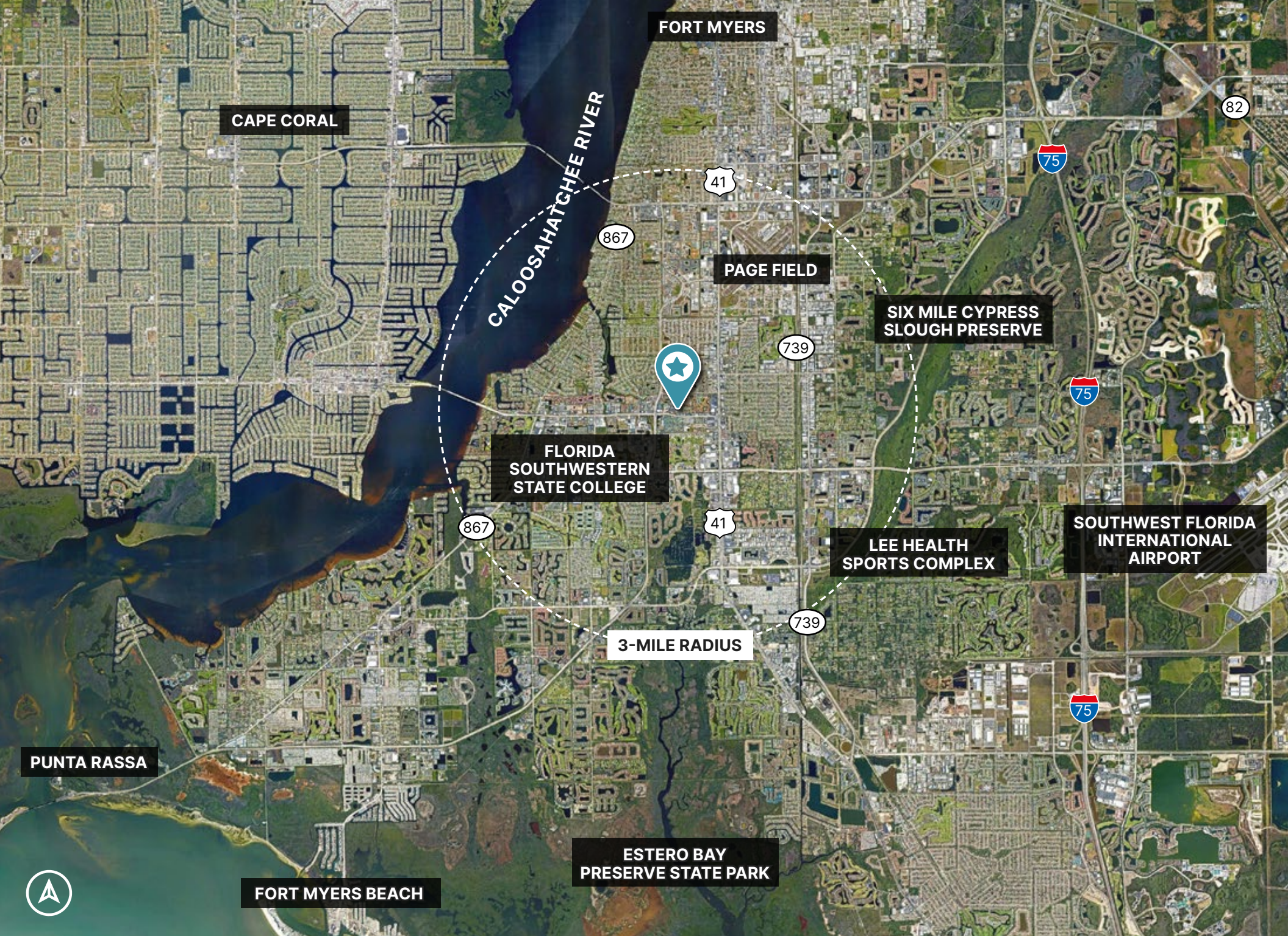
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FLORIDA SOUTHWESTERN
STATE COLLEGE

BARBARA B. MANN
PERFORMING ARTS HALL

SUMMERLIN ROAD





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FOR MORE INFORMATION

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