

FOR LEASE – Professional Office Space
13515 Bell Tower Dr., Fort Myers, FL 33907

Available November 1, 2025

| | | |
|-----------------------------|---------------------------------|-----------------|
| 2nd Floor | \$22.00 PSF + \$8.50 CAM | 7,080 SF |
| 3rd Floor | \$22.00 PSF + \$8.50 CAM | 4,408 SF |

Year Built: 1990

Strap: 24-45-24-00-00005.1050

Zoning: C-1



Property Description:

- Class “B” Office Building ideal for medical & healthcare admin or professional office use
- Located in the heart of Fort Myers off Daniels Pkwy. in the Bell Tower Shops anchored by Nordstrom Rack, Capital Grille, Dave & Buster’s, Ulta, The Fresh Market, Regal Belltower & ScreenX, Sanibel Captiva Trust Co. & Wells Fargo
- Signalized Intersection, Dedicated turn lane
- Pylon Signage • 1 Elevator
- 91 Parking Spaces shared for both 13515 & 13525 Bell Tower Dr.



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REMAX REALTY GROUP
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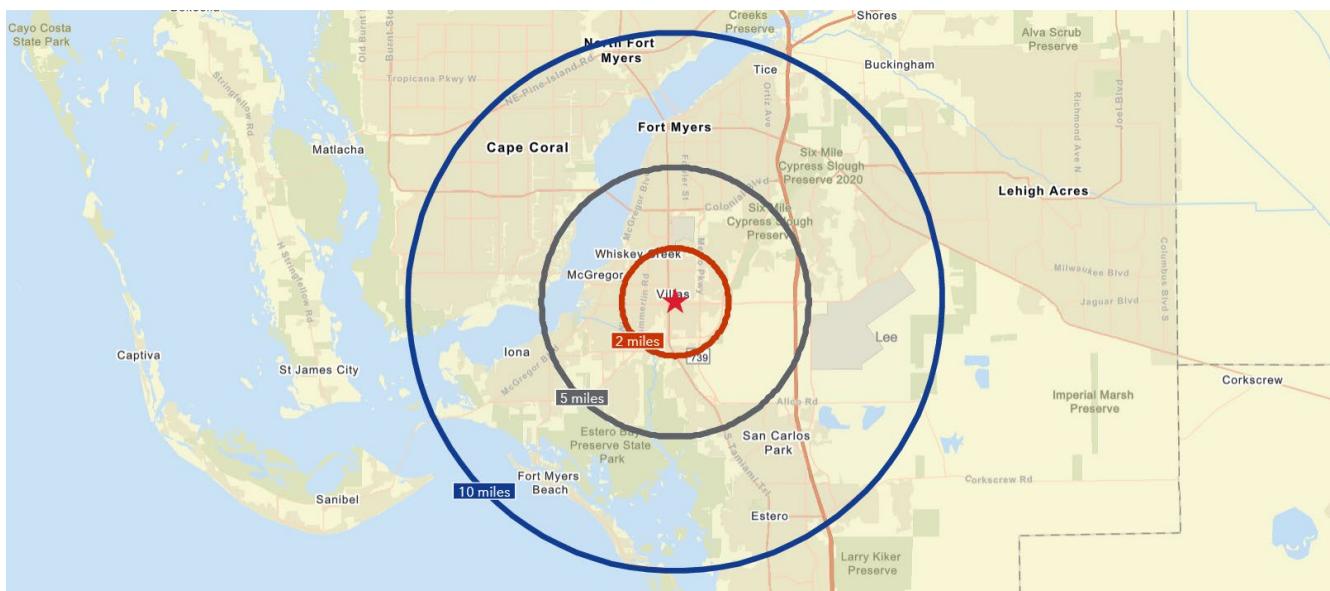


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DEMOGRAPHICS

13515 Bell Tower Dr., Fort Myers, FL

| | 2 Miles | 5 Miles | 10 Miles |
|-------------------------|---|---------|----------|
| Total Population | 40,462 | 153,198 | 485,413 |
| Median Age | 52 | 53 | 49 |
| Total Households | 19,807 | 71,934 | 210,548 |
| Traffic Count | 51,500 – Daniels Pkwy. 70,000 – S Tamiami Trl. | | |



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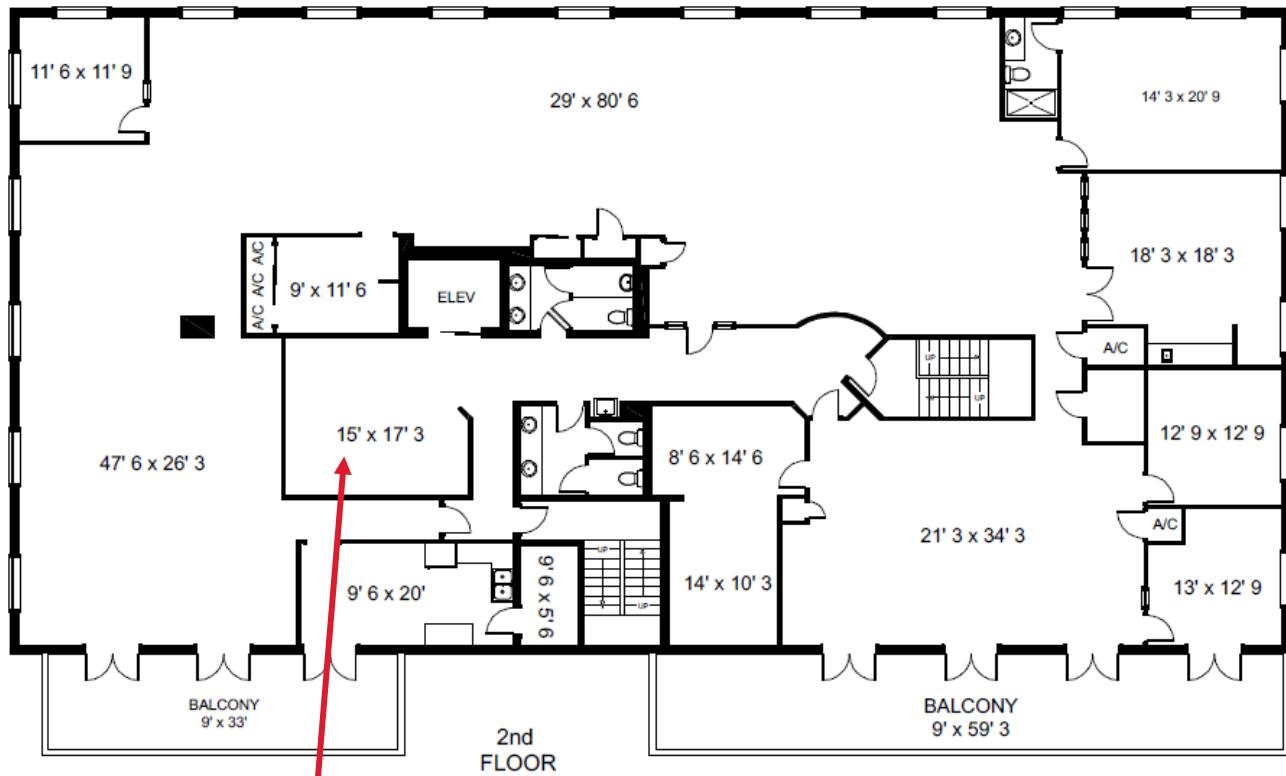
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Second Floor



TOTAL USABLE AREA 7080 sq. ft.

This floor plan is created from field measurements. The usable area calculations are based upon measurements from outside exterior walls to center of partition walls and to inside common area walls.

Balconies 918 sq. ft.

Stairs 242 sq. ft.
Elevator 58 sq. ft.

VERTICAL PENETRATION 300 sq. ft.

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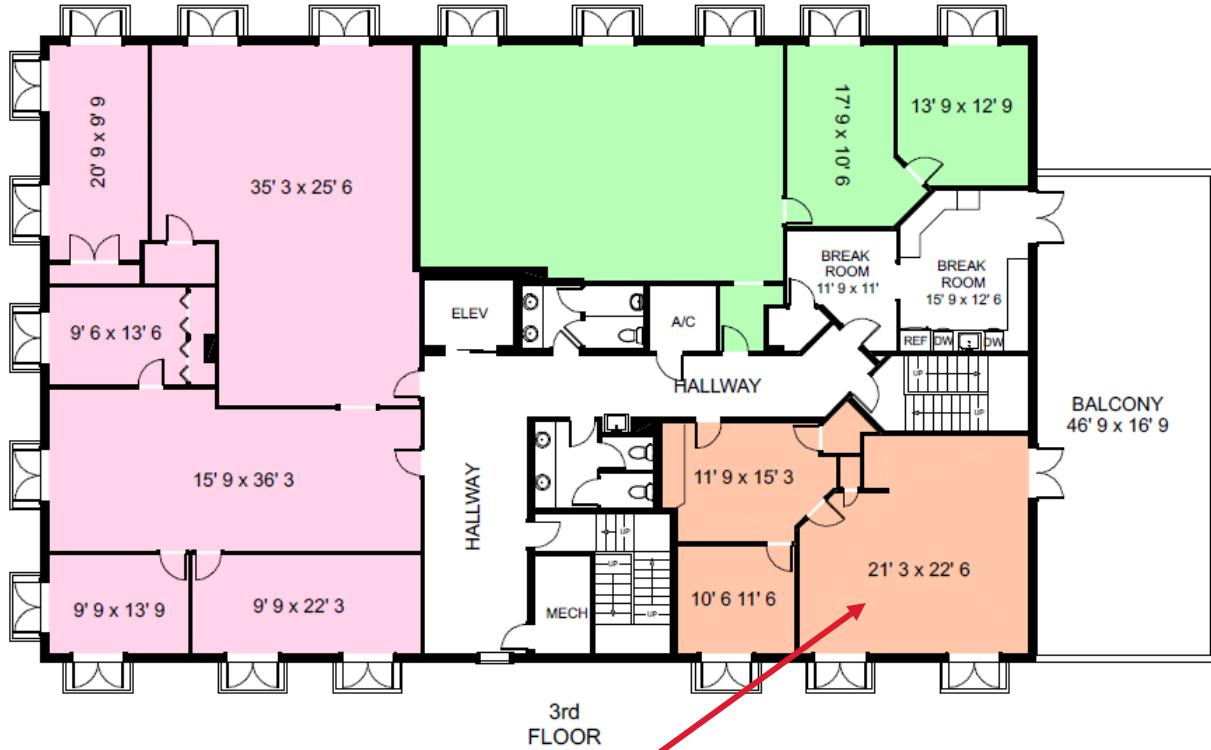
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Third Floor



| | |
|-----------|--------------|
| Suite 300 | 2260 sq. ft. |
| Suite 310 | 1310 sq. ft. |
| Suite 320 | 838 sq. ft. |

TOTAL USABLE AREA 4408 sq. ft.

This floor plan is created from field measurements. The usable area calculations are based upon measurements from outside exterior walls to center of demising walls and to inside common area walls.

| | |
|-----------------|-------------|
| Hallway | 576 sq. ft. |
| Restrooms | 195 sq. ft. |
| Mechanical Room | 64 sq. ft. |
| A/C | 46 sq. ft. |
| Break Room | 347 sq. ft. |
| Balcony | 837 sq. ft. |

TOTAL COMMON AREA 2065 sq. ft.

| | |
|----------|-------------|
| Stairs | 242 sq. ft. |
| Elevator | 58 sq. ft. |

VERTICAL PENETRATION 300 sq. ft.

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First Floor



| | |
|----------------------|--------------|
| Suite 100 | 504 sq. ft. |
| Suite 110 | 378 sq. ft. |
| TOTAL LEASABLE AREA | |
| | 5888 sq. ft. |
| 504 sq. ft. | |
| 378 sq. ft. | |
| 195 sq. ft. | |
| 30 sq. ft. | |
| 60 sq. ft. | |
| 1682 sq. ft. | |
| TOTAL COMMON AREA | |
| | 2849 sq. ft. |
| Stairs | 220 sq. ft. |
| Elevator | 58 sq. ft. |
| VERTICAL PENETRATION | |
| | 278 sq. ft. |

LEASED

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