

FOR LEASE

Southwest Professional Building

2675 Winkler Avenue
Fort Myers, FL 33901

982 - 9,068 SF
AVAILABLE

\$21.00 - \$22.00
SF/YR

6
SPACES

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Property Overview

25,492 SF AVAILABLE SF	\$21 - \$22 ASKING RATE SF/YR	6 SPACES AVAILABLE	1994 YEAR BUILT	223,324 LOT SIZE
64,320 BUILDING SQFT	364424P2025020000 PARCEL ID	C1 ZONING	Lee COUNTY	0 FRONTAGE
26.604940,-81.857914 COORDINATES				

EXECUTIVE SUMMARY

The Southwest Professional Building is conveniently located between Colonial Boulevard and US-41 for ease of access to the surrounding Fort Myers area. The building lobby, restrooms, HVAC, parking lot, lighting, landscaping, and roof were all recently renovated and updated. Parking is plentiful and there is ample light in most offices due to the window wall inherent in the building design.

PROPERTY HIGHLIGHTS

- Situated on 5.127 acres with professional landscaping and monument signage at the entry
- 64,320 square feet of Class A office space with modern finishes and efficient floor plates
- 532 parking spaces providing a competitive parking ratio for the Fort Myers submarket
- Fiber-optic connectivity and modern telecommunications infrastructure throughout the building

ACCESSIBILITY

 TRANSIT Colonial Blvd @ Evans Ave 0.5 mi WnkLR Ave@ Evans Ave-WB 197 ft WnkLR Ave @ The Palm Apts 250 ft	 AIRPORTS Southwest Florida International Airport 7.9 mi Page Field 1.4 mi Shell Creek Airpark-F13 25.3 mi	 HIGHWAYS Colonial Boulevard 0.5 mi Midpoint Bridge 2.8 mi I 75 3.4 mi Veterans Memorial Parkway 3.9 mi
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Space Available

200

\$21.00 SF/Yr

SF AVAILABLE

9,068 SF

TERM

Negotiable

TYPE

NNN

USE

Office/Medical

400

\$22 SF/Yr

SF AVAILABLE

982 SF

TERM

Negotiable

TYPE

NNN

USE

Office/Medical

440

\$22 SF/Yr

SF AVAILABLE

5,853 SF

TERM

Negotiable

TYPE

NNN

USE

Office/Medical

450

\$22 SF/Yr

SF AVAILABLE

1,748 SF

TERM

Negotiable

TYPE

NNN

USE

Office/Medical

460

\$22 SF/Yr

SF AVAILABLE

3,640 SF

TERM

Negotiable

TYPE

NNN

USE

Office/Medical

490

\$22 SF/Yr

SF AVAILABLE

4,201 SF

TERM

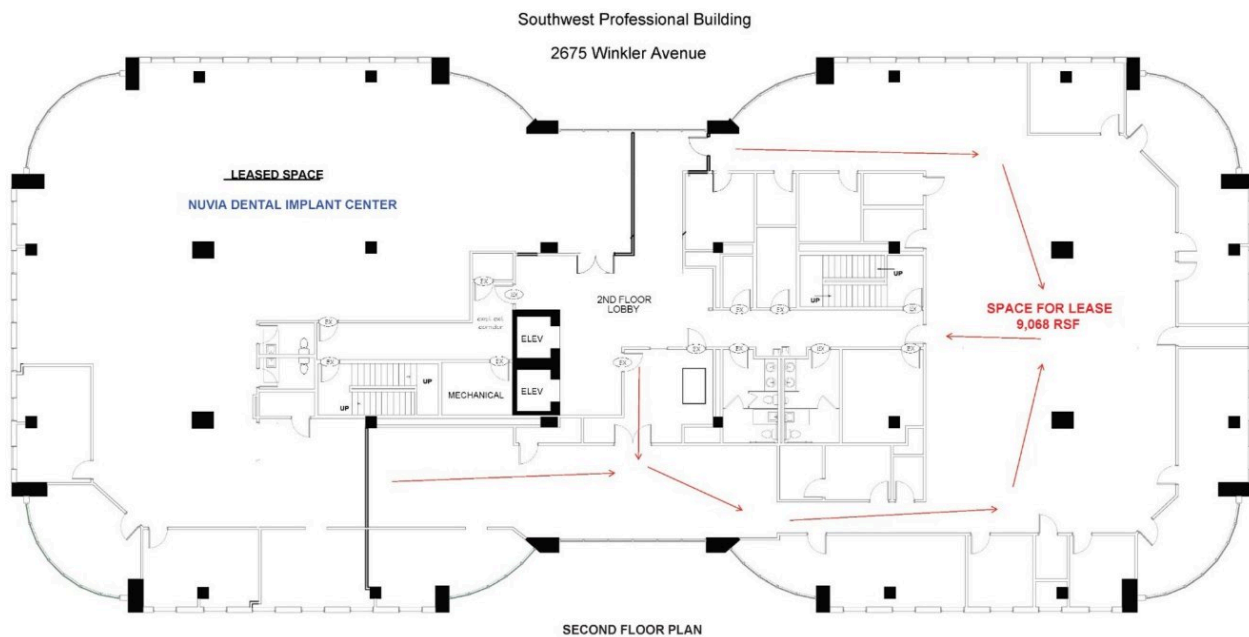
Negotiable

TYPE

NNN

USE

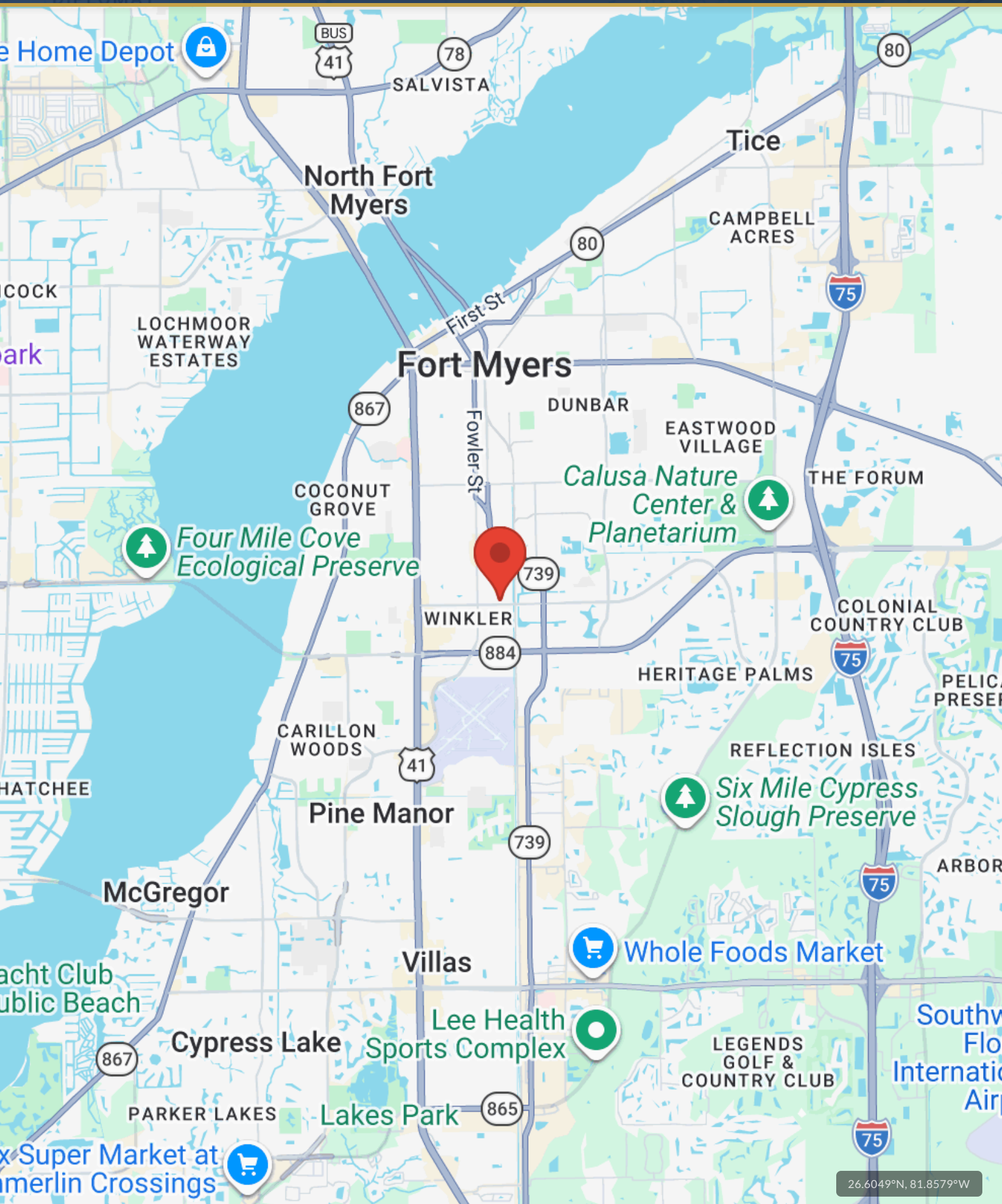
Office/Medical



4th FLOOR
FORT MYERS, FL



SUITE 400	982 rsf
SUITE 440	5,853 rsf
SUITE 450	1,748 rsf
SUITE 460	3,640 rsf
SUITE 490	4,201 rsf



Exterior Views



Interior Lobby



Market Overview



POPULATION
86,395

AREA
49.0 sq mi

ELEVATION
10 ft

COUNTY
Lee County

INCORPORATED
1886

STATE
Florida

Market Overview: Fort Myers, FL

Fort Myers (or Ft. Myers) is a city in and the county seat of Lee County, Florida, United States. As of the 2020 census, the population was 86,395; it was estimated to have grown to 101,581 in 2025, making it the 25th-most populous city in Florida. Together with the larger and more residential city of Cape Coral, it anchors the Cape Coral–Fort Myers metropolitan statistical area, which encompasses Lee County and has a population of 875,607 as of 2025.

Fort Myers is a gateway to the Southwest Florida region and a major tourist destination within the state. The winter estates of Thomas Edison ("Seminole Lodge") and Henry Ford ("The Mangoes") are major attractions. The city takes its name from a local former fort that was built during the Seminole Wars. The fort in turn took its name from Colonel Abraham Myers in 1850; Myers served in the United States Army, mostly the Quartermaster Department, in various posts from 1833 to 1861 and was the quartermaster general of the Confederate States Army from 1861 to 1864.

DEMOGRAPHIC SNAPSHOT

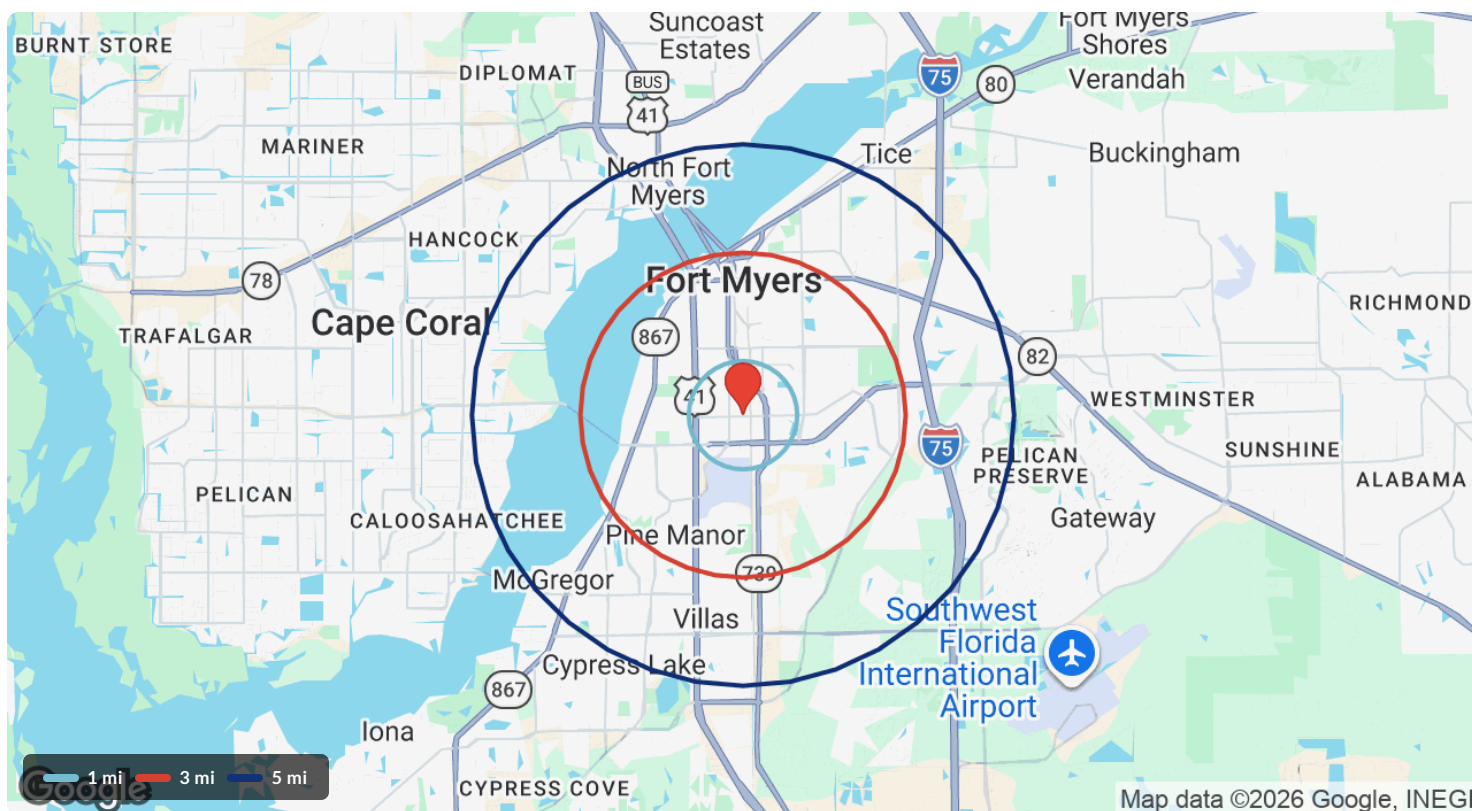
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	11,867	Population	74,972	Population	168,671
Median HH Income	\$48,884	Median HH Income	\$63,535	Median HH Income	\$77,246
Households	5,273	Households	32,857	Households	75,311

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,383	49,506	107,827
2010 Population	8,465	53,946	120,389
2026 Population	11,867	74,972	168,671
2031 Population	13,144	82,301	182,614
2026-2031 Growth Rate	2.07 %	1.88 %	1.60 %
2026 Daytime Population	25,613	107,087	209,499

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	2,821	20,312	45,140	less than \$15,000	717	3,573	6,358
2010 Total Households	3,642	22,366	51,655	\$15,000-\$24,999	535	2,412	4,520
2026 Total Households	5,273	32,857	75,311	\$25,000-\$34,999	676	2,941	5,630
2031 Total Households	5,949	36,702	82,729	\$35,000-\$49,999	750	4,517	8,532
2026 Avg. Household Size	2.16	2.21	2.17	\$50,000-\$74,999	978	5,051	11,573
2026 Owner Occupied Housing	887	13,471	39,733	\$75,000-\$99,999	577	3,525	9,035
2031 Owner Occupied Housing	1,001	14,650	43,090	\$100,000-\$149,999	665	5,002	13,570
2026 Renter Occupied Housing	4,386	19,386	35,578	\$150,000-\$199,999	205	2,489	7,107
2031 Renter Occupied Housing	4,948	22,051	39,639	\$200,000 or greater	170	3,348	8,985
2026 Vacant Housing	829	6,160	16,697	Median HH Income	\$48,884	\$63,535	\$77,246
2026 Total Housing	6,102	39,017	92,008	Average HH Income	\$65,807	\$99,755	\$110,985



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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