

FOR SALE - TWO CONDOMINIUM OFFICE BUILDINGS - 10,723 SF

EXECUTIVE SUITES AT WORLD PLAZA

COLLEGE PARKWAY — FORT MYERS, FLORIDA

CONTACT:

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PROFESSIONAL OFFICE CONDOMINIUM BUILDINGS FOR SALE

EXECUTIVE SUMMARY

Offered as a package, two condominium office buildings (#28 and #32) comprise a total of 10,723 gross SF; successfully operating as Executive Suites since 2014. 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.

BUILDING #32	BUILDING #28
5,355 gross SF; the “hub”	5,368 gross SF
<ul style="list-style-type: none">• Central reception services• 8-seater conference room• Kitchen, 3 private restrooms, house storage, comfortable lobby waiting area• 19 private offices (86 sf to 262 sf); 87% of net leasable sf have windows• Total net leasable SF: 2,587 sf, plus cubicles; storage closets available for lease	<ul style="list-style-type: none">• Secure lobby with virtual attendant• 8-seater conference room• Kitchen, 3 restrooms, house storage, comfortable lobbywaiting area• 20 private offices (119 sf to 287 sf); 70% of net leasable sf have windows• Total net leasable SF: 3,137, plus walk-in storage available for lease
BOTH BUILDINGS HAVE	
<ul style="list-style-type: none">• Fiber optic internet with VLAN separation for security and performance• Key fob access 24/7; emergency rear exits• Circular flow floor plans with wide corridors• Freestanding buildings provide natural light around the entire perimeter	
CAMPUS STYLE CT ZONED OFFICE PARK	
<ul style="list-style-type: none">• 25 buildings, 80,710 SF, 9.5 acres• All new roofs, soffits, gutters; recently painted; 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	

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.

INVESTMENT HIGHLIGHTS



Operating since 2014



10,723 Total SF



Excellent Location



Intersection of College Pkwy
and New Brittany Blvd



CT Zoning



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



Below Market
Condominium Fees



Prestigious, Well Maintained
Office Park





\$2,577,000
Offering Price

10,723
Square Feet

\$240.00
Offering Price PSF

7.00%
Cap Rate



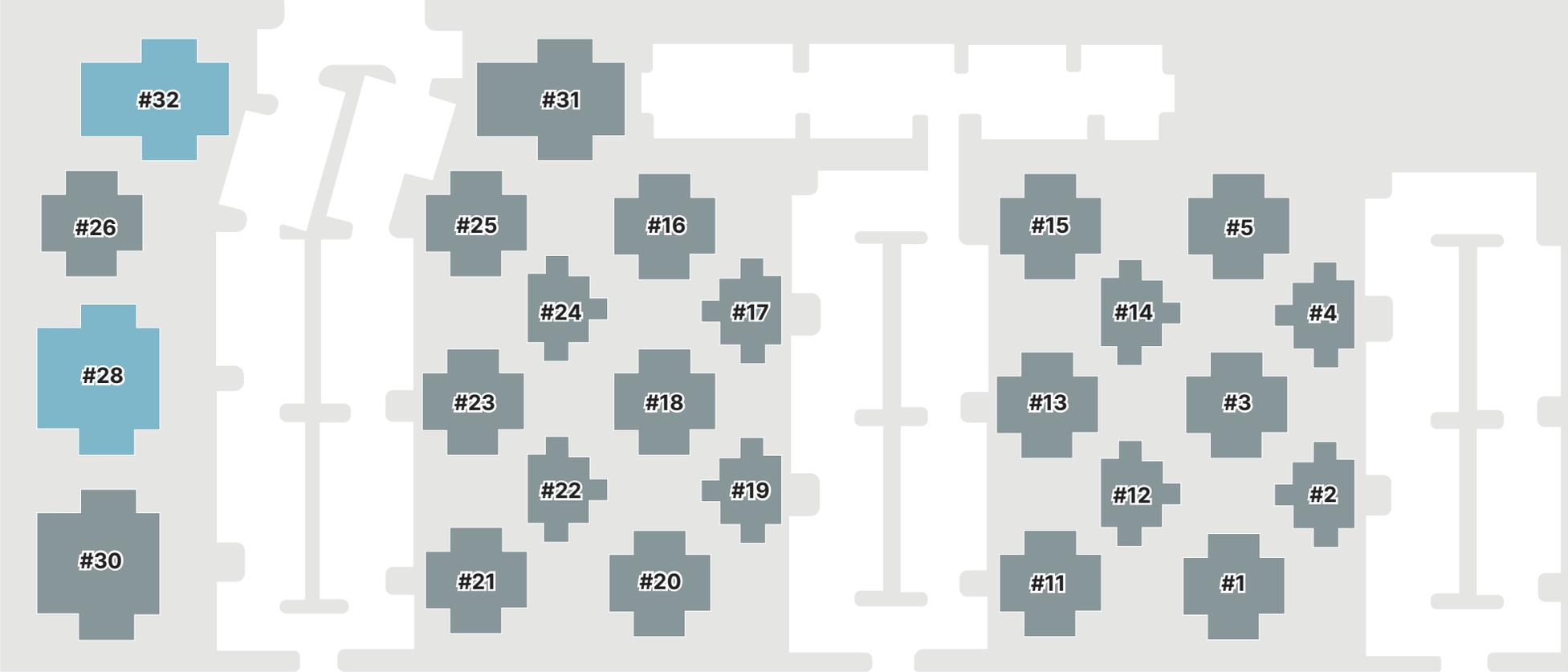


#32

#28



SITE PLAN



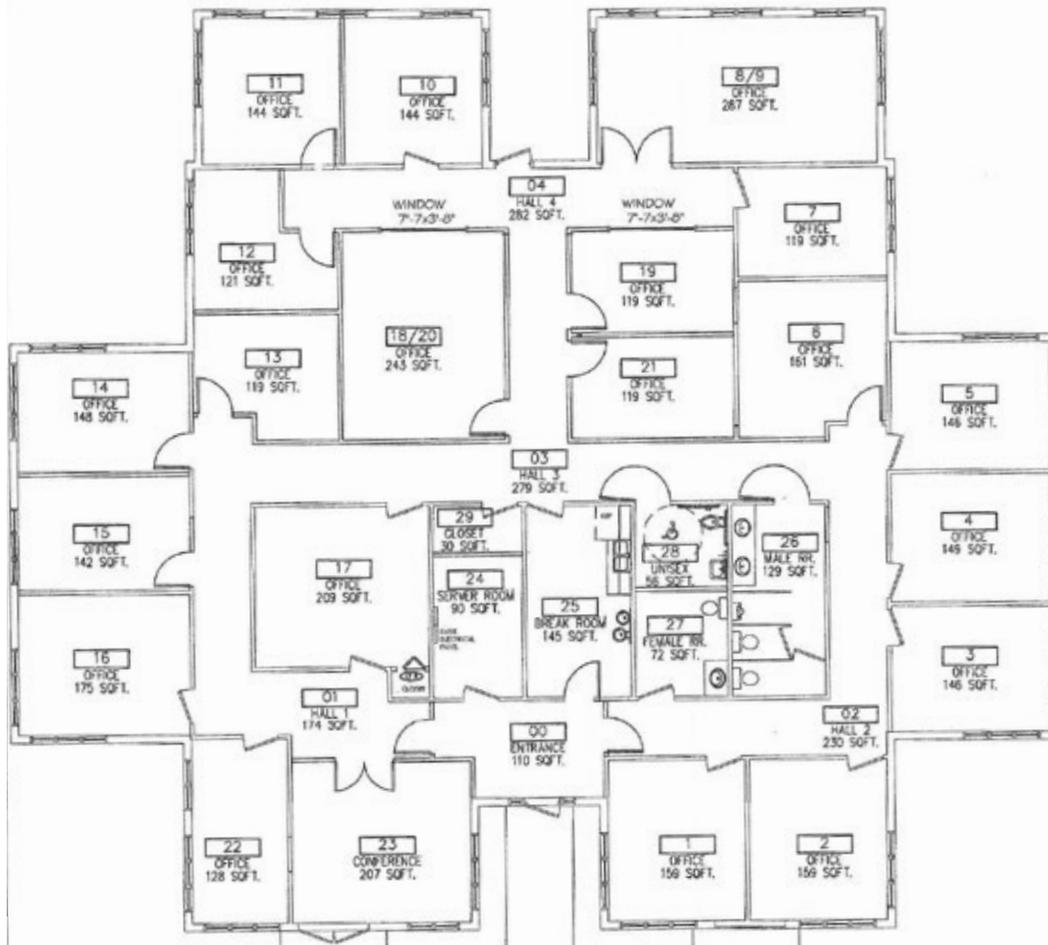
NEW BRITTANY BLVD



 THE OFFERING
 NOT A PART

FLOOR PLANS

BUILDING #28



BUILDING #32





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)

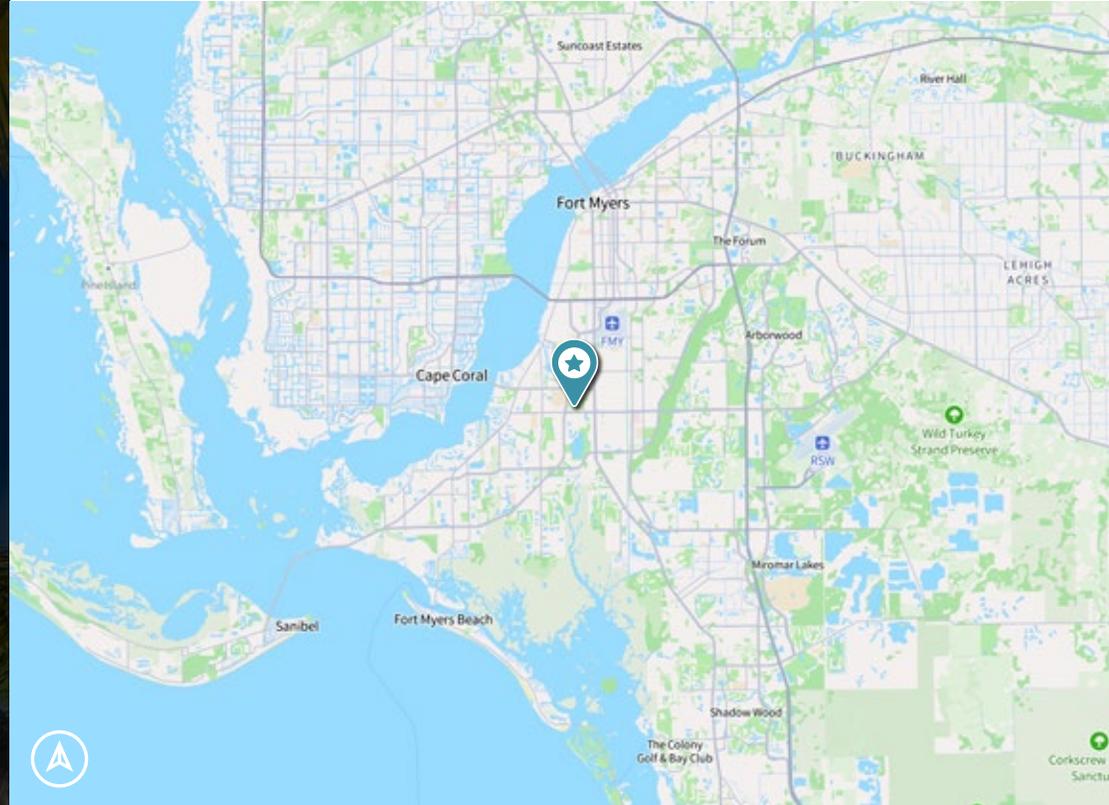
Visitors, 2024



\$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

Physicians' Primary Care

COLLEGE PARKWAY



EXECUTIVE SUITES AT WORLD PLAZA

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MIDPOINT BRIDGE

CAPE CORAL

CALOOSAHATCHEE RIVER

FORT MYERS

WORLD PLAZA

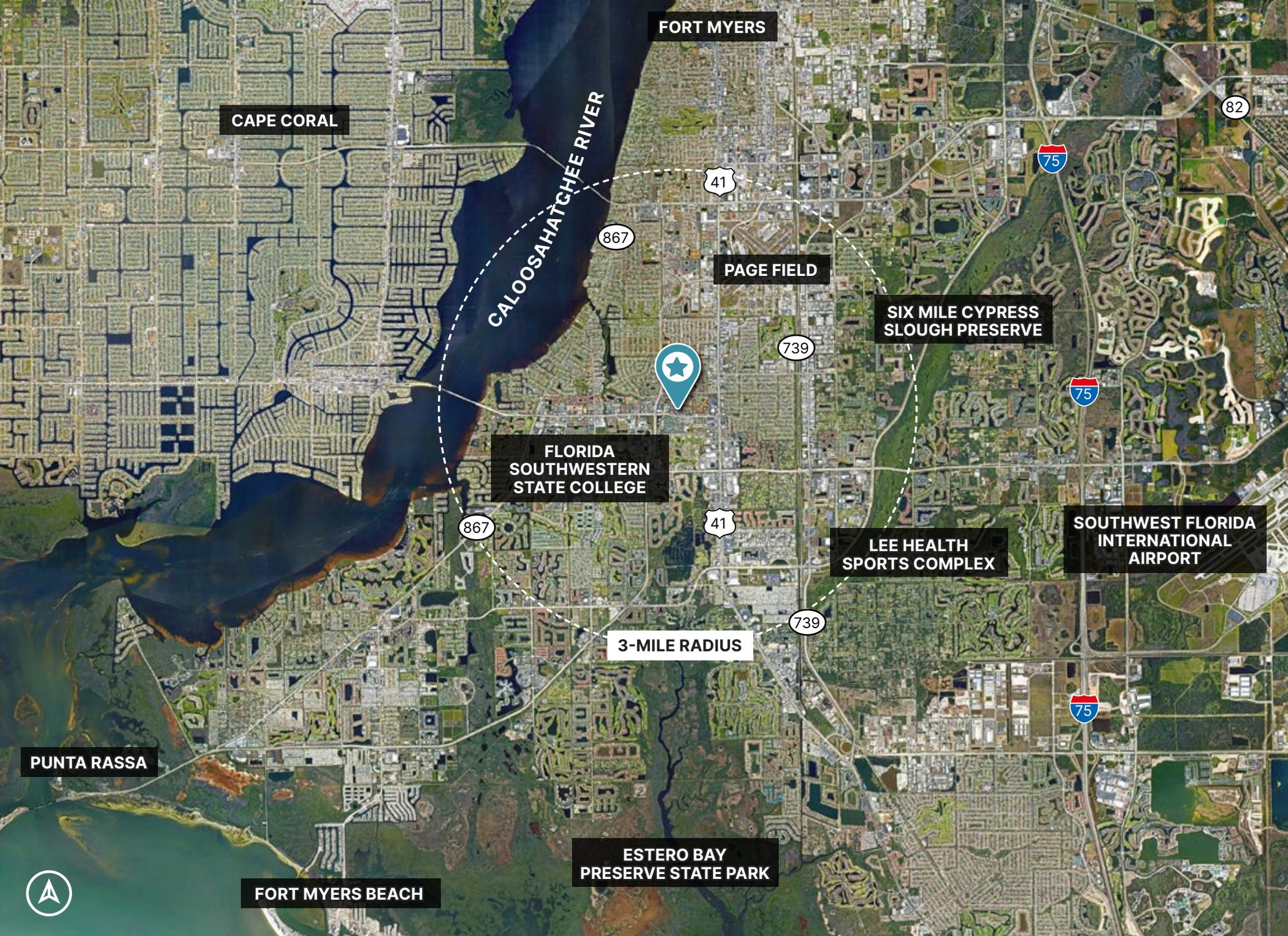
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FLORIDA SOUTHWESTERN STATE COLLEGE

BARBARA B. MANN PERFORMING ARTS HALL

SUMMERLIN ROAD





FORT MYERS

CAPE CORAL

CALOOSAHATCHEE RIVER

41

867

PAGE FIELD

739

SIX MILE CYPRESS SLOUGH PRESERVE

FLORIDA SOUTHWESTERN STATE COLLEGE

41

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LEE HEALTH SPORTS COMPLEX

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

3-MILE RADIUS

739

PUNTA RASSA

ESTERO BAY PRESERVE STATE PARK

FORT MYERS BEACH



WORLD PLAZA

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FOR MORE INFORMATION

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