

COLONIAL EXECUTIVE PARK

BUILT-OUT OFFICE



FOR SUBLEASE/DIRECT LEASE

3850-3860 COLONIAL BOULEVARD, FORT MYERS, FL 33966



BLDG	UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	OpEx (PSF)	MONTHLY OpEx	MONTHLY TOTAL
3850	201	1518	\$18.00	\$2,277.00	\$8.95	\$1,132.18	\$3,409.17
3850	202	1480	\$18.00	\$2,220.00	\$8.95	\$1,103.83	\$3,323.83
3850	201- 202	2998	\$18.00	\$4,497.00	\$8.95	\$2,236.01	\$6,733.00



LEASE RATE: \$18.00 PSF NNN

OPEX: \$8.95 PSF (2025)

SIZE: 2,998 ± SF

LOCATION: On Colonial Boulevard, between Metro Parkway and Winkler Avenue

YEAR BUILT: 2005

ZONING: CG - Commercial General (Lee County)

COLONIAL EXECUTIVE PARK

This well-maintained Class A building with monument signage on Colonial Boulevard is the perfect location for any business looking for excellent exposure and access to all major markets in Southwest Florida. This area is experiencing explosive residential and commercial growth with many single-family and apartment developments such as Eagle Reserve by Pulte and Heritage Palms Golf & Country Club, just moments away. High retail concentration area with a mix of top national brands offering shopping, dining and entertainment venues such as; Top Golf, Walmart, Target, Kohl's, Lowe's, Home Depot, Bealls, Publix, TJ Maxx, Hobby Lobby, BJ's Wholesale, Chick-fil-A, Dunkin', Chipotle, Chili's, First Watch, and Lee Health Hospital.

CONTACT

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09/22/25

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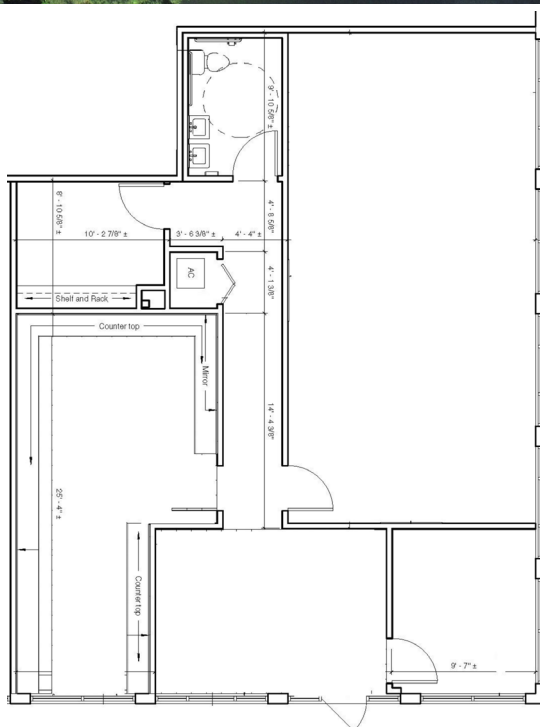
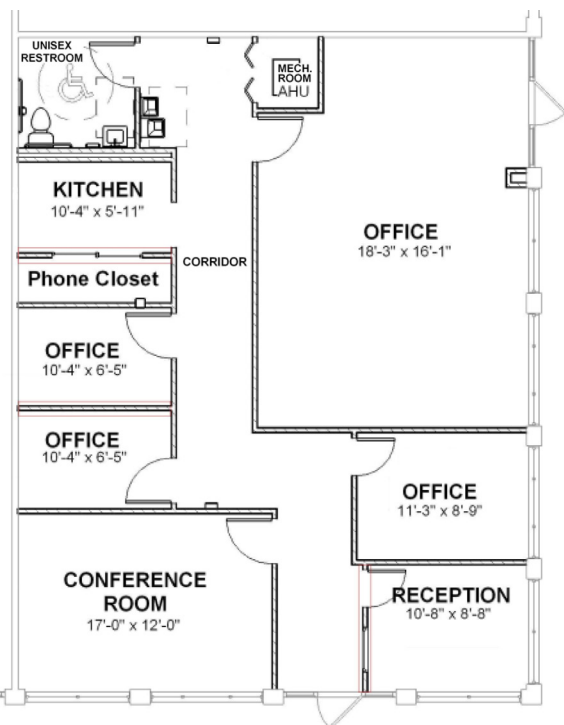


HIGHLIGHTS

- Signalized intersection
- Highly visible with frontage on Colonial Boulevard
- Ample parking
- Pylon signage
- Easy access to all major roads with I-75 just minutes away

SUITE 201

1,518± SF



SUITE 202

1,480± SF

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