

PRIME OFFICE SPACE

2,935 to 11,029 SF

15051 S Tamiami Trail, Fort Myers, FL 33908



FOR LEASE: \$21PSF + \$8.01 NNN

ABOUT THE PROPERTY

2,935± SF to 11,029± SF of 2nd floor prime office space available. Ideally located on US 41 just south of 6 Mile Cypress Pkwy.

PROPERTY FEATURES

- ▣ Suite 201: 2,935± SF
- ▣ Suite 203: 5,159± SF (Executive-Level Office)
- ▣ Suite 205: 2,935± SF
- ▣ Furniture, Fixtures & Equipment available
- ▣ Land Size: 2.06± Acres
- ▣ Zoning: C-1A (Lee County)
- ▣ Year Built: 1997
- ▣ Parking Ratio: 3.36/1,000 SF (72 parking spaces)
- ▣ Traffic Count: 65,500 AADT
- ▣ Parcel ID: 36-45-24-07-00000.0030



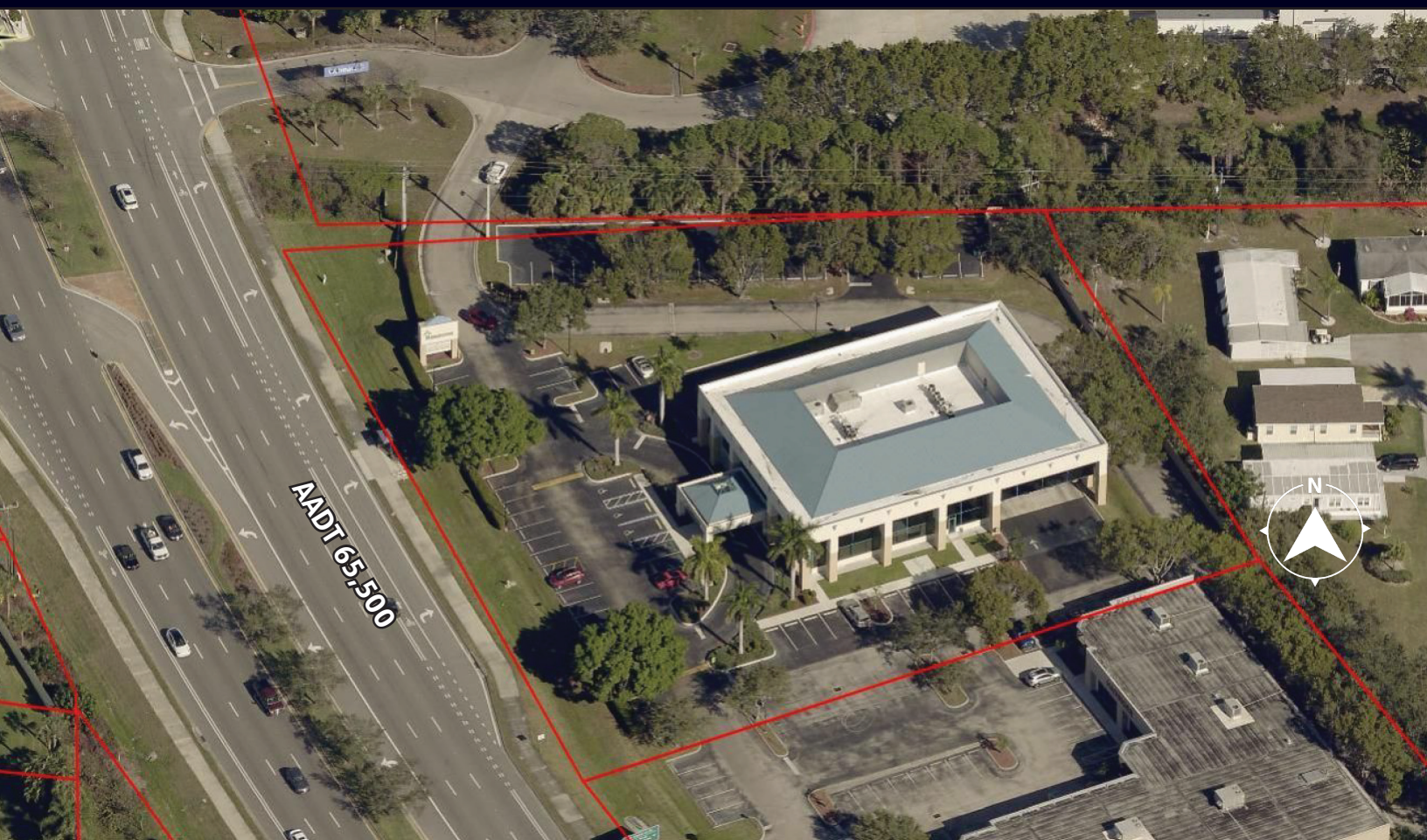
JIM BOBACK, CCIM
Boback Commercial Group
Broker

C 239-565-2616
JB@BobackCommercialGroup.com
www.BobackCommercialGroup.com

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**Boback
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Commercial Sales & Leasing



2ND FLOOR HIGHLIGHTS

- ▣ Partially Open Floor Plan
- ▣ Private Offices, Executive-Level Office
- ▣ Open Area with Workstations
- ▣ Conference Rooms
- ▣ Breakroom

PROPERTY HIGHLIGHTS

- ▣ Security System
- ▣ Signage
- ▣ Bus Line
- ▣ Banking

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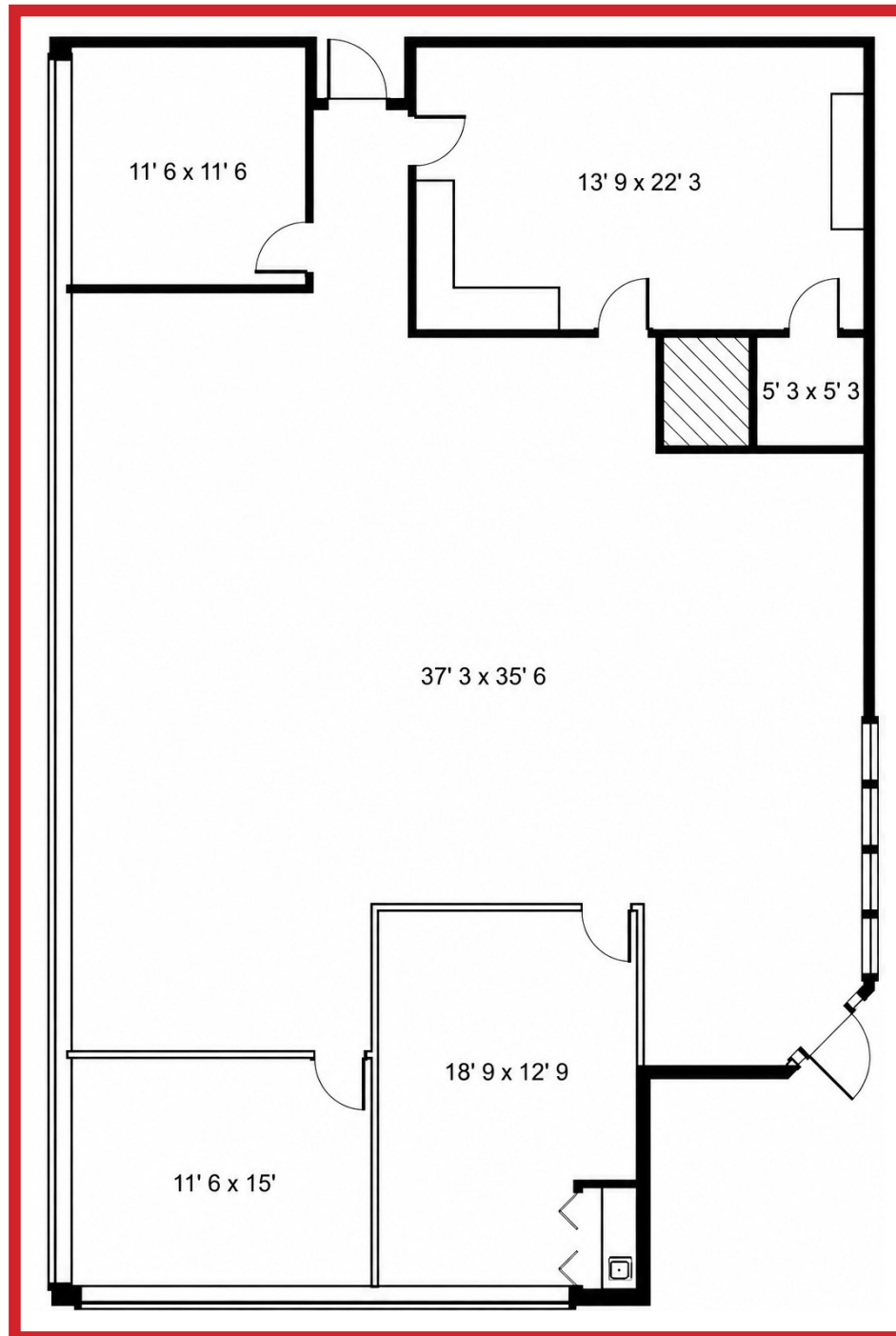
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SUITE 201 FLOOR PLAN



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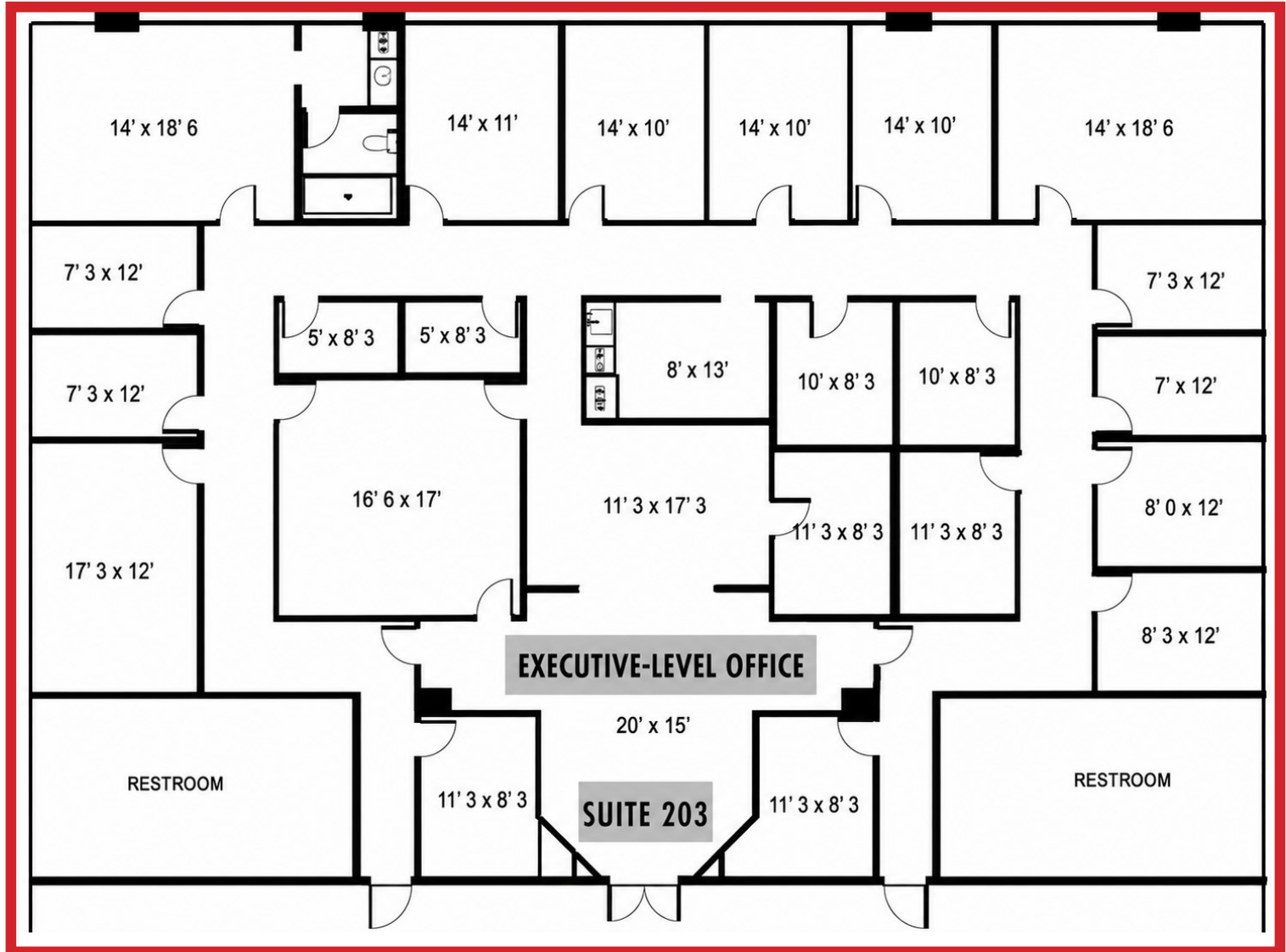
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SUITE 203 FLOOR PLAN



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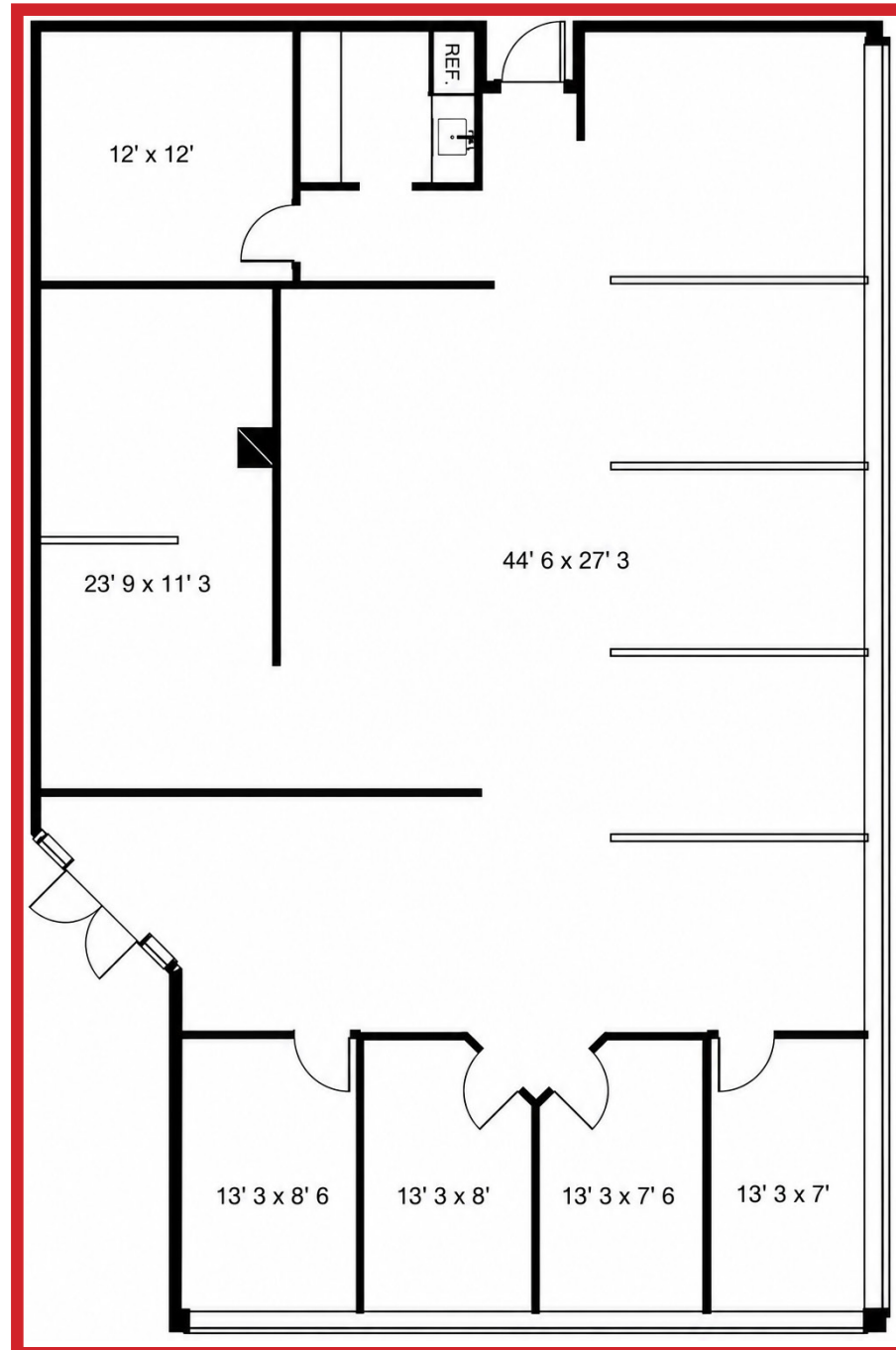
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SUITE 205 FLOOR PLAN



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2ND FLOOR PHOTOS



CONFERENCE ROOMS



INTERIOR CUBICLE SPACE

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