



**DEMISABLE TO TENANT DEMAND:
857 SF – 6,602 SF**

3434 Hancock Bridge Pkwy

North Fort Myers, FL 33903

Property Features

- Surface & covered parking
- Two-story office over covered parking
- Newly renovated 2022
- Updated elevators and roof
- Ideally positioned between Fort Myers and Cape Coral, directly on a major commuter route with excellent vehicular access
- Close proximity to downtown Fort Myers

For more information:

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GLA	± 37,806 SF
Property Type	Office
Year Built	1984
Parking Ratio	± 3.36 / 1,000 SF
Zoning	C-1A
Submarket	Cape Coral

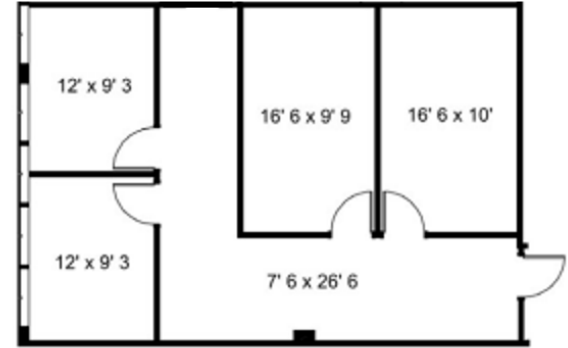
Unit 208

Floor Plan

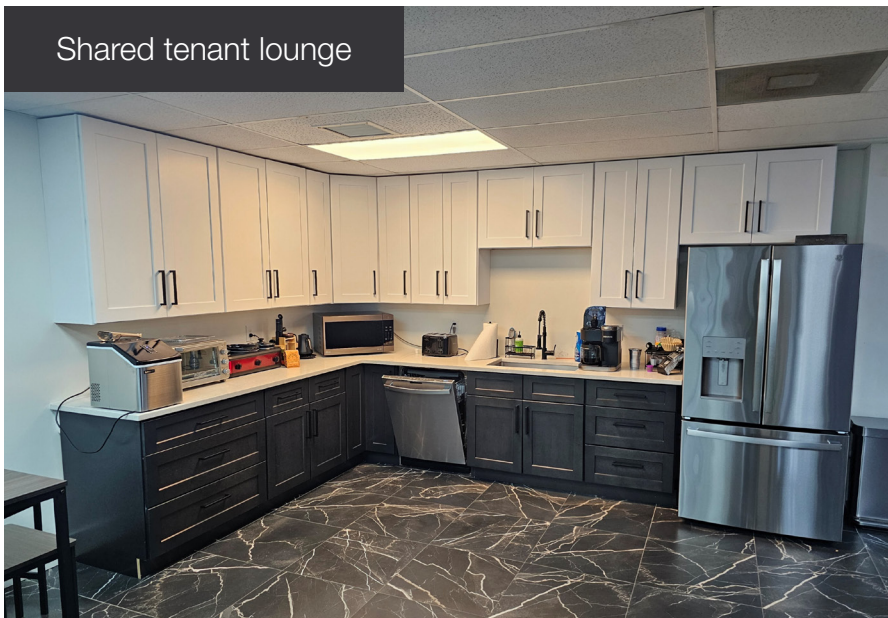


Unit 305B

Floor Plan



Unit	Unit Size	Lease Rate	CAM
208	5,745 SF	\$19.50 NNN	TBD
305B	857 SF	\$19.50 NNN	TBD



Shared tenant lounge

Unit Highlights

- Professional office space
- Shared tenant lounge, conference room, and high-speed Wi-Fi
- 24-hour tenant access
- Unit 208 may be demised to a minimum of 1,000 SF
- Rent includes parking

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