

FOR LEASE

12600 Gateway Blvd.

Fort Myers, FL 33913



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this well-maintained two-story office building available for lease. The property is located in a well-established professional office park near Daniels Pkwy, I-75, and the Southwest Florida International Airport. The property has easy egress and ingress and ample parking. The property features an elevator, sprinkler system, self-service cafe, multiple break rooms, multiple conference rooms, and a raised-floor data center. The property is surrounded by multiple new developments and many high-end homes.

Property Highlights

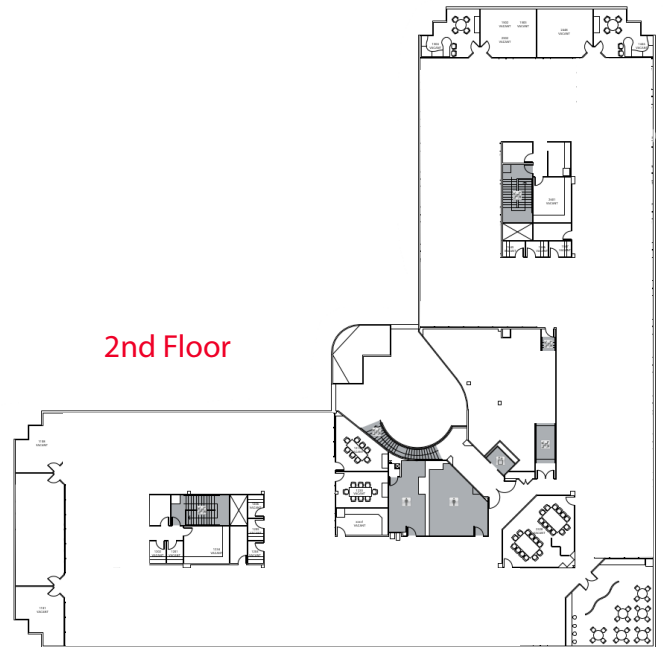
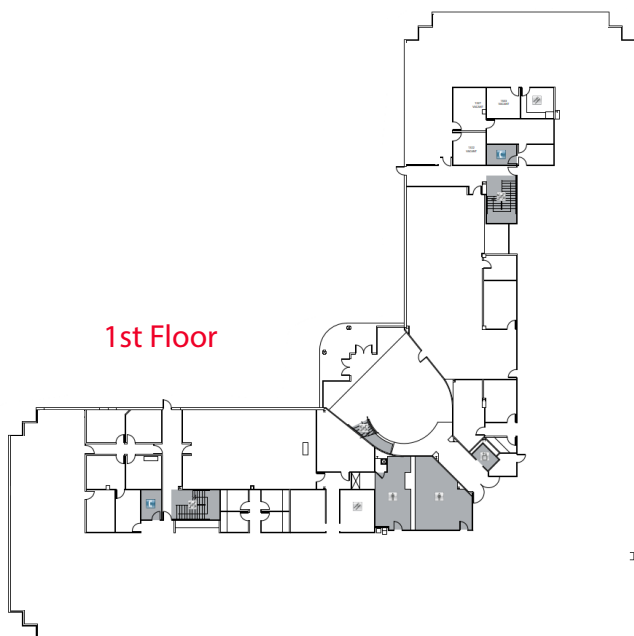
| | |
|------------------|---|
| Address | 12600 Gateway Blvd. Fort Myers, FL 33913 |
| Year Built | 1997 |
| Total Bldg. SF | 63,261 SF |
| Available SF | 63,261 SF |
| Stories | 2 |
| Parking | 10.42/1,000 SF (659 surface spaces) |
| Lease Rate | Negotiable |
| Submarket | S Fort Myers / San Carlos |
| Available Spaces | Entire Building |
| Available On | June 2023 (may be available sooner) |
| Zoning | PUD |



Space Available

| Unit | Lease Rate | Size (SF) |
|-----------------|------------|-----------|
| Entire Building | Negotiable | 63,261 SF |

*NNN tenant pays all operating expenses



FOR LEASE

12600 Gateway Blvd.

Fort Myers, FL 33913



COMMERCIAL PROPERTY
SOUTHWEST FLORIDA

Aerial / Location Map



Area Planned Developments

The Timber Creek mixed use planned development has been approved for 1,315 single family residential units, 250,000 SF of commercial, and a 150-room hotel.

Arborwood Preserve Phase 3 construction of infrastructure to support 143 single family detached dwelling units on a 55.78-acre site with direct access to Shady Blossom Dr.

Alta Contact Center is a single-phase construction of infrastructure to support a 97,338 SF three-story single-tenant commercial building for a nonmedical use on a 12.51-acre site with direct access to Paul J Doherty Pkwy.

Fort Myers Brewing Campus plans to rezone 22.15 acres to develop a campus and package store. The main campus to include 80,000 SF of commercial use to include a tap room, restaurant, retail, event space, food truck prep area, offices, and industrial uses including a brewery with indoor and outdoor storage.

Demographics - by drive time

| | 1 Minute | 3 Minutes | 5 Minutes |
|------------------|----------|-----------|-----------|
| Population | 4,015 | 43,407 | 151,515 |
| AVG. HH Income | \$93,647 | \$73,504 | \$67,900 |
| Total Businesses | 344 | 1,651 | 6,815 |



Gary Tasman
CEO & Principal Broker
+1 239 489 3600
gtasman@cpswfl.com



Shawn Stoneburner
Senior Director
+1 239 489 3600
sstoneburner@cpswfl.com



5220 Summerlin Commons Blvd. Suite 500
Fort Myers, FL 33907
239 489 3600
www.cpswfl.com