



For Lease

Key West Office Retail

1342 Colonial Blvd, Fort Myers, FL 33061



PROPERTY SUMMARY

Not your average office park, this Key West-inspired property was intentionally designed to create a welcoming, relaxed business environment without sacrificing functionality. With abundant parking, flexible zoning, and a highly accessible central location, the property offers businesses a distinctive alternative to conventional office settings—ideal for professionals who value client experience, accessibility, and a strong sense of place. The surrounding area continues to experience meaningful growth and planned development, further reinforcing the property's long-term appeal as a strategic location to establish and grow a business.

PROPERTY HIGHLIGHTS

- Flexible Zoning (CG)
- Abundance Of Parking
- Covered Parking Available
- Landlord Incentives Available
- Easy-Move In Process
- Abundance Of Lighting In Each Suite
- Multiple Suites Available Ranging From 171 SF- 2,000 SF
- Executive Suites Also Available

Lease Rate

\$22.50 SF/YR (Gross)

Zoning

CG

Lease Term

Call For Details

Market

Southwest Florida



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For Sale & Lease

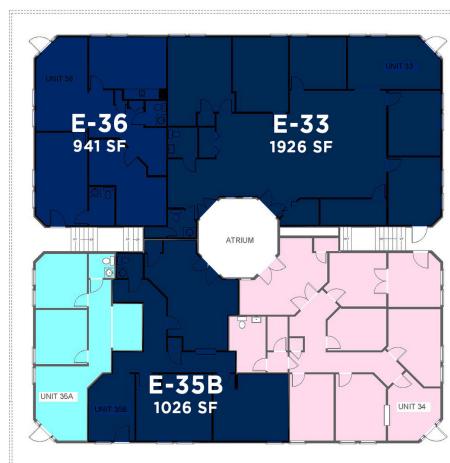
Executive Suites \$40.00 PSF & Flexible Terms



BUILDING K

KEY WEST PROFESSIONAL CENTER

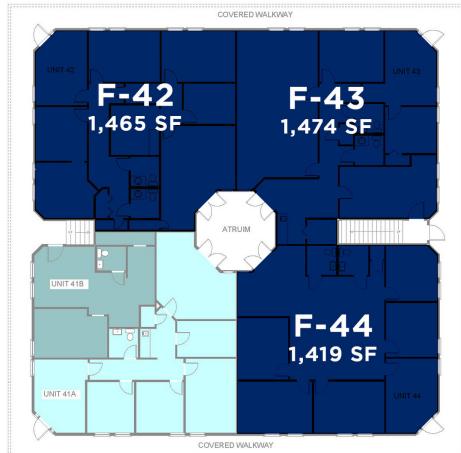
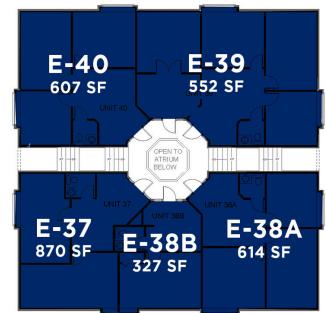
■ AVAILABLE UNITS



BUILDING E

KEY WEST PROFESSIONAL CENTER

■ AVAILABLE UNITS



BUILDING F

KEY WEST PROFESSIONAL CENTER

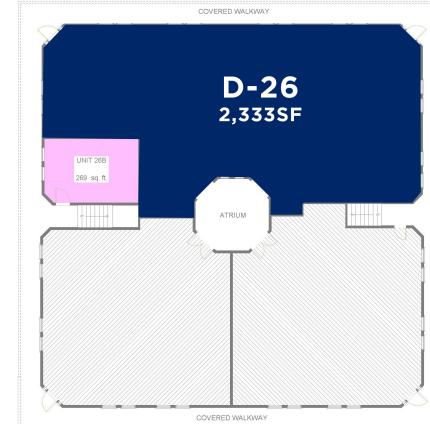
■ AVAILABLE UNITS



BUILDING D

KEY WEST PROFESSIONAL CENTER

■ AVAILABLE UNITS



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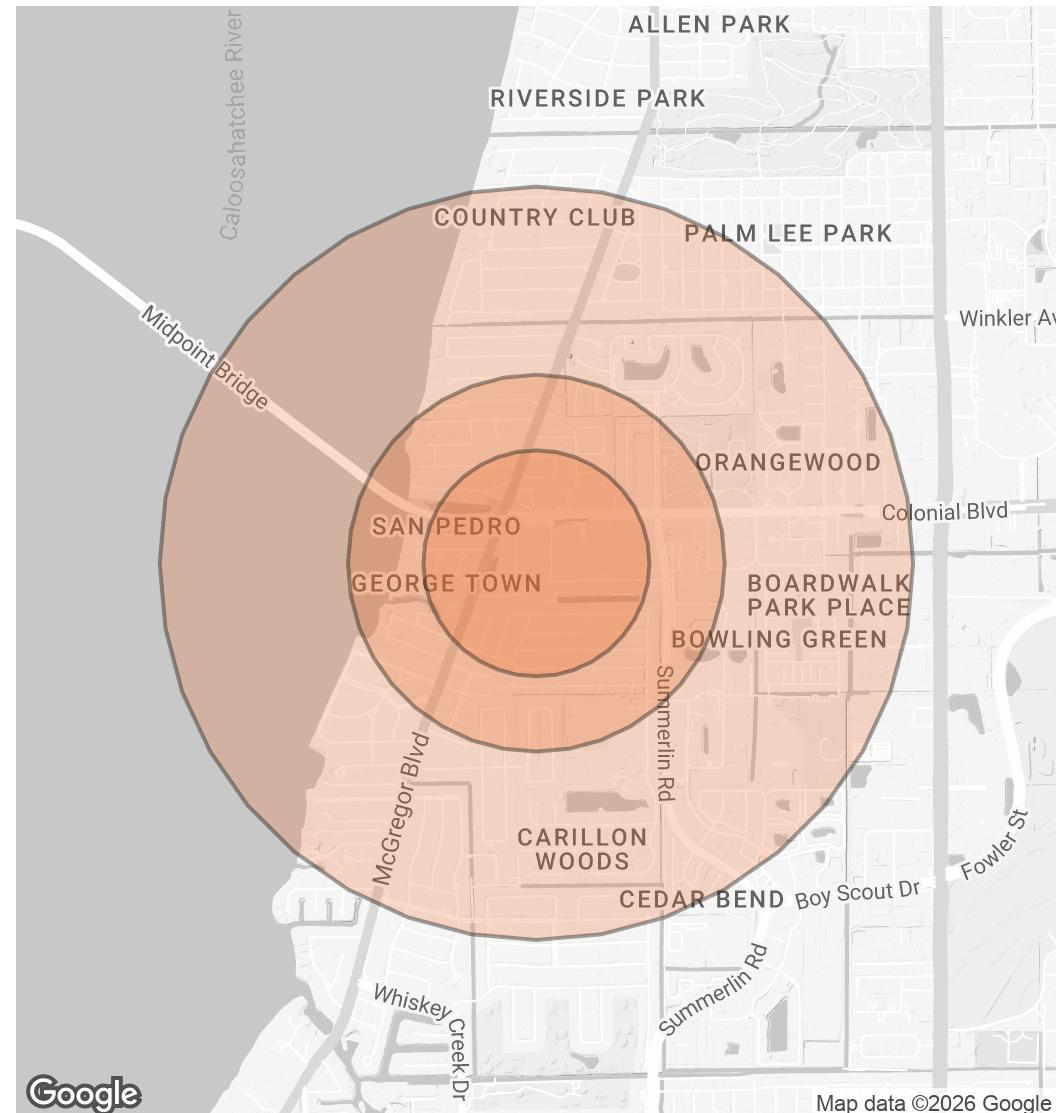
Key West Office & Retail Portfolio

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	335	2,356	9,661
AVERAGE AGE	44	44	42
AVERAGE AGE (MALE)	43	43	41
AVERAGE AGE (FEMALE)	46	45	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	144	1,005	4,193
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$126,160	\$121,295	\$102,261
AVERAGE HOUSE VALUE	\$470,098	\$469,089	\$422,901

Demographics data derived from AlphaMap



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