



1705 COLONIAL BLVD, UNIT A4 | FORT MYERS, FL 33907

## 1,195 SF OFFICE SUITE FOR LEASE

### FOR LEASE

#### CONTACT

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### *Premier Office Space for Lease on Signalized Corner.*

Take advantage of this exceptional opportunity to lease a fully renovated 1,195± SF office suite in a high-visibility location on Colonial Boulevard. Positioned at a signalized intersection with an average daily traffic count of approximately 58,500 vehicles per day, this space offers outstanding exposure for your business. The suite is move-in ready and thoughtfully designed to accommodate a variety of uses, including medical, professional, or service-based operations. It features a modern buildout with functional layouts and quality finishes throughout. Located in the heart of Fort Myers, the property provides unmatched accessibility and convenient connectivity to both Fort Myers and Cape Coral. This is a rare opportunity to establish your business along one of the region's most heavily traveled commercial corridors. **Call today to schedule a showing!**

#### PROPERTY DETAILS

LEASE RATE	\$17.00
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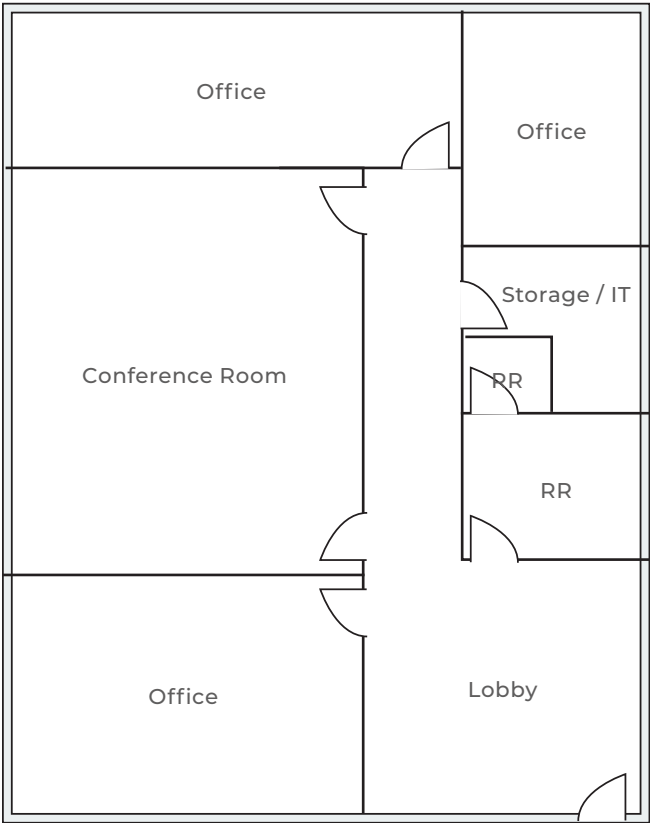
LEASE TYPE	NNN
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UNIT SIZE	1,195± SF
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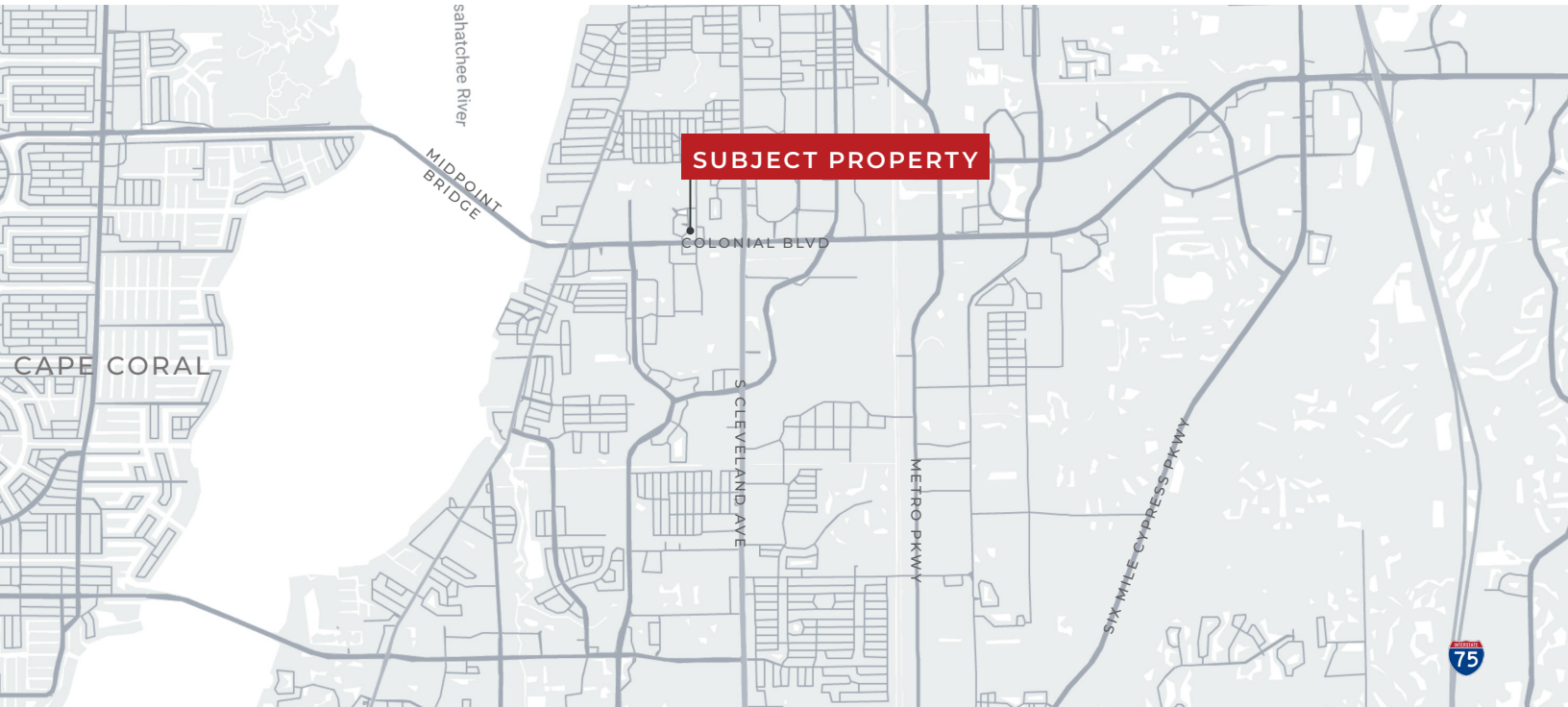
ZONING	NC (Neighborhood Commercial)
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YEAR BUILT	1985
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FLOORPLAN



Floorplan is provided for illustrative purposes only and is not drawn to scale.



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