

CLASS A WORLD PLAZA OFFICE BUILDING

12751 NEW BRITTANY BLVD, FORT MYERS, FL 33907

FOR LEASE

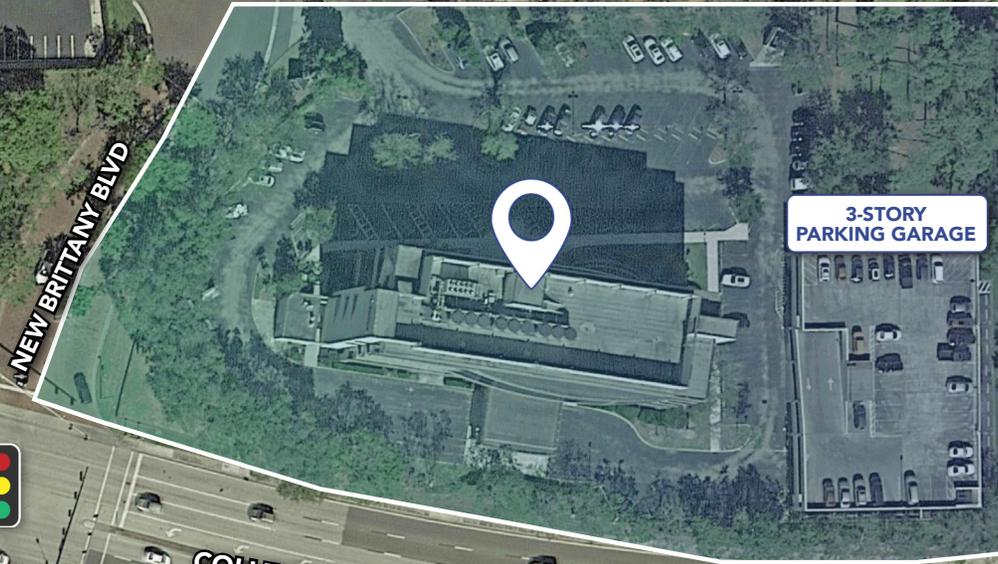
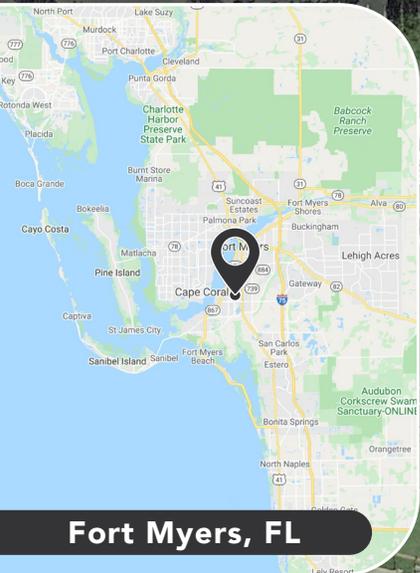


Kim Daugherty
Senior Advisor
239.334.3040
Kim.Daugherty@TrinityCRE.com



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3-STORY
PARKING GARAGE



2026 DEMOGRAPHICS 12751 NEW BRITTANY



AVERAGE H.H INCOME



POPULATION



EMPLOYMENT DENSITY

	1 MILE	3 MILE	5 MILE
AVERAGE H.H INCOME	\$73,132	\$98,186	\$114,433
POPULATION	10,673	62,945	148,138
EMPLOYMENT DENSITY	11,102	52,917	97,831

PROPERTY FEATURES

LEASE RATE	\$20.00 - 22.00 PSF NNN
AVAILABLE	1st Floor: Suite 101: 4,676± SF 4th Floor: Suite 405: 4,675± SF 5th Floor: Suite 550: 4,897± SF ; Suite 500: 7,156± SF Combined: 12,053± SF
PARKING	237 Spaces (4/1,000 SF)
LOCATION	The subject site is located on the NEC College Pkwy & New Brittany Blvd, just west of US 41 in Fort Myers, FL.



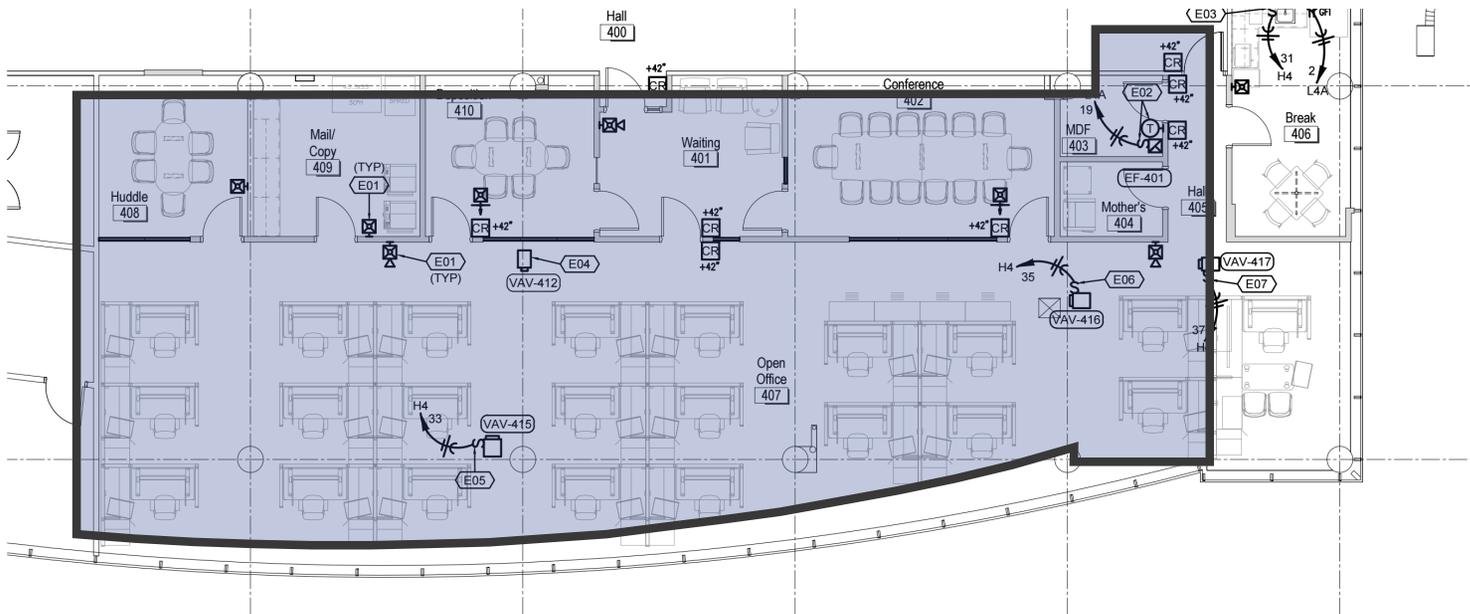
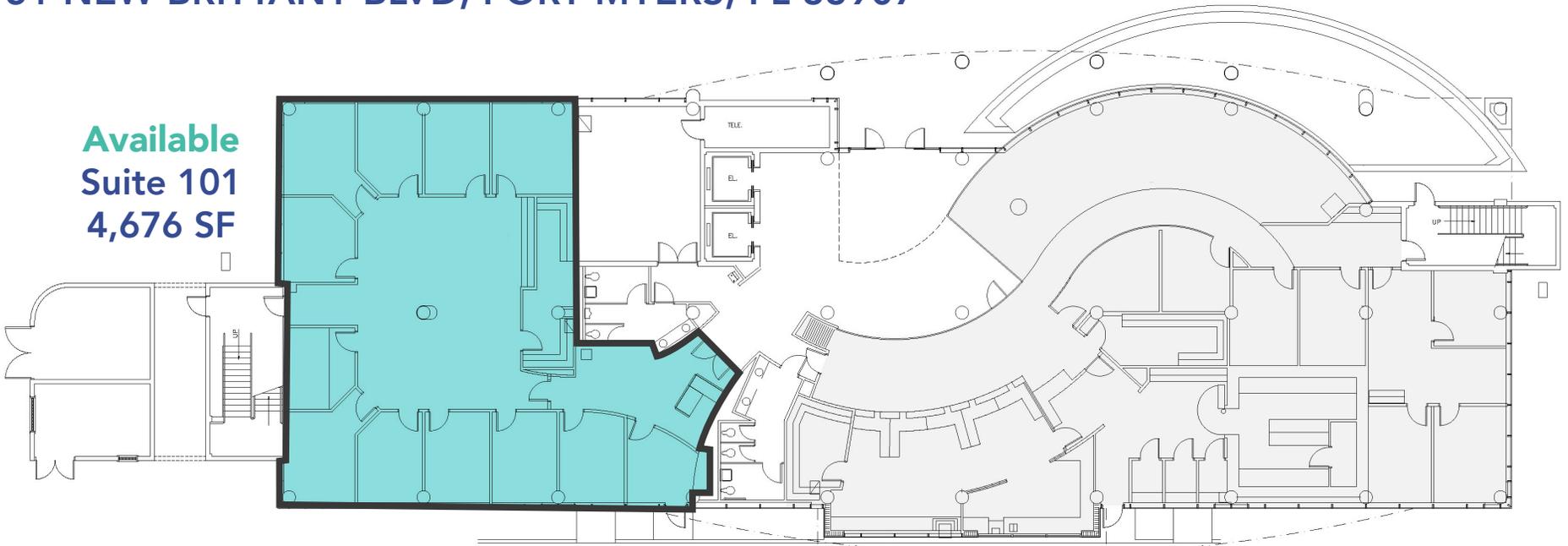
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Available
Suite 101
4,676 SF



Available
Suite 405
4,675 SF

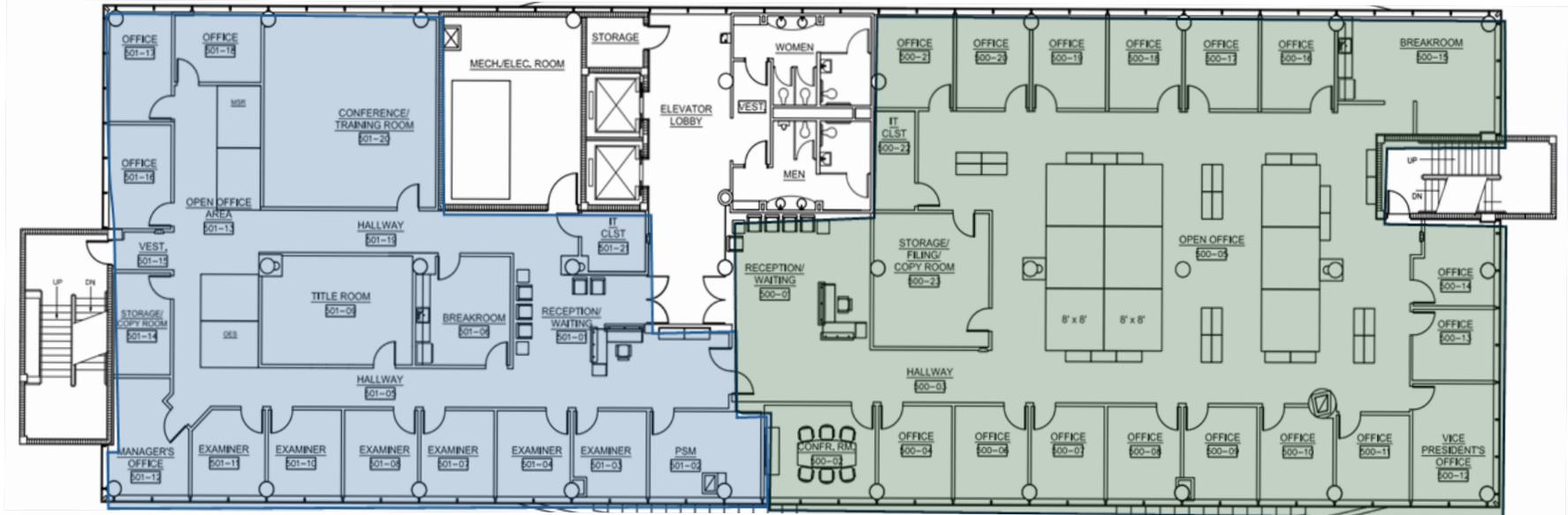


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4,897 SF

Can be combined to
12,053± SF

Available
Suite 500
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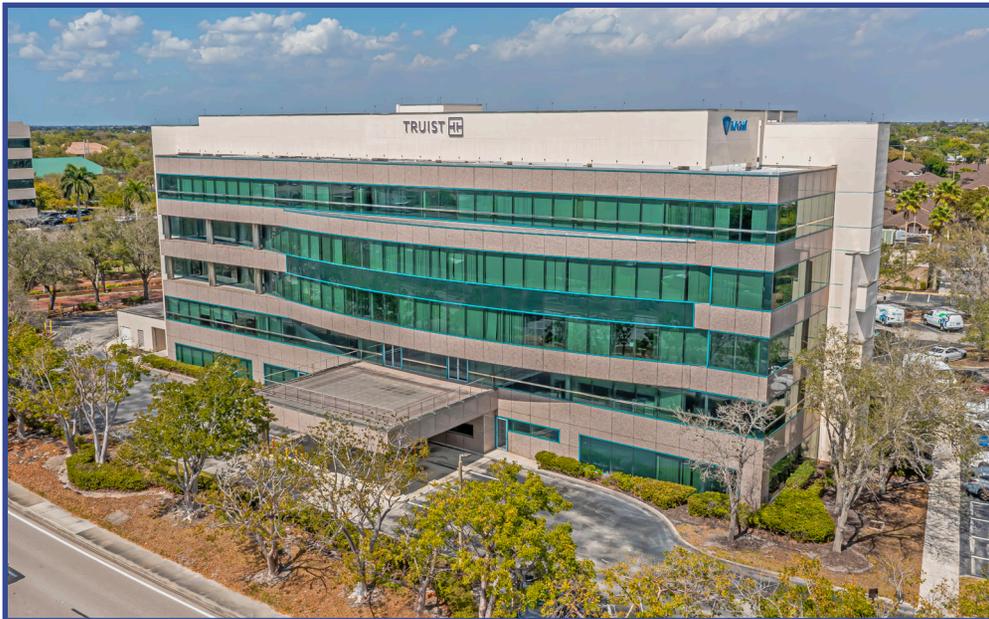
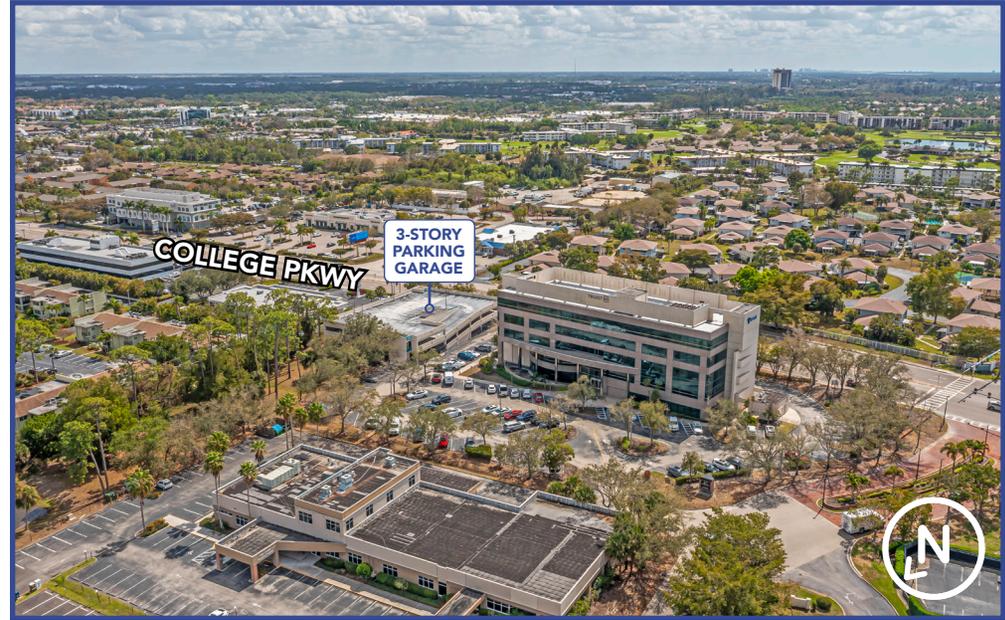
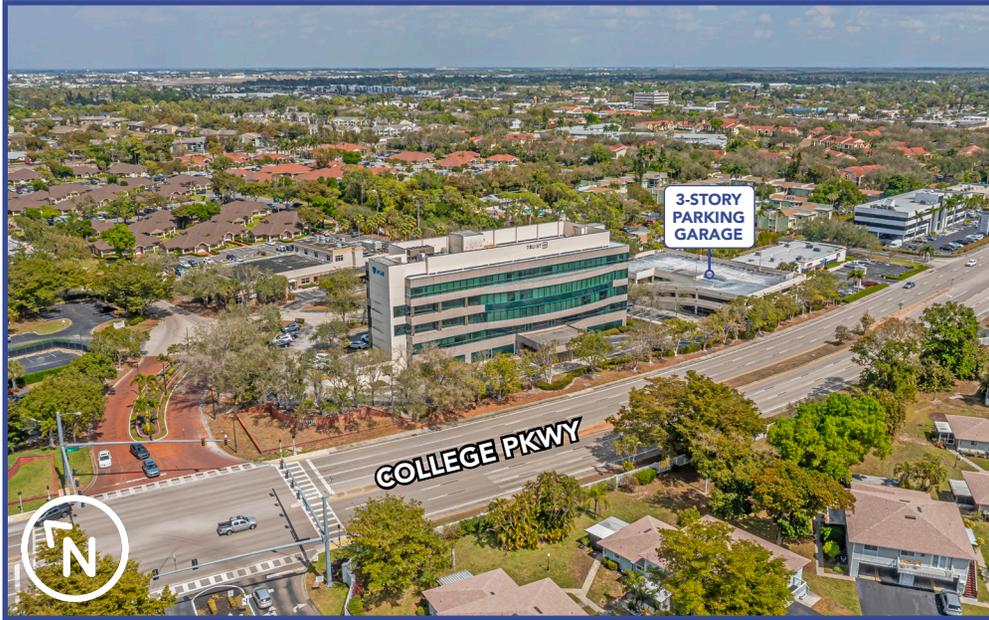


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