PROFESSIONAL OFFICE/MEDICAL

COLLEGE PARKWAY CORRIDOR

FOR LEASE

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UNIT	SIZE	LEASE RATE	MONTHLY	CAM	MONTHLY	MONTHLY
	(SF)	(PSF)	BASE RENT	(PSF)	CAM	TOTAL
150	2,800	\$18.00	\$4,200.00	\$4.50	\$1,050.00	\$5,250.00

SIZE: 2,800± SF

LOCATION: Just off Colllege Parkway, west of Winkler Road. Access from College

Parkway and South Pointe Boulevard

ZONING: CS-1 - Commercial (Lee County)

YEAR BUILT: 2002

ENN LUTHRINGER, CCIM

Partner

239.481.3800 x206

CONTACT

enn.luthringer@creconsultants.com

OFFICE/MEDICAL SPACE-

2,800± SF shell space suitable for a medical or general office use. The landlord will offer a generous tenant improvement allowance with a five-year minimum lease term. Individual office space in a shared suite configuration in which monthly rent includes use of the common areas, conference room and utilities; tenant will be

12140 Carissa Commerce Ct, Suite 102 Fort Myers, FL 33966

> 1100 Fifth Ave. S, Suite 404 Naples, FL 34102

responsible for phone and internet.

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3791 CONFERENCE DRIVE, FORT MYERS, FL 33919





HIGHLIGHTS

- Highly desirable College Parkway corridor
- Well maintained building and property
- Easy access to Cape Coral
- Access to property from College Parkway and South Pointe Boulevard



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