

PROFESSIONAL OFFICE/MEDICAL

COLLEGE PARKWAY CORRIDOR

FOR LEASE

8791 CONFERENCE DRIVE, FORT MYERS, FL 33919



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

SIZE: 2,800± SF

LOCATION: Just off College Parkway, west of Winkler Road. Access from College Parkway and South Pointe Boulevard

ZONING: CS-1 - Commercial (Lee County)

YEAR BUILT: 2002

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 responsible for phone and internet.

CONTACT

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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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