



Colliers



MORGAN & MORGAN

For Lease

12800 University Drive, Fort Myers, FL 33907

# Class A Office University Park

Elevate your work experience.

**Brandon Stoneburner**

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# Highlights



University Park is a premier Class-A business campus consisting of four buildings located at **12800-12871 University Drive, Fort Myers, FL 33907**. This prestigious office complex is strategically positioned in the heart of Lee County's prime business and financial district, adjacent to Florida Southwestern State College at the southeast corner of Summerlin Road and College Parkway.

## Key Features:

- **Class-A Office Space:** Designed to enhance your professional image with timeless designs and top-notch amenities.
- **Prime Location:** Convenient access to US 41, Cape Coral, downtown Fort Myers, and Bonita Springs.
- **Amenities:** Full-service CAM with 5-day janitorial service and electric, signage availability, on-site management and maintenance, designated parking garage, on-site café, backup generator, and fiber optic services.
- **Leasing Opportunities:** Various office spaces available, ranging from 1,733 SF to 10,582 SF
- **Park-Like Setting:** A picturesque environment that provides a serene and professional atmosphere for businesses.

University Park offers an exceptional leasing opportunity for professionals seeking an unparalleled business environment. Join the thriving community of professionals and elevate your business and work experience.

## Additional Highlights:

- Prominent monument signage for sizable tenants
- On-site property management
- Structured parking with walkways to the building
- On-site café with convenient dining options for tenants





# Property Overview

## Asset Information:

12800-12871 University Drive  
Fort Myers, FL 33907

## Total Leasable Area:

170,518± SF

## Year Built:

1990

## No. of Floors:

Building I - Six  
Building II - One  
Building III - One  
Building IV - Two

## Parking:

290 Covered  
159 Surface

## Lease Rate:

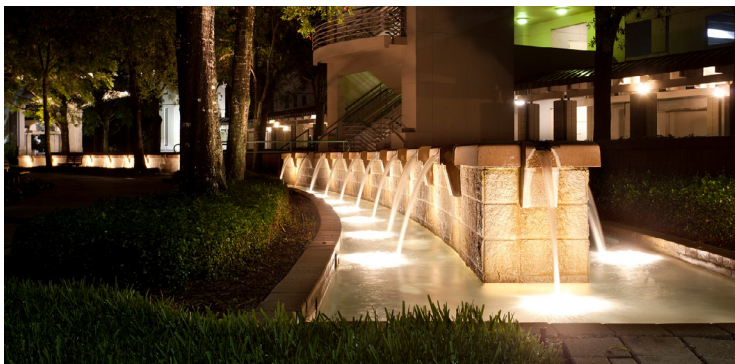
\$21 PSF NNN

## OpEx:

2025: \$12.65

## Additional Information:

- On-site diesel generator provides complete building backup power
- FedEx and UPS drop boxes
- 24/7 building access via card access system
- Full-service building including 5-day-a-week suite janitorial/ utilities included in OpEx
- 25+ years of ownership by institutional investor



## UNIVERSITY PARK

Floor 1	
Ameriprise Financial	Suite 111
Francis E. Dunn & Associates, LLC	Suite 113
KPM & Co.	Suite 115
Floor 2	
CliftonLarsonAllen LLP	Suite 211
Matheson Management, LLC	Suite 213
The Walsh Planning Group	Suite 215
U.S. East Region	Suite 217
Floor 3	
Baker, Williams, P.A.	Suite 311
Amgen	Suite 313
Park Capital Law Firm	Suite 315
CliftonLarsonAllen LLP	Suite 317
CliftonLarsonAllen LLP	Suite 319
Floor 4	
CliftonLarsonAllen LLP	Suite 411
PDR Architecture	Suite 413
Infomart, Inc.	Suite 415
Floor 5	
Morgan & Morgan	Suite 511

PHOTOGRAPHY PROVIDED BY HIGH-USE REAL ESTATE  
Contact us for more information: 239.487.1234 or 239.487.1235  
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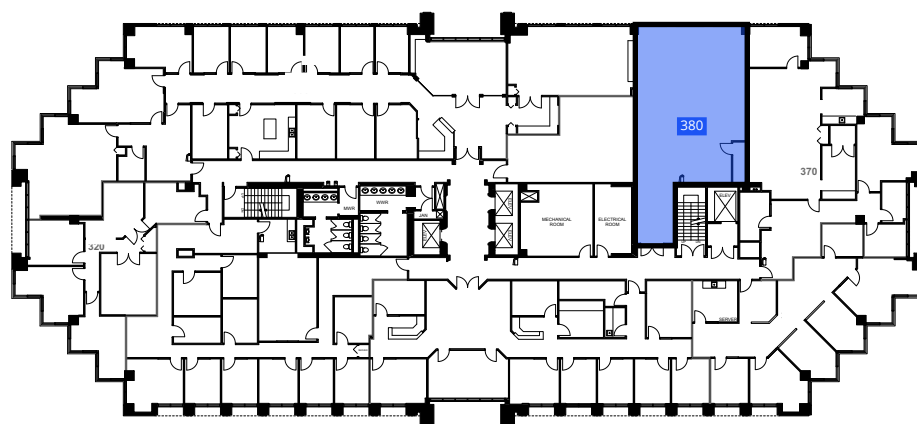
# Availabilities

12800 University Dr.



## Third Floor

<b>Suite</b>	380
<b>SF Available</b>	1,733
<b>Base Rent</b>	\$21.00
<b>OpEx</b>	\$12.65
<b>Monthly Rent</b> (excluding sale tax)	\$4,859.62

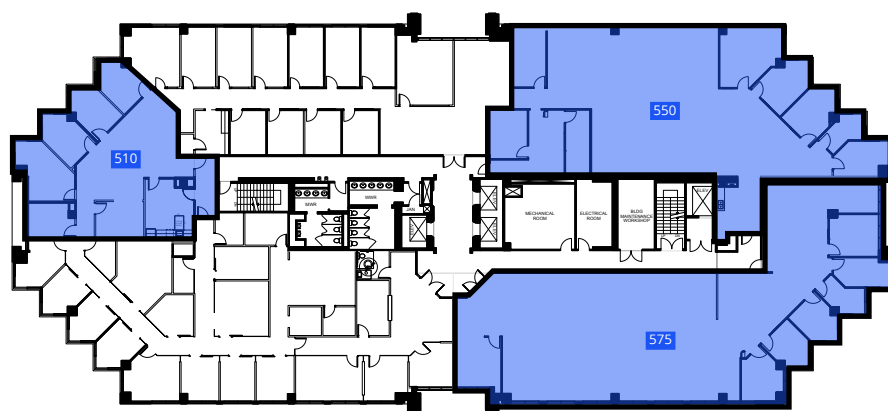


## Fifth Floor

<b>Suite</b>	510
<b>SF Available</b>	2,248
<b>Base Rent</b>	\$21.00
<b>OpEx</b>	\$12.65
<b>Monthly Rent</b> (excluding sale tax)	\$6,303.77

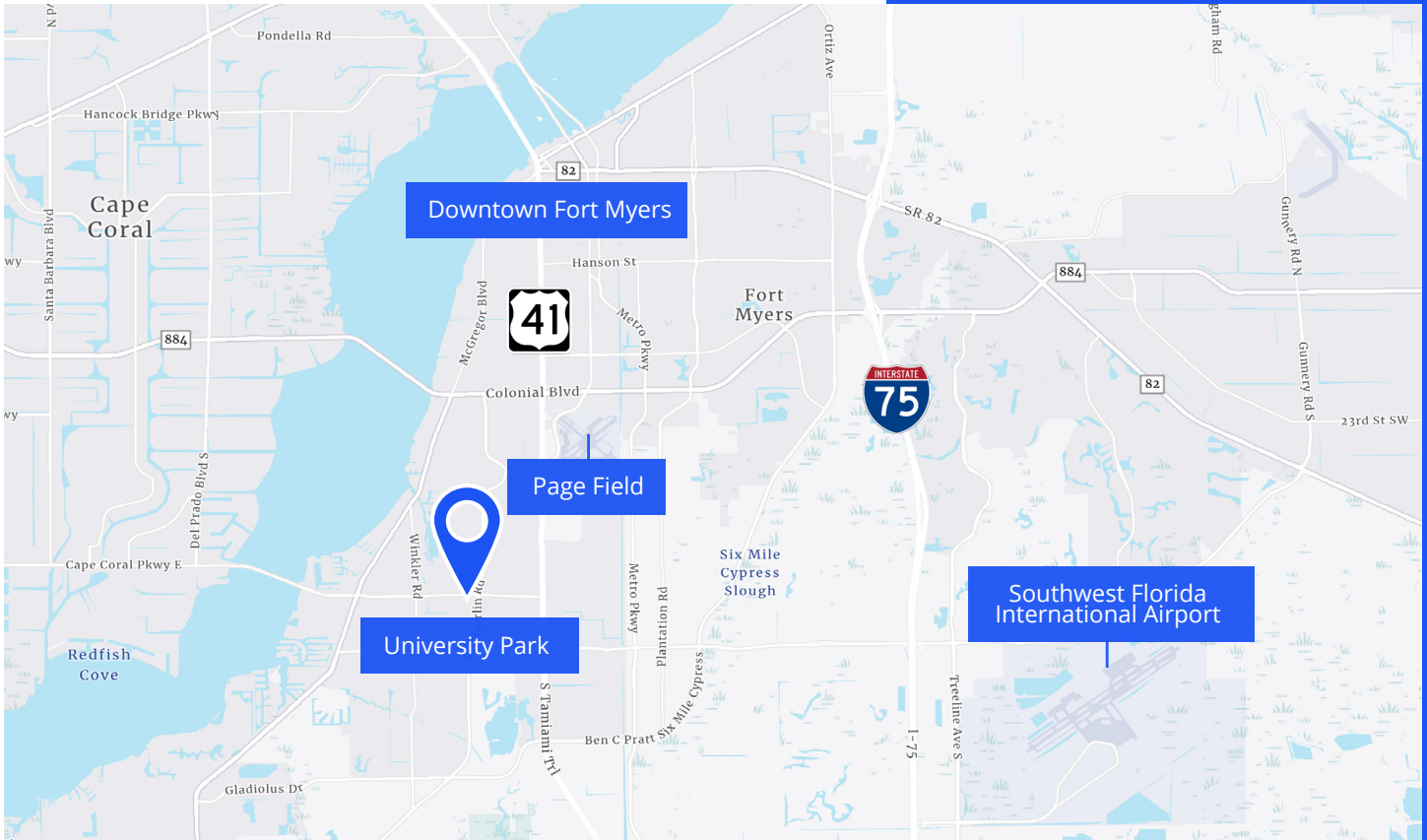
<b>Suite</b>	550
<b>SF Available</b>	5,012
<b>Base Rent</b>	\$21.00
<b>OpEx</b>	\$12.65
<b>Monthly Rent</b> (excluding sale tax)	\$14,054.48

<b>Suite</b>	575
<b>SF Available</b>	5,570
<b>Base Rent</b>	\$21.00
<b>OpEx</b>	\$12.65
<b>Monthly Rent</b> (excluding sale tax)	\$15,619.21



Available

# Centrally Located Class A Office



## Local Drive Times

<b>I-75</b>	15 minutes
<b>US-41</b>	2 minutes
<b>Downtown Fort Myers</b>	20 minutes
<b>Southwest Florida International Airport</b>	22 minutes



**College Parkway  
office corridor**



**Excellent access  
to US 41 and I-75**



**Premier Class A  
office building**

**Contact:**

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