

FOR LEASE – Professional Office Space
13515 Bell Tower Dr., Fort Myers, FL 33907

Available August 1, 2025 or if current tenant decides to use the (2) 90-day options the space will be available February 1, 2026.

2nd Floor	\$22.00 PSF + CAM	7,080 SF
3rd Floor	\$22.00 PSF + CAM	4,408 SF

Year Built: 1990

Strap: 24-45-24-00-00005.1050

Zoning: C-1



Property Description:

- Class “B” Office Building ideal for medical & healthcare admin or professional office use
- Located in the heart of Fort Myers off Daniels Pkwy. in the Bell Tower Shops anchored by Nordstrom Rack, Capital Grille, Dave & Buster’s, Ulta, The Fresh Market, Regal Belltower & ScreenX, Sanibel Captiva Trust Co. Wells Fargo
- Signalized Intersection, Dedicated turn lane
- Pylon Signage • 1 Elevator
- 91 Parking Spaces shared for both 13515 & 13525 Bell Tower Dr.



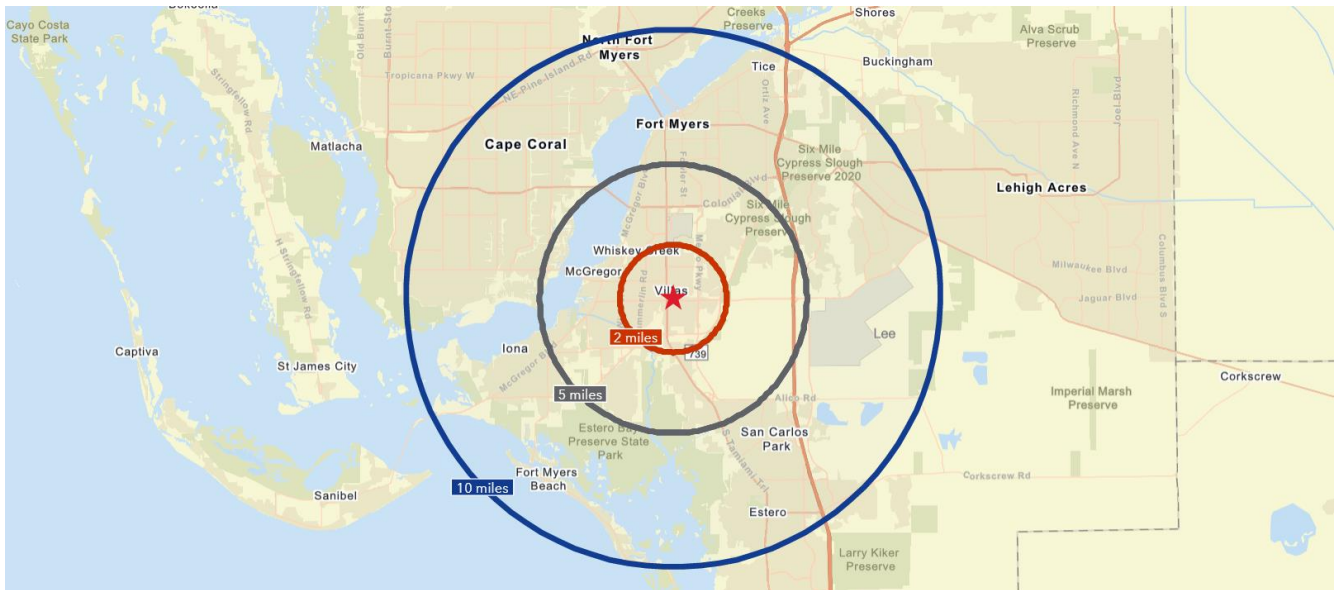
Michael J. Frye, CCIM|CEO
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RE/MAX REALTY GROUP
7910 Summerlin Lakes Dr., Fort Myers, FL 33907
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DEMOGRAPHICS			
13515 Bell Tower Dr., Fort Myers, FL			
	2 Miles	5 Miles	10 Miles
Total Population	32,781	143,983	486,636
Median Age	48	51	49
Total Households	15,455	66,623	210,861
Traffic Count	51,000 – Daniels Pkwy. 71,000 – S Tamiami Trl.		



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RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.

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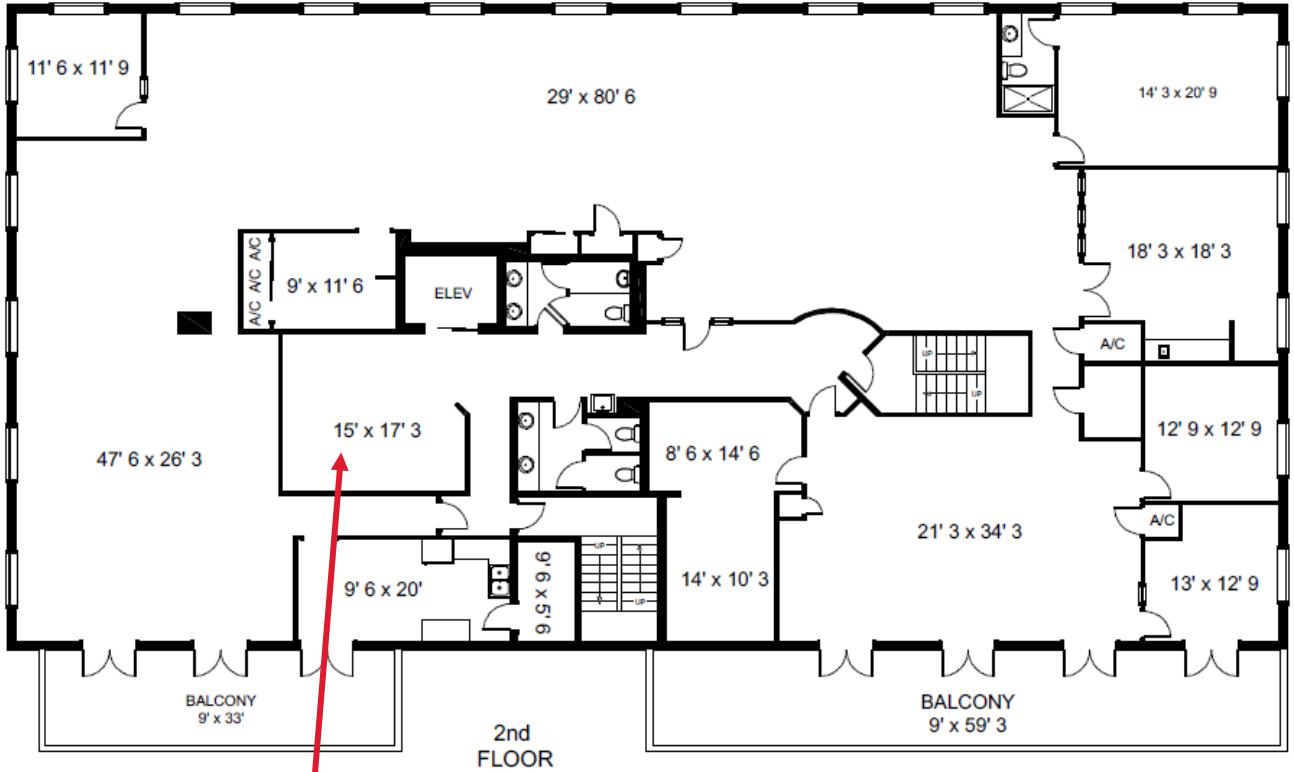
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Second Floor



TOTAL USABLE AREA 7080 sq. ft.

This floor plan is created from field measurements. The usable area calculations are based upon measurements from outside exterior walls to center of demising walls and to inside common area walls.

Balconies 918 sq. ft.

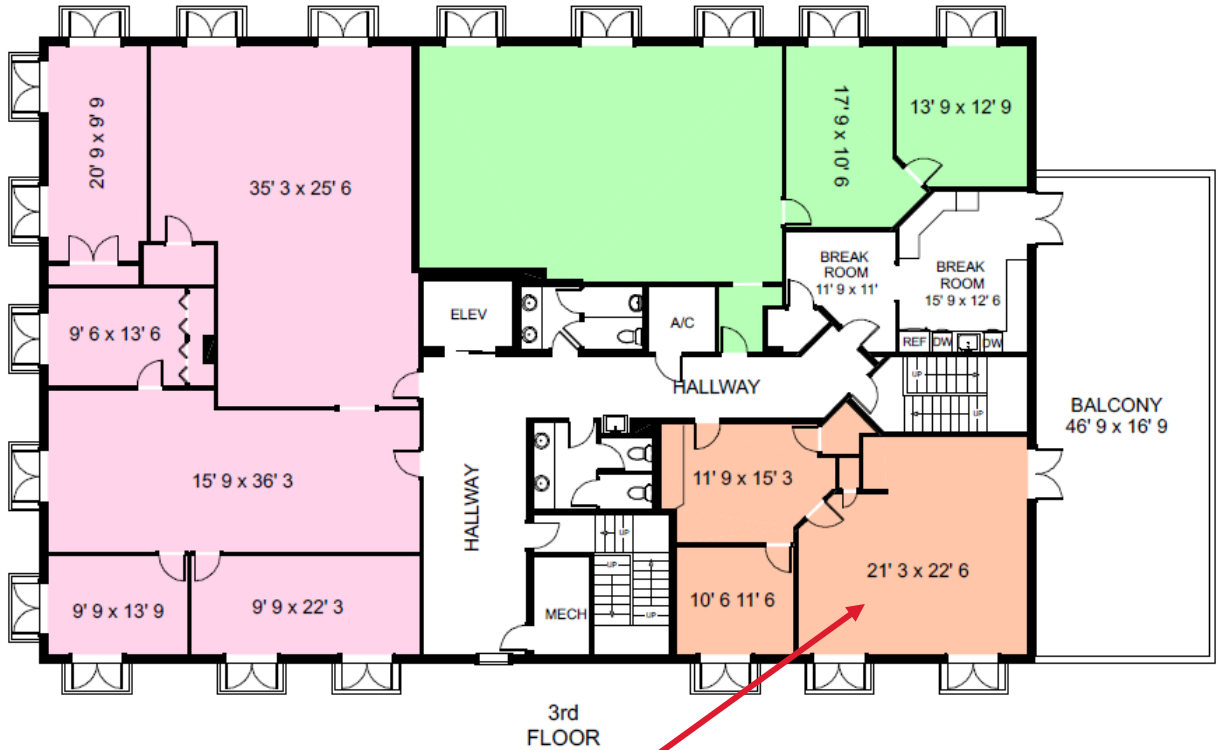
Stairs 242 sq. ft.

Elevator 58 sq. ft.

VERTICAL PENETRATION 300 sq. ft.



Third Floor



Suite 300	2260 sq. ft.
Suite 310	1310 sq. ft.
Suite 320	838 sq. ft.

TOTAL USABLE AREA 4408 sq. ft.

This floor plan is created from field measurements. The usable area calculations are based upon measurements from outside exterior walls to center of dividing walls and to include common area walls.

Hallway	576 sq. ft.
Restrooms	195 sq. ft.
Mechanical Room	64 sq. ft.
A/C	46 sq. ft.
Break Room	347 sq. ft.
Balcony	837 sq. ft.

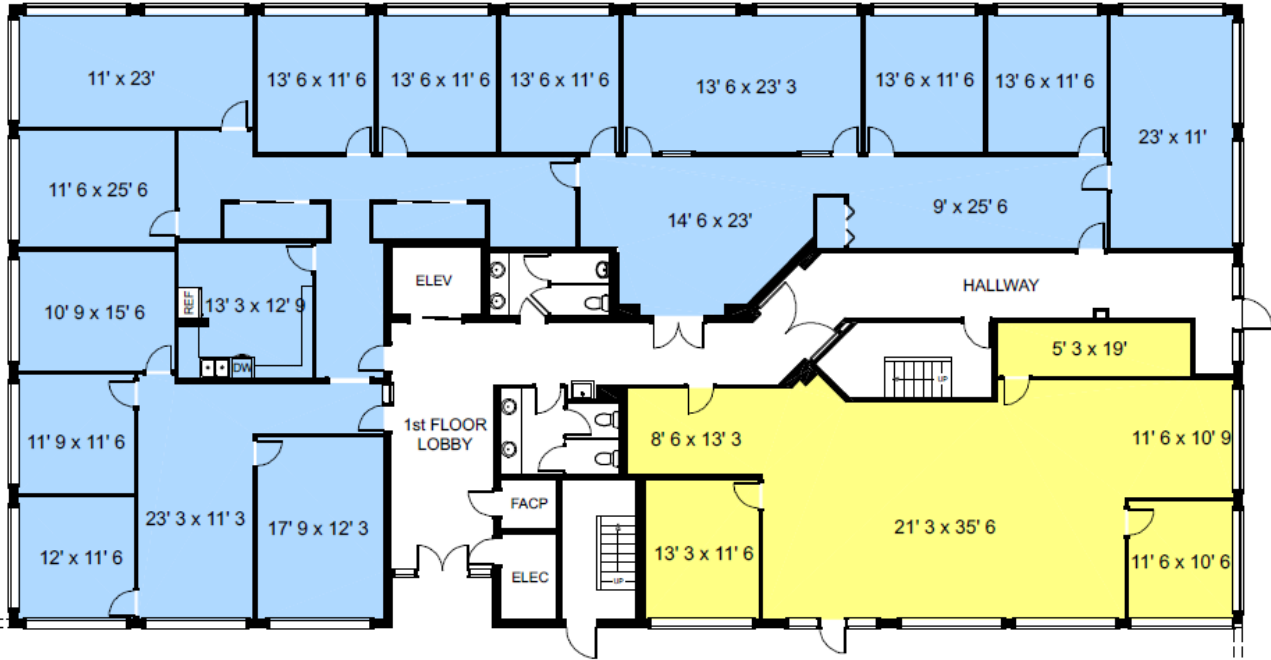
TOTAL COMMON AREA 2065 sq. ft.

Stairs	242 sq. ft.
Elevator	58 sq. ft.

VERTICAL PENETRATION 300 sq. ft.



First Floor



WELLS FARGO



Suite 100	504 sq. ft.
Suite 110	378 sq. ft.
TOTAL LEASED AREA	882 sq. ft.
<small>This floor plan and square area calculations are based upon measurements taken on-site. All dimensions are approximate and subject to change without notice.</small>	
Common Area	195 sq. ft.
Reception Room	30 sq. ft.
Reception Entry	60 sq. ft.
TOTAL COMMON AREA	2849 sq. ft.
Stairs	220 sq. ft.
Elevator	58 sq. ft.
VERTICAL PENETRATION	278 sq. ft.

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