



68-76 Pondella Rd, North Fort Myers, FL 33903

**\$26/SF/YR**

**\$2.17/SF/MO**

**Everything NEW!**

Office | 1,300 sq. ft. - 7,816 sq. ft.



Michelle Morrissette  
239.770.8786

Listing Added: 09/18/2024

Listing Updated: 09/18/2024



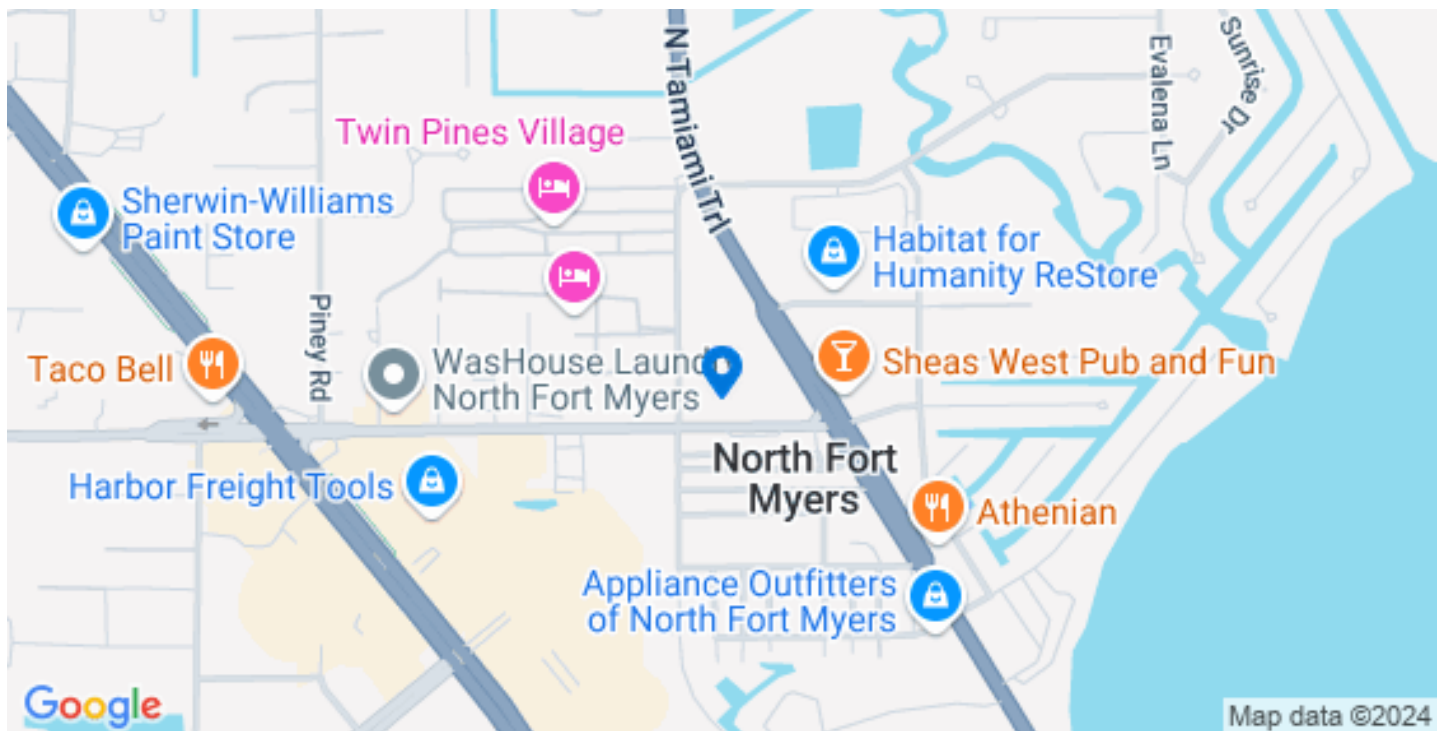
### Building Details

Property Type	Office	Subtype	Traditional Office, Medical Office, Creative Office
Tenancy	Multiple	Total Building SQFT	7,816
Minimum Divisible SQFT	1,300	Max Contiguous SQFT	2,640
Land Acres	1.64	Lot Size (acres)	1.64
Class	B	Year Built	1977
Year Renovated	2024	Buildings	3
Stories	1	Total Parking Spaces	50
Cross Street	River Rd	Zoning	C-2 Lee County
APN	02-44-24-03-0000A.0380	Submarket	North Ft Myers
Submarket Cluster	SWFL		

### Building Description

Everything NEW! 76 Pondella Rd is one of three buildings located on the corner of River Rd and Pondella Rd in North Ft Myers. The property as a whole is undergoing a facelift for the professional user. Easy to find location with over 29k cars per day noticing your new sign on the large pylon. 1,300/SF - 7,800/SF available. Located on Pondella Rd, in between US 41/Cleveland Ave & Business 41. Zoning allows for medical as well as other professional practices. 1,300/SF includes a waiting area, reception/work area, 3 restrooms, kitchen, five offices and encompasses half of one building. Warm and inviting FL atmosphere for your clients coming your way. Call Michelle Today.

### Building Location (1 Location)



### 68 Pondella Rd Details

Listing Type	Direct	Space Subtype	Traditional Office, Medical Office, Creative Office
RSF	2,588 SF	Min Contiguous SF	1,300 SF
Max Contiguous SF	2,588 SF	Space Available	10/1/24
Parking	50 +/-	Rate (Per SF)	\$26 / SF / YR

Lease Type	<b>NNN</b>	Lease term	<b>Negotiable</b>
Days on Market	<b>0 days</b>		

**72 Pondella Rd Details**

Listing Type	<b>Direct</b>	Space Subtype	<b>Traditional Office,Medical Office,Creative Office</b>
RSF	<b>2,588 SF</b>	Min Contiguous SF	<b>1,300 SF</b>
Max Contiguous SF	<b>2,588 SF</b>	Space Available	<b>10/1/24</b>
Parking	<b>50</b>	Rate (Per SF)	<b>\$26 / SF / YR</b>
Lease Type	<b>NNN</b>	Lease term	<b>Negotiable</b>
Days on Market	<b>0 days</b>		

**76 Pondella Rd Details**

Listing Type	<b>Direct</b>	Space Subtype	<b>Traditional Office,Medical Office,Creative Office</b>
RSF	<b>2,640 SF</b>	Min Contiguous SF	<b>1,300 SF</b>
Max Contiguous SF	<b>2,640 SF</b>	Space Available	<b>10/1/24</b>
Parking	<b>50</b>	Rate (Per SF)	<b>\$26 / SF / YR</b>
Lease Type	<b>NNN</b>	Lease term	<b>Negotiable</b>
Days on Market	<b>0 days</b>		

**Property Photos (5 photos)**

