



For Lease

4048 Evans Ave

Fort Myers, FL 33901



PROPERTY SUMMARY

Exceptional fully-renovated three-story professional office building located at 4048 Evans Avenue in Fort Myers. With approximately 16,000 SF of modern office or medical space available, abundant parking, and major recent capital improvements (new roof & HVAC systems). The building is ideally positioned for healthcare providers, or professional services, with visibility along Evans Ave. Medical impact fees have been paid on most units and the location provides immediate access to key arterials including Colonial Blvd, Winkler Avenue and US 41.

PROPERTY HIGHLIGHTS

- Built in 1982 and renovated in 2025
- Three-story office/medical professional building
- Prime frontage on Evans Avenue giving excellent visibility and access
- Conveniently located between Colonial Boulevard and Winkler Avenue, close to US 41
- Up to 16,000 SF available, can be subdivided
- Executive Office Possible

Lease Rate

\$20 SF/yr (NNN)

Available Space

Up to 16,000 SF

Year Built / Renovated

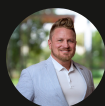
1987 / 2025

Zoning

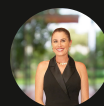
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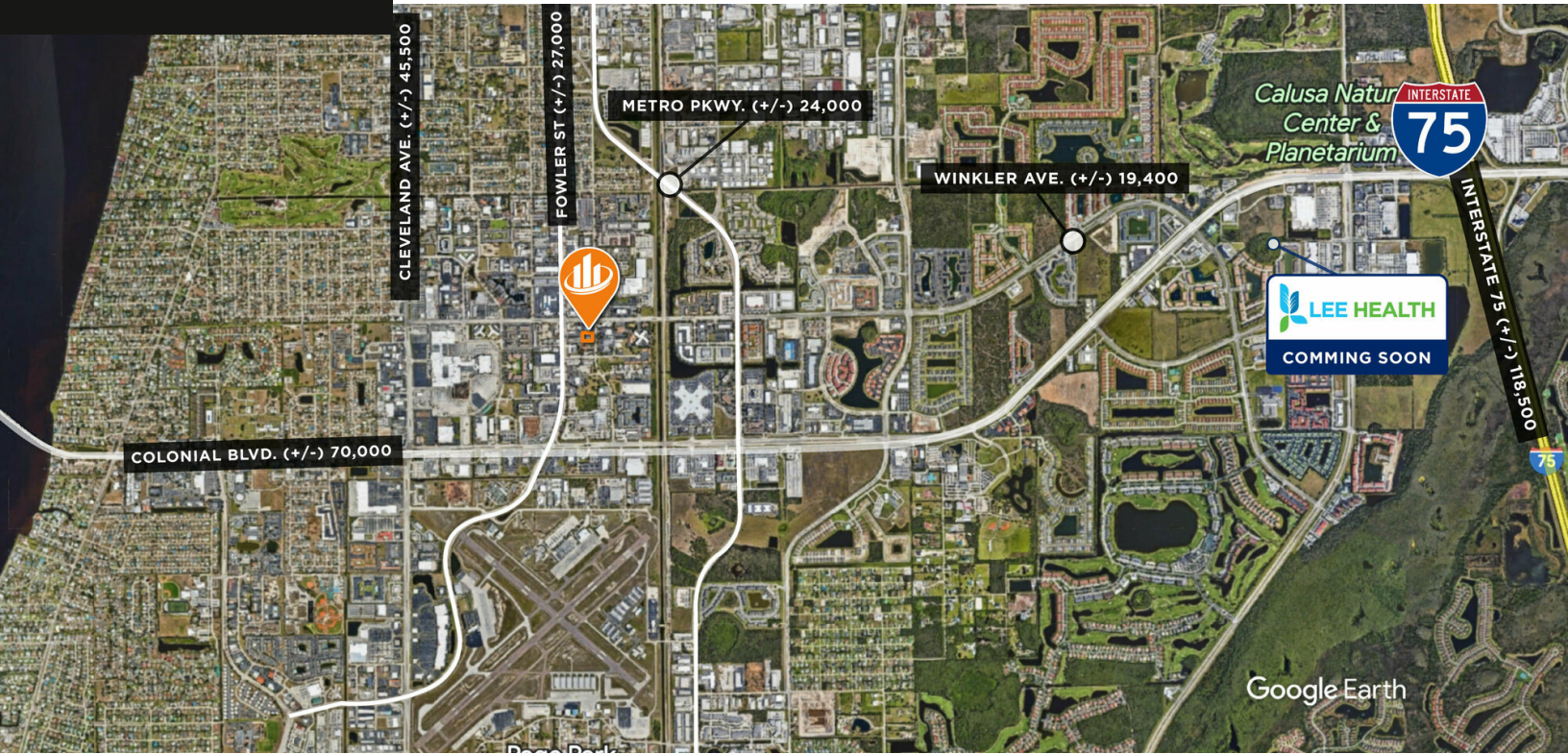
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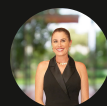
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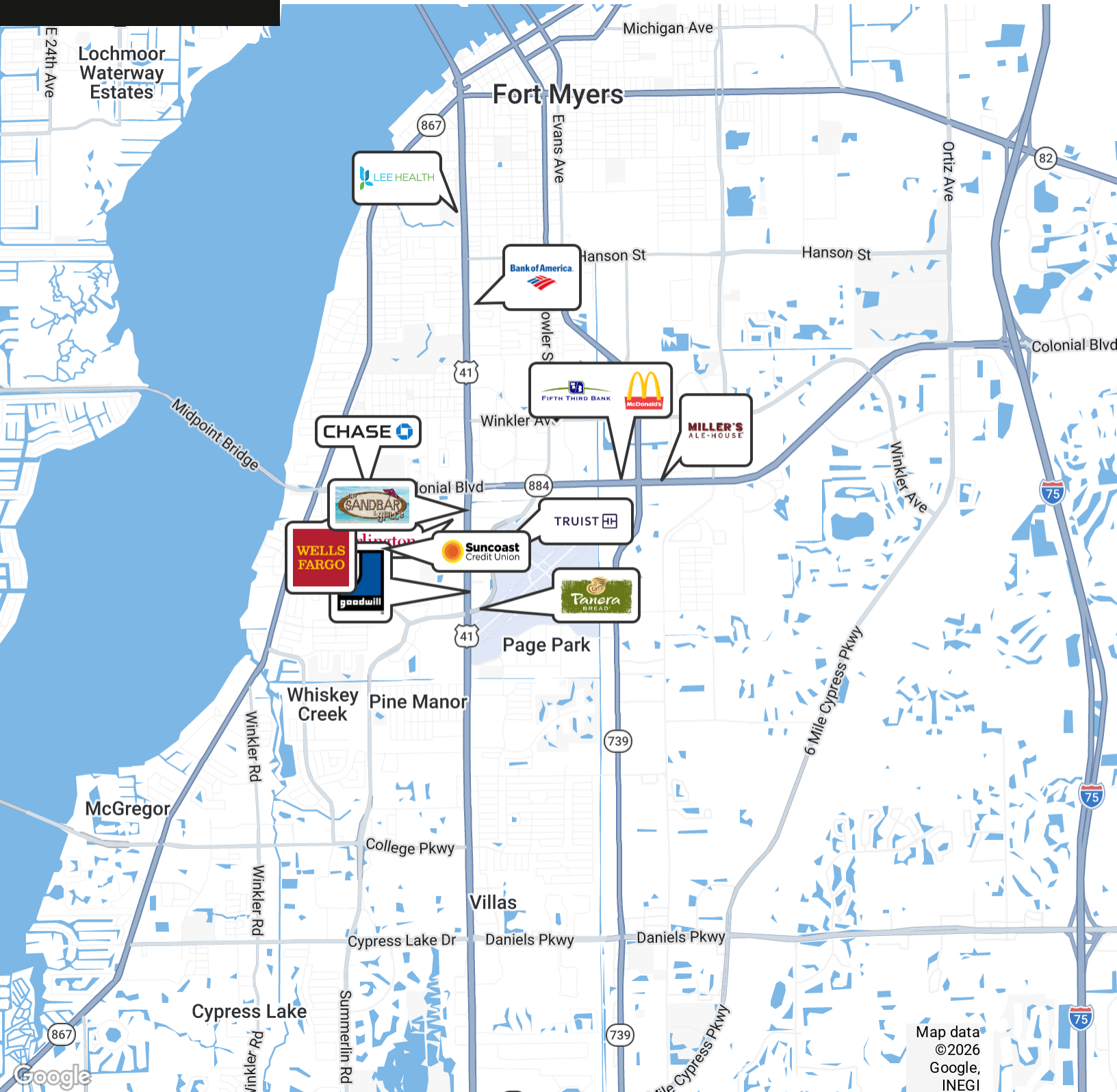


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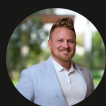
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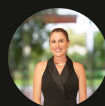
Map data
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