



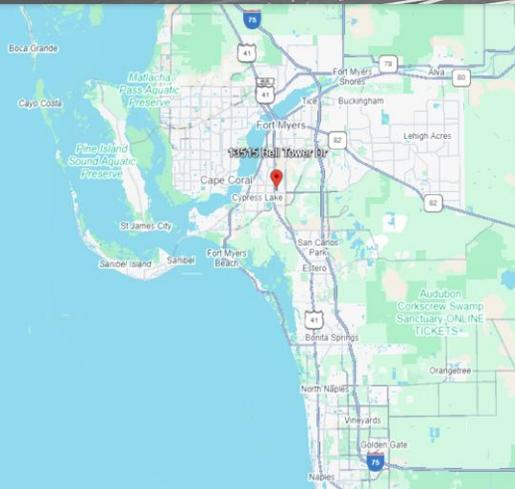
FOR LEASE – Professional Office Space
13515 Bell Tower Dr., Fort Myers, FL 33907

| | | |
|-----------------------------|---------------------------------|-----------------|
| 2nd Floor | \$22.00 PSF + \$8.75 CAM | 7,080 SF |
| 3rd Floor | \$22.00 PSF + \$8.75 CAM | 6,473 SF |

Year Built: 1990

Strap: 24-45-24-00-00005.1050

Zoning: C-1 | Retail Commercial District



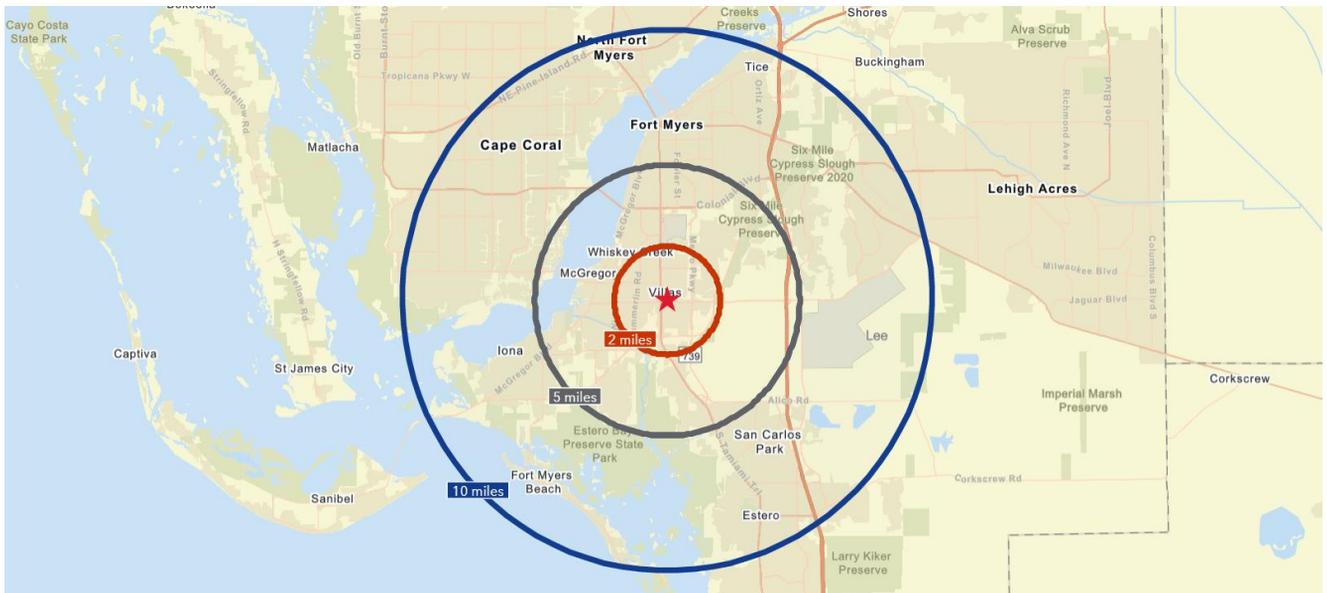
Property Description:

- Class “B” Office Building ideal for Administrative, Insurance, Medical/Healthcare 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, Florida Trust & Wells Fargo Advisors
- Signalized Intersection, Dedicated turn lane
- Pylon Signage • 1 Elevator
- 91 Parking Spaces shared for both 13515 & 13525 Bell Tower Dr.





| DEMOGRAPHICS | | | |
|--------------------------------------|---|---------|----------|
| 13515 Bell Tower Dr., Fort Myers, FL | | | |
| | 2 Miles | 5 Miles | 10 Miles |
| Total Population | 40,462 | 153,198 | 485,413 |
| Median Age | 52 | 53 | 49 |
| Total Households | 19,807 | 71,934 | 210,548 |
| Traffic Count | 51,500 – Daniels Pkwy. 70,000 – S Tamiami Trl. | | |



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfrye.com

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.

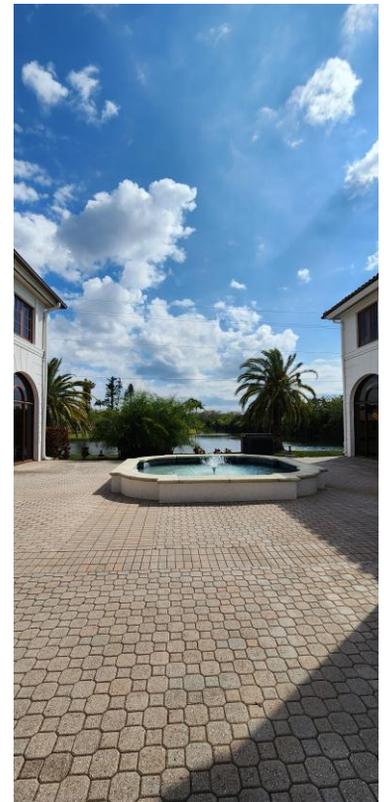
REMAX

COMMERCIAL

RE/MAX REALTY GROUP

For Lease – Office Space
13515 Bell Tower Dr.

Michael J. Frye, CCIM|CEO
(239) 281-0441



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfrye.com

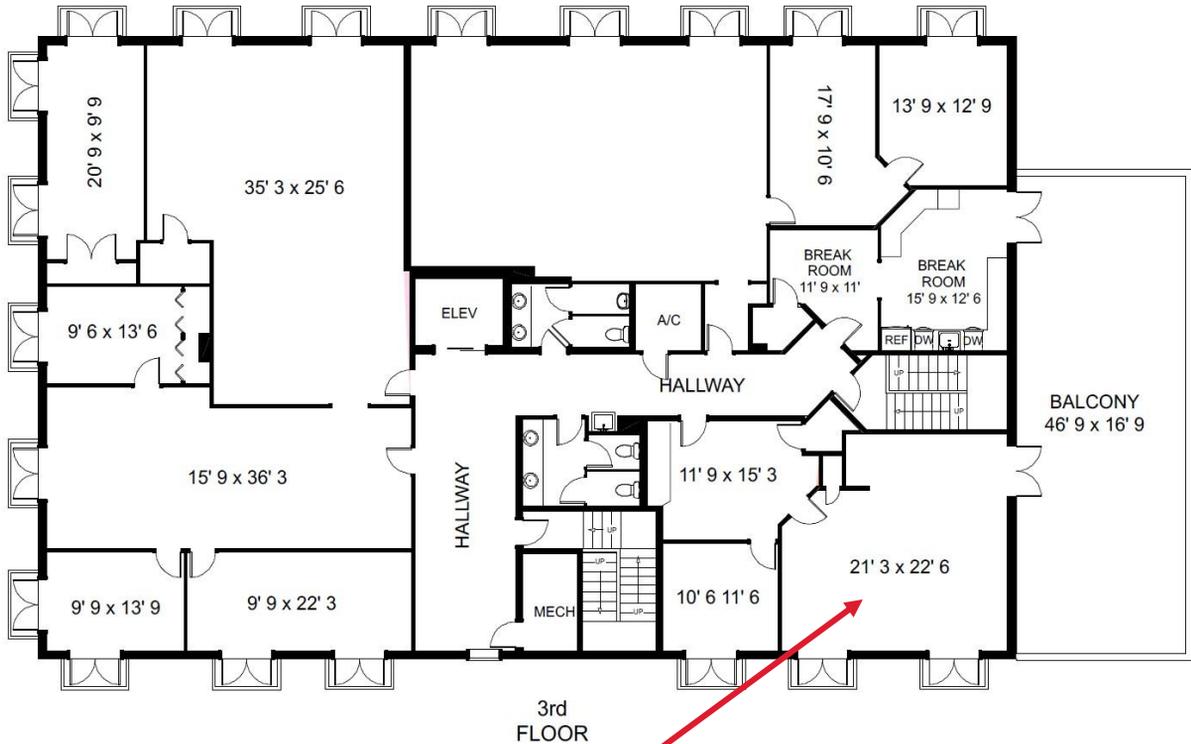
RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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



Michael J. Frye, CCIM|CEO
(239) 281-0441

Third Floor



Total Usable Area 6,473 sq. ft.

The 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.



Michael J. Frye, CCIM|CEO
(239) 281-0441

First Floor



| | |
|---|---------------------|
| Suite 100 | sq. ft. |
| Suite 110 | 227 sq. ft. |
| TOTAL COMMON AREA | 2849 sq. ft. |
| <small>The floor area measurements are based on standard industry practice and do not include walls and to trade common area walls.</small> | |
| Office | 504 sq. ft. |
| Conference Room | 378 sq. ft. |
| Break Room | 195 sq. ft. |
| Storage | 30 sq. ft. |
| Reception Room | 60 sq. ft. |
| Reception Entry | 1682 sq. ft. |
| TOTAL COMMON AREA | 2849 sq. ft. |

LEASED

7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfrye.com

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.