

**FOR LEASE**



**PROPERTY SUMMARY**

Building 42 of World Plaza consists of 12 offices, kitchen, reception area with its own entrance, and 3 bathrooms. The entire space was recently updated, new LED lighting and LVT (tile in the kitchen and bathroom).



**DEMOGRAPHICS**

2020	1 Mile	3 Miles	5 Miles
Population	13,738	66,501	150,381
Avg. HH Income	\$57,824	\$73,824	\$81,174
Households	6,351	32,078	69,406

**PROPERTY HIGHLIGHTS**

BLDG 42: 2,999± SF

AVAILABLE: July 1, 2025

LEASE TERM 3 years

RENTAL RATE: \$24.00 PSF Gross (includes water. Tenant pays electricity and high-speed internet & AC maintenance).

ZONING: CPD – Commercial Planned Development

- Parking: 10 total spaces
- Building and Common Monument Signage
- Professional Office Uses
- Easy access to Cape Coral, Downtown Fort Myers, US 41 and Southwest Florida International Airport

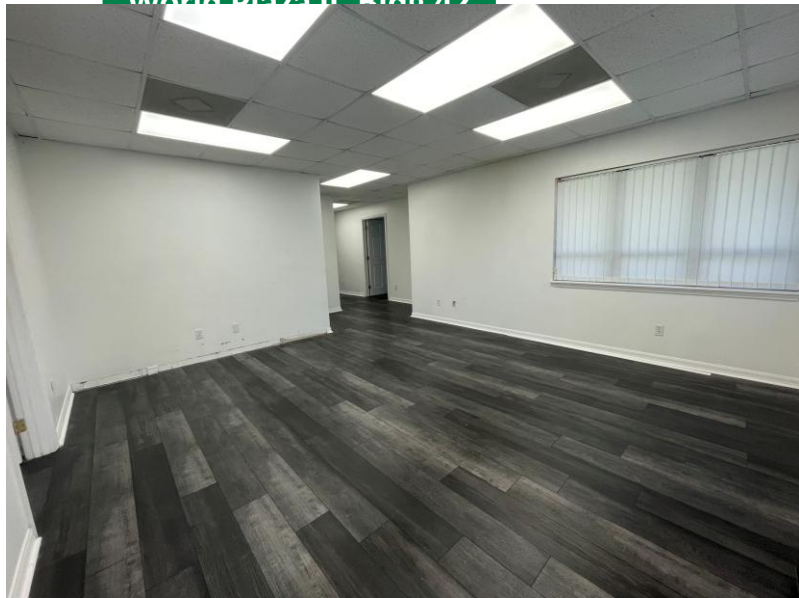
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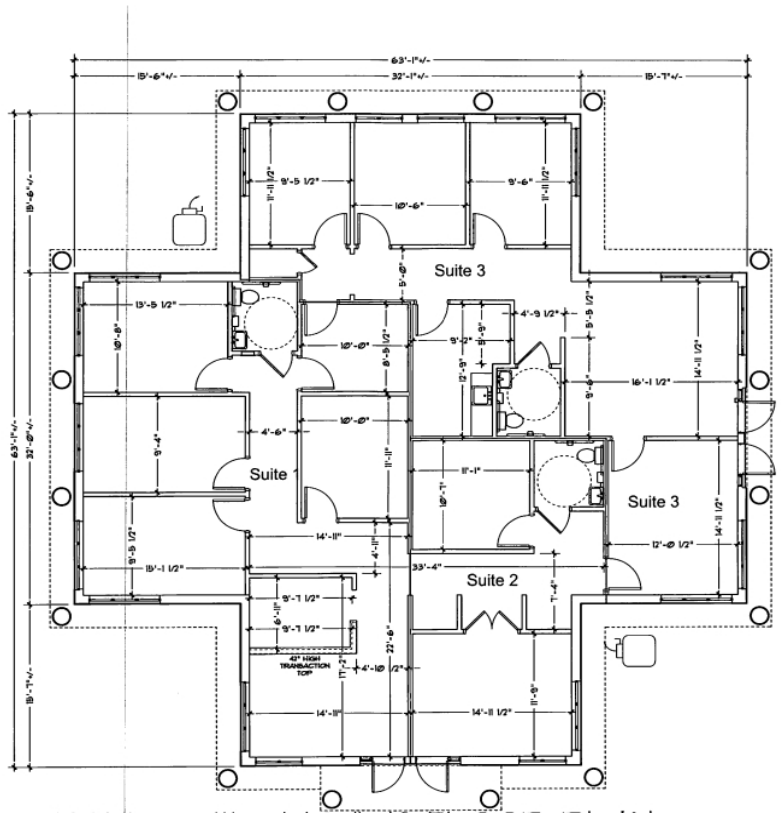
World Plaza II, Bldg 42



**FLOOR PLAN - 2,999 ± SF**

World Plaza II is conveniently located in the heart of South Fort Myers with excellent access to Cape Coral, downtown Fort Myers and US 41.

This professionally managed office park in a beautiful park-like setting with mature landscaping offers monument signage and 16 assigned parking spaces are included.



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