

18940 S Tamiami Trail

18940 S Tamiami Trl, Fort Myers, FL 33908



Price: \$35.00 /SF/YR

3,820 SQ FT SINGLE STORY STAND ALONE BUILDING W/ POTENTIALLY 1,996 SQ FT UNDER ROOF EXPANSION OPPORTUNITY; SEVEN SEPARATE OFFICE/CONSULTATION ROOMS; DEDICATED 320' RIGHT TURN LANE WITH THREE ACCESS POINTS AND TWO SERVICE ROADS TO THE PROPERTY; DEDICATED 32 PARKING SPACES INCLUDING 2 HANDICAP SPACES; DIRECT VISIBILITY TO U.S.41 WITH 55,000 AVERAGE DAILY TRAFFIC; BLDG FULLY EQUIPPED WITH FIRE ALARM, MONITORING, AND SPRINKLER SYSTEM THROUGHOUT THE BUILDING; BRAND NEW 10-TON TRANE AIR CONDITION UNIT WITH WARRANTY; A TOTAL OF 17.0 TON OF COOLING SYSTEM; THREE-PHASE ELECTRICAL PANEL PROVIDING HIGH-CAPACITY POWER FOR LARGE COMMERCIAL EQUIPMENT; LAMINATED WOOD FLOORING THROUGHOUT; BREAK ROOM EQUIPPED WITH SINK, MOP SINK, WATER HEATER, AND EXPANSION TANK; SEPARATE ADA COMPLIANT RESTROOMS FOR MEN AND WOMEN WITH FLOOR DRAINS; ELECTRICAL UTILITY ROOM; MECHANICAL AND FPC ROOM; BELOW SURFACE UTILITIES SUPPORTING STORM DRAINS AND SEWER LINES; OFFSITE STORM WATER MANAGEMENT AREA; CONVENIENTLY CLOSE TO PUBLIX SHOPPING CENTER; GAS STATION, ACE HARDWARE, AND PHARMACY STORES; NEW TPO MEMBRANE ROOF; ZONED FOR MEDICAL,

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FIRE ALARM AND SPRINKLER SYSTEM
BRAND NEW 10-TON TRANE AIR CONDITION SYSTEM
LAMINATED WOOD FLOORING
HIGH VISIBILITY TO US41 - 55,000 AVERAGE DAILY TRAFFIC
THREE-PHASE ELECTRICAL PANEL
ADJACENT TO PUBLIX, GAS STATION, AND PHARMACIES

Tommy Lee

TOMMY@BAMBOOSHAN.COM

(239) 245-8477

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18940 S Tamiami Trail: 3,820 SQ FT

Listing space

1st Floor

Space Available	3,820 SF
Rental Rate	\$35.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	5 Years

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Property Photos



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OFFICE SUITE#05

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OFFICE SUITE#06



OFFICE SUITE#07

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WORK STATION ROOM



BREAK ROOM

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UTILITY ROOM



BREAK ROOM

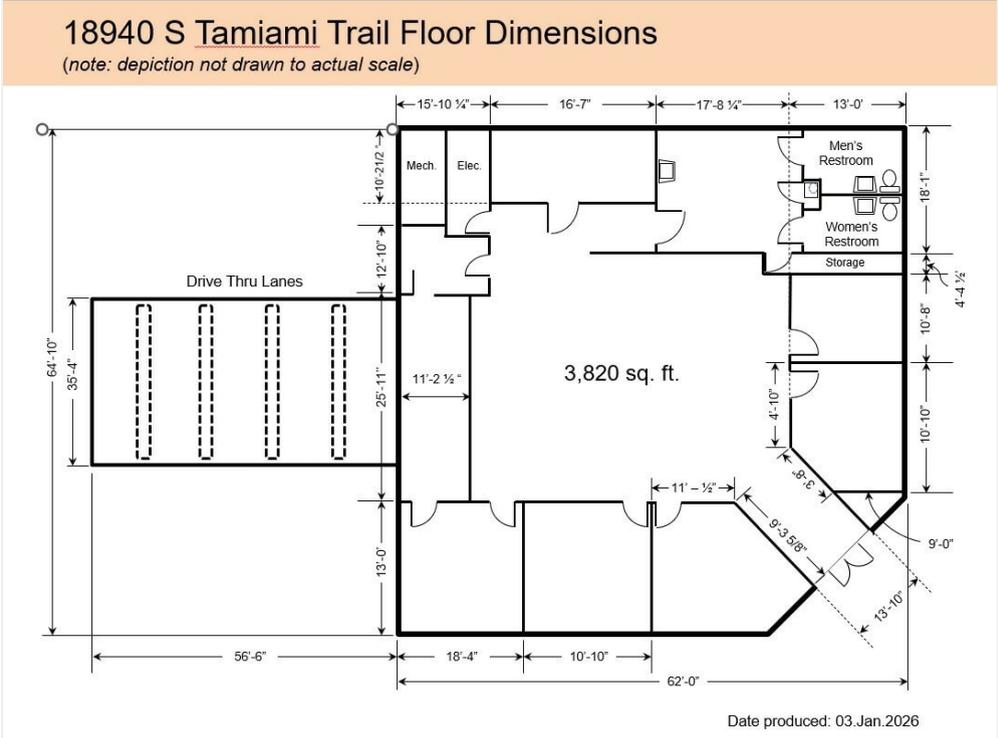
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MECHANICAL ROOM



18940 S TAMIAMI TRL: FLOOR PLAN

Date produced: 03.Jan.2026

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SOUTH ELEVATION



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TPO MEMBRANE ROOF: 2022



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TPO MEMBRANE ROOF 2022



NE ELEVATION

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NW ELEVATION



SW ELEVATION

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AERIAL



1,996 SQ FT DRIVE THRU CANOPY

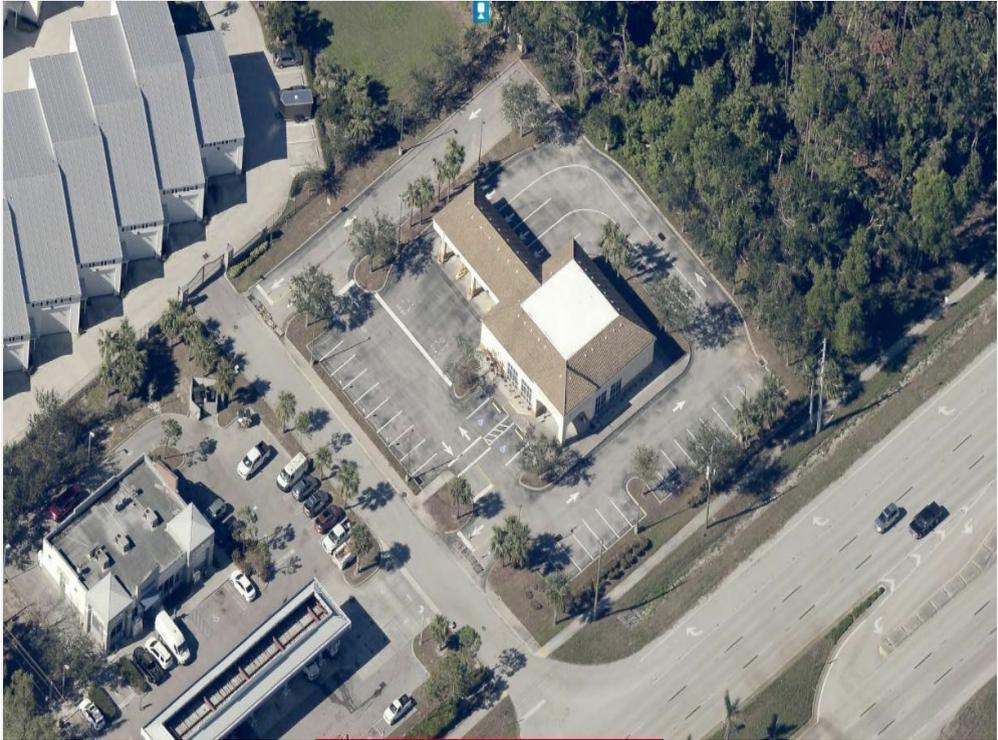
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COMMERCIAL BUSINESSES

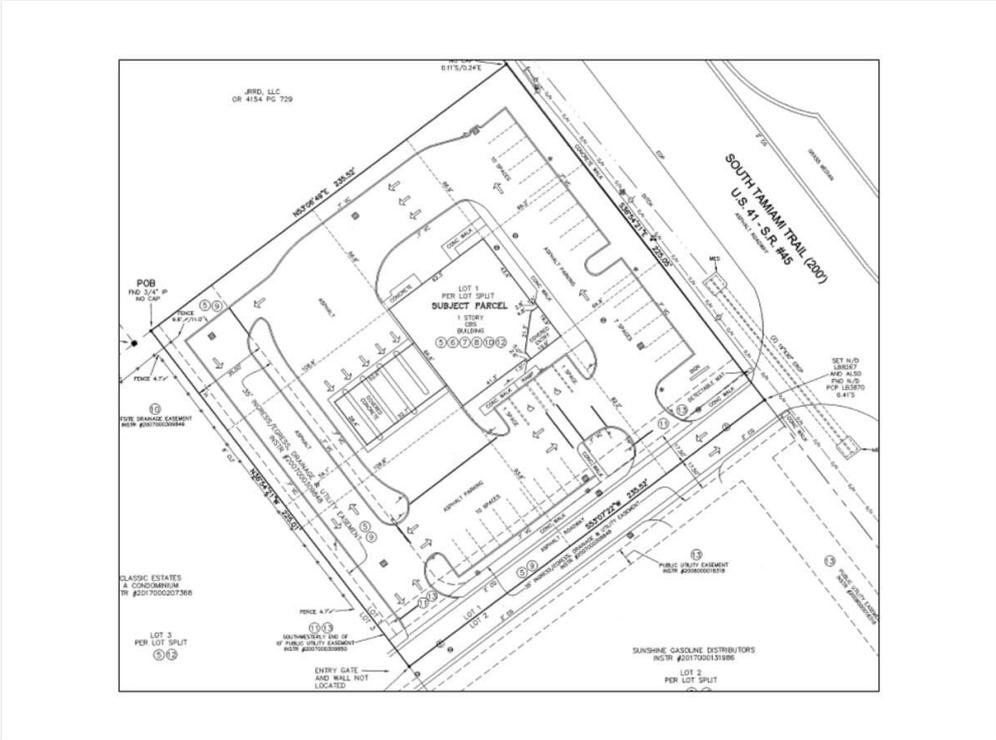


Aerial

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Site Plan

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Location

