

OFFICE FOR LEASE

12140 Carissa Commerce Court, Fort Myers,
FL 33966

FOR LEASE

Six Mile Corporate Park



SUSAN GOLDSTEIN

Senior Commercial Advisor

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REAL ESTATE
Michael Saunders & Company
LICENSED REAL ESTATE BROKER

PROPERTY SUMMARY

Six Mile Corporate Park
12140 Carissa Commerce Court | Fort Myers, FL 33966



Property Summary

Lease Rate:	\$18.00
Lease Term:	Negotiable
Building SF:	46,428
Year Built:	2009
Building Class:	A
Floors:	2
HVAC:	Central Air
Lighting:	LED
Parking:	Abundant Surface Parking
Parking Ratio:	4/100SF
Zoning:	CS1
Available	Immediately
Rentable SF	4,771
CAM	\$7.48

Property Overview

Premier office suite in Six Mile Corporate Park. 4,771 SF featuring 9 private offices, internal restrooms with upscale finishes, and breakroom/kitchenette under construction. Dual building entrances and abundant surface parking.

Location Overview

Located in Six Mile Corporate Park with direct I-75 access. Adjacent to dining and services. Surrounded by 106,000+ employees and 145,000 residents within 5 miles.

AVAILABLE SPACES

Six Mile Corporate Park
12140 Carissa Commerce Court | Fort Myers, FL 33966



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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
200	4,771	Negotiable	\$18.00 /sf/mo	Office	Move-in Ready	Immediately

Highlights

- 9 Private Offices
- Internal Restrooms with Upscale Finishes
- Breakroom/Kitchenette Under Construction
- Dual Building Entrances
- Abundant Surface Parking
- Immediately Available
- \$18.00/SF NNN | CAM \$7.48/SF

Nearby Locations

- Minutes from I-75
- Adjacent to Dining & Services
- Six Mile Corporate Park
- 106,000+ Employees within 5 Miles
- 145,000 Residents within 5 Miles

PROPERTY PHOTOS

Six Mile Corporate Park
12140 Carissa Commerce Court | Fort Myers, FL 33966



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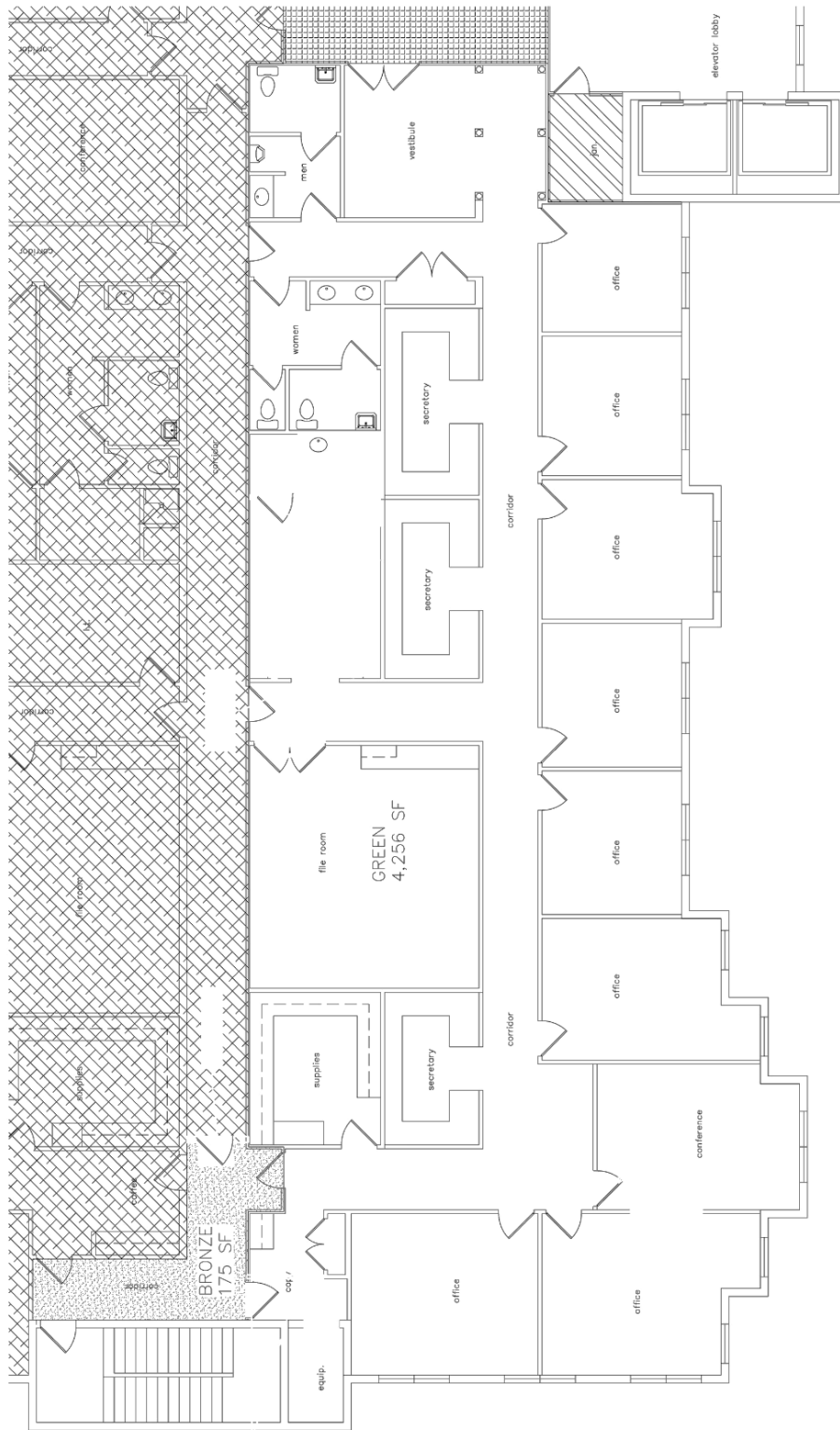
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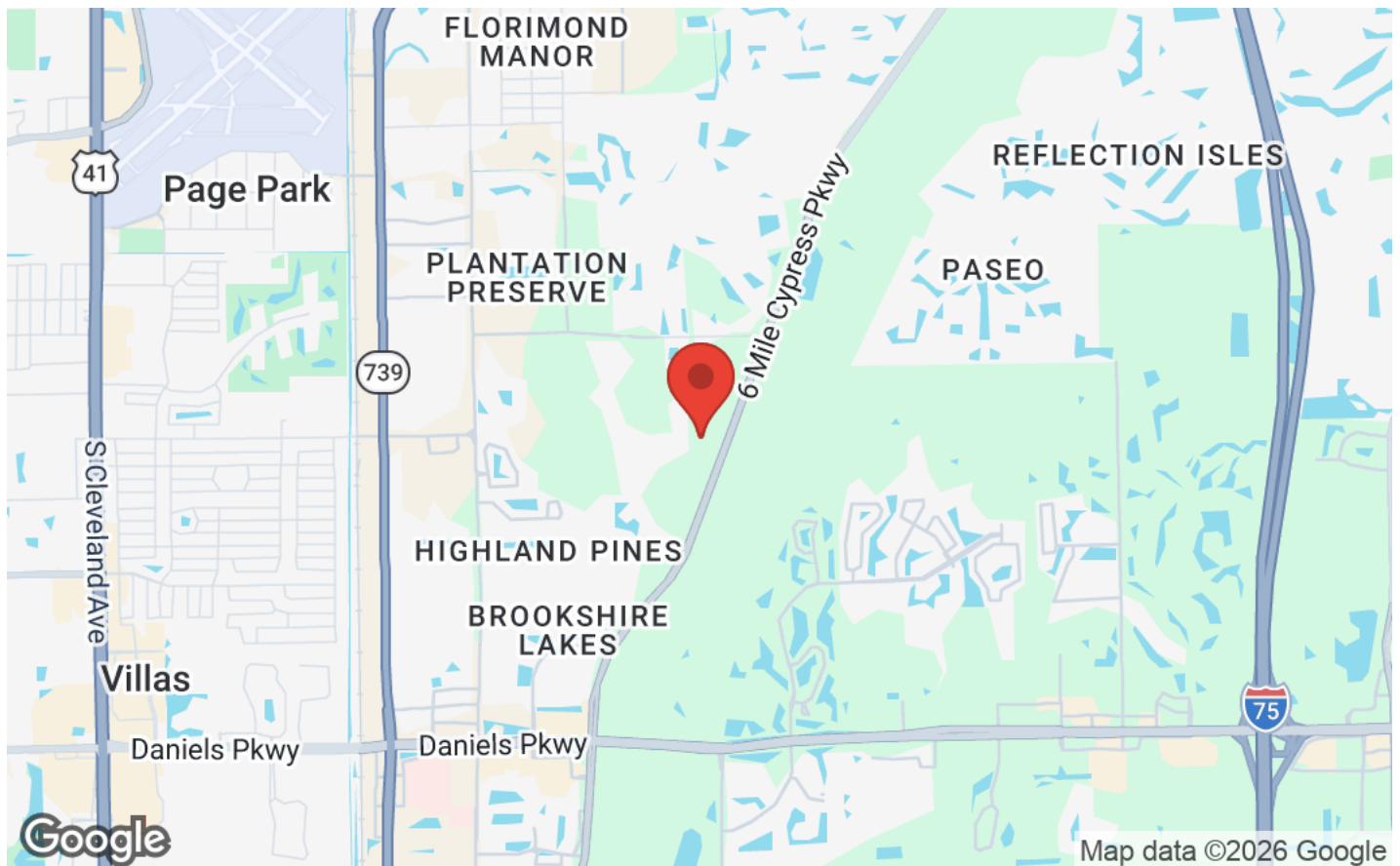
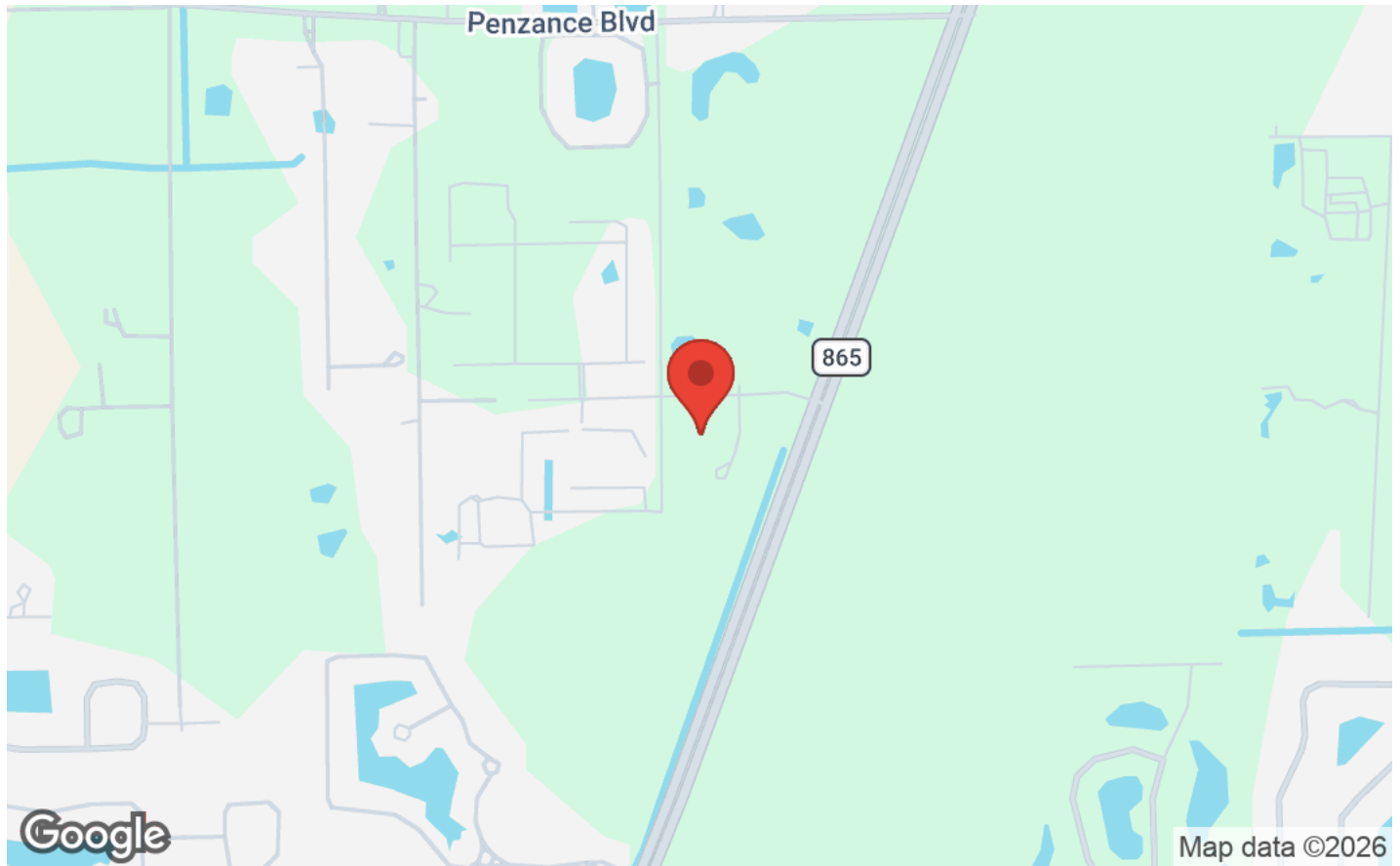
FLOOR PLAN

Six Mile Corporate Park
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LOCATION MAPS

Six Mile Corporate Park
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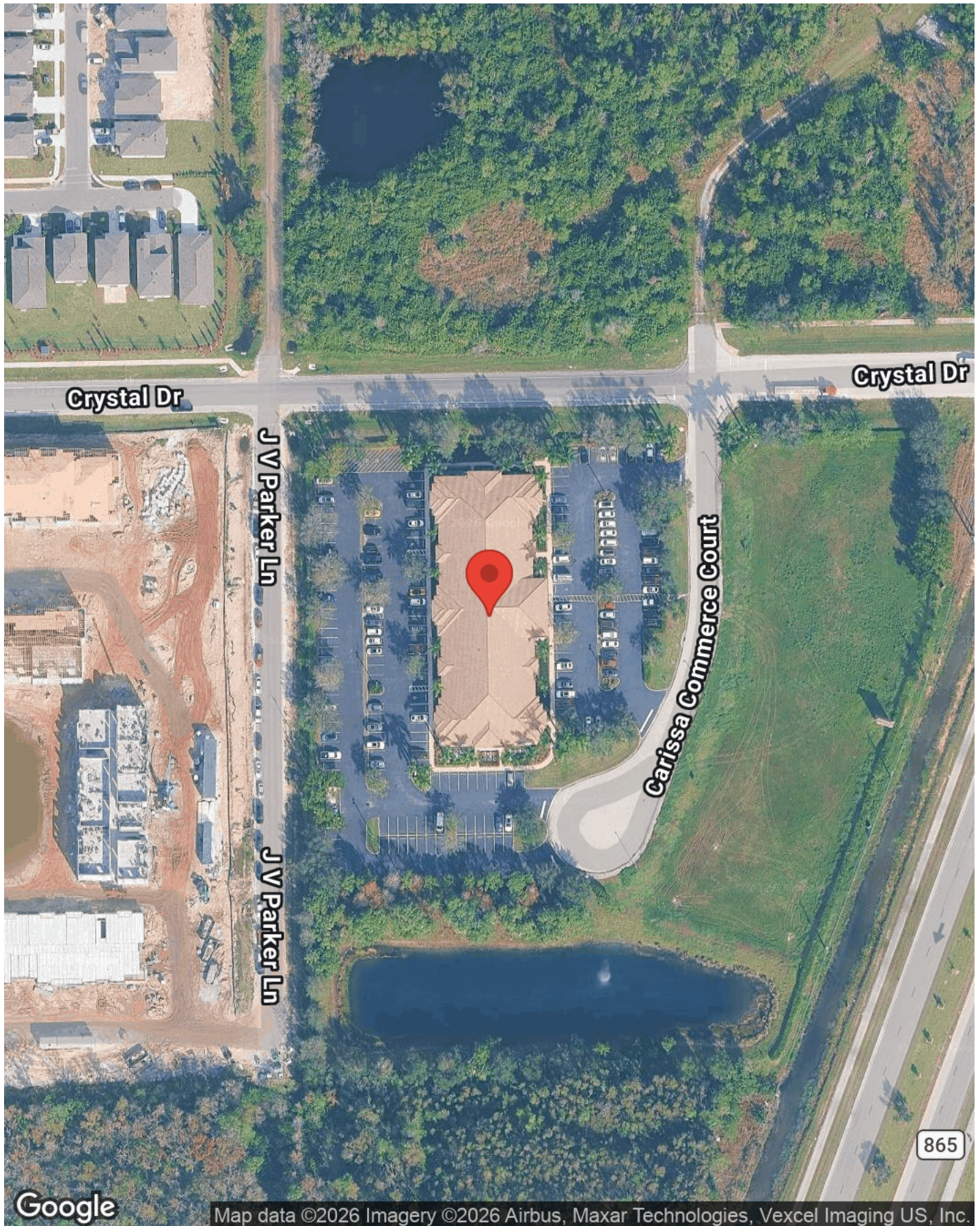
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AERIAL MAP

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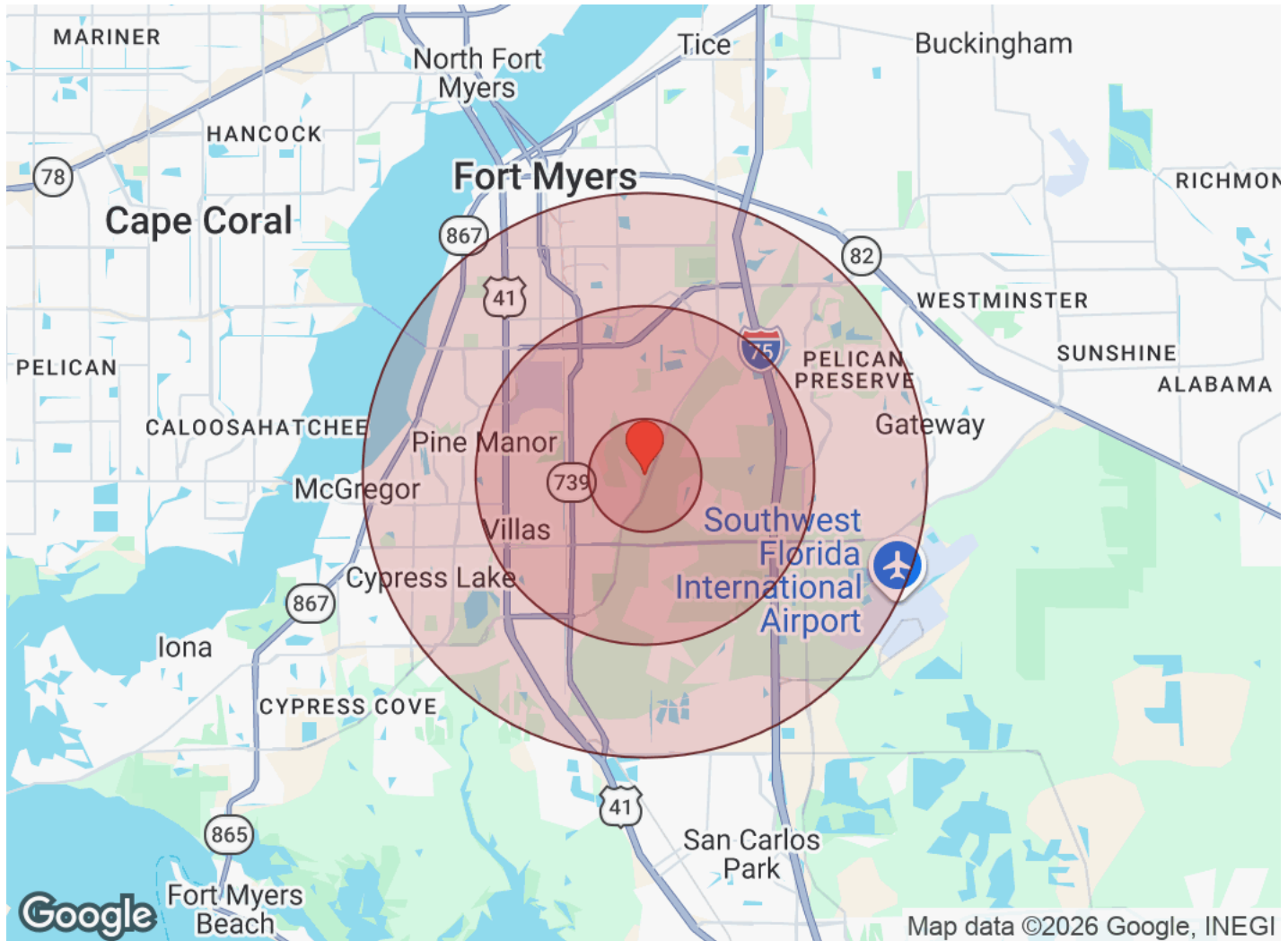
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DEMOGRAPHICS

Six Mile Corporate Park
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,270	23,855	67,730
Female	2,492	24,569	68,523
Total Population	4,761	48,424	136,254
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,402	30,507	83,129
Black	194	3,743	15,914
Am In/AK Nat	4	29	109
Hawaiian	N/A	5	14
Hispanic	884	11,438	30,167
Asian	198	1,748	4,319
Multiracial	75	838	2,275
Other	5	111	341
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,096	28,694	82,629
Occupied	2,316	21,902	63,217
Owner Occupied	1,825	13,396	36,908
Renter Occupied	491	8,506	26,309
Vacant	779	6,792	19,412

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	494	6,192	17,595
Ages 15 - 24	407	4,766	13,826
Ages 25 - 54	1,315	16,418	46,344
Ages 55 - 64	753	6,517	18,089
Ages 65+	1,791	14,532	40,400
Income	1 Mile	3 Miles	5 Miles
Median	\$89,812	\$90,504	\$81,676
Under \$15k	165	1,495	5,239
\$15k - \$25k	59	738	2,893
\$25k - \$35k	143	1,332	4,844
\$35k - \$50k	79	1,804	6,461
\$50k - \$75k	514	3,848	10,045
\$75k - \$100k	333	2,795	7,962
\$100k - \$150k	391	4,543	11,831
\$150k - \$200k	239	2,246	5,823
Over \$200k	392	3,101	8,119

PROFESSIONAL BIO

Six Mile Corporate Park
12140 Carissa Commerce Court | Fort Myers, FL 33966

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Susan Goldstein empowers investors and business owners to leverage commercial real estate as a strategic tool for achieving their own definition of success. Since 2005, she has facilitated over \$200 million in transactions across Southwest Florida — serving national corporations, local businesses, developers, and individual investors with equal dedication and precision.

A Top-Producing Commercial Agent at Michael Saunders & Company, Susan brings a rare combination of academic rigor, corporate marketing experience, and deep local market knowledge to every client engagement. Her MBA from Columbia University, CCIM designation — the highest level of Commercial Realtor educational achievement — and early career experience with American Express and Procter & Gamble brands position her as a trusted advisor who guides clients toward informed, profitable decisions at every stage of a transaction.

Susan's client-first philosophy means she balances each client's unique objectives with market realities, developing multi-tiered marketing strategies that leverage a property's distinct characteristics to optimize value. Her negotiating skills, industry instincts, and unwavering commitment to excellence set the gold standard for commercial real estate transactions — consistently delivering outcomes that meet — and surpass — expectations, regardless of transaction size or complexity.

Her influence extends well beyond individual deals. Susan has served as President of the Commercial Real Estate Alliance for the Realtor® Association of Sarasota and Manatee, and as Executive Committee Member and Chair of the Governmental Affairs Committee for the Lakewood Ranch Business Alliance — leaving an indelible mark on the commercial real estate landscape of Southwest Florida.

EDUCATION

CCIM Designation, MBA, Columbia University Business School BA, Duke University

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota & Manatee, 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee, Chair and Executive Committee
Columbia University Alumni Club, Past President
Realtor Association of Sarasota & Manatee, Past Public Policy Chair; Attorney/Realtor Committee Chair
The Sarasota and Manatee County Economic Development Corporation, Real Estate Office Oversight Committee

PROFESIONAL BIO

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River West is a dedicated commercial real estate agent with an academic background that provides a strong analytical foundation—insights he leverages to deliver value-driven results for his clients. Licensed in both Florida and Tennessee, River brings multistate experience and professionalism to every transaction. He has successfully completed numerous complex 1031 Exchange transactions, representing both buyers and sellers—including clients exchanging out-of-state assets into Florida investments.

Currently, he represents various developers and brands to assist with the successful site acquisition and execution of commercial developments via ground leasing and build-to-suits throughout the United States. He also manages the leasing of a variety of retail and office centers throughout Southwest Florida, along with providing exclusive tenant representation to select brands.

River is committed to ensuring every client's goals are met with precision, diligence, and a high level of service.

EDUCATION

University of Florida
-Bachelor's Degree in Business Administration, specialized in Business and Economic Geography
-Minor in Real Estate

MEMBERSHIPS & AFFILIATIONS

-International Council of Shopping Centers, Retailer Member
-University of Florida Finance Group, Alumni
-University of Florida Real Estate Society, Alumni

DISCLAIMER

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