

# PROFESSIONAL OFFICE/MEDICAL COLLEGE PARKWAY CORRIDOR



## FOR LEASE

8791 CONFERENCE DRIVE, FORT MYERS, FL 33919



UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	SALES TAX	MONTHLY TOTAL
150	2,800	\$18.00	\$4,200.00	\$4.50	\$1,050.00	\$131.25	\$5,381.25

**SIZE:** 2,800± SF

**LOCATION:** Just off College Parkway, west of Winkler Road. Access from College Parkway and South Pointe Boulevard

**ZONING:** CS-1 - Commercial (Lee County)

**YEAR BUILT:** 2002

### OFFICE/MEDICAL SPACE

2,800± SF shell space suitable for a medical or general office use. The landlord will offer a generous tenant improvement allowance with a five-year minimum lease term. Individual office space in a shared suite configuration in which monthly rent includes use of the common areas, conference room and utilities; tenant will be responsible for phone and internet.

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## HIGHLIGHTS

- Highly desirable College Parkway corridor
- Well maintained building and property
- Easy access to Cape Coral
- Access to property from College Parkway and South Pointe Boulevard



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