

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	\$262.50	\$5,512.50

- 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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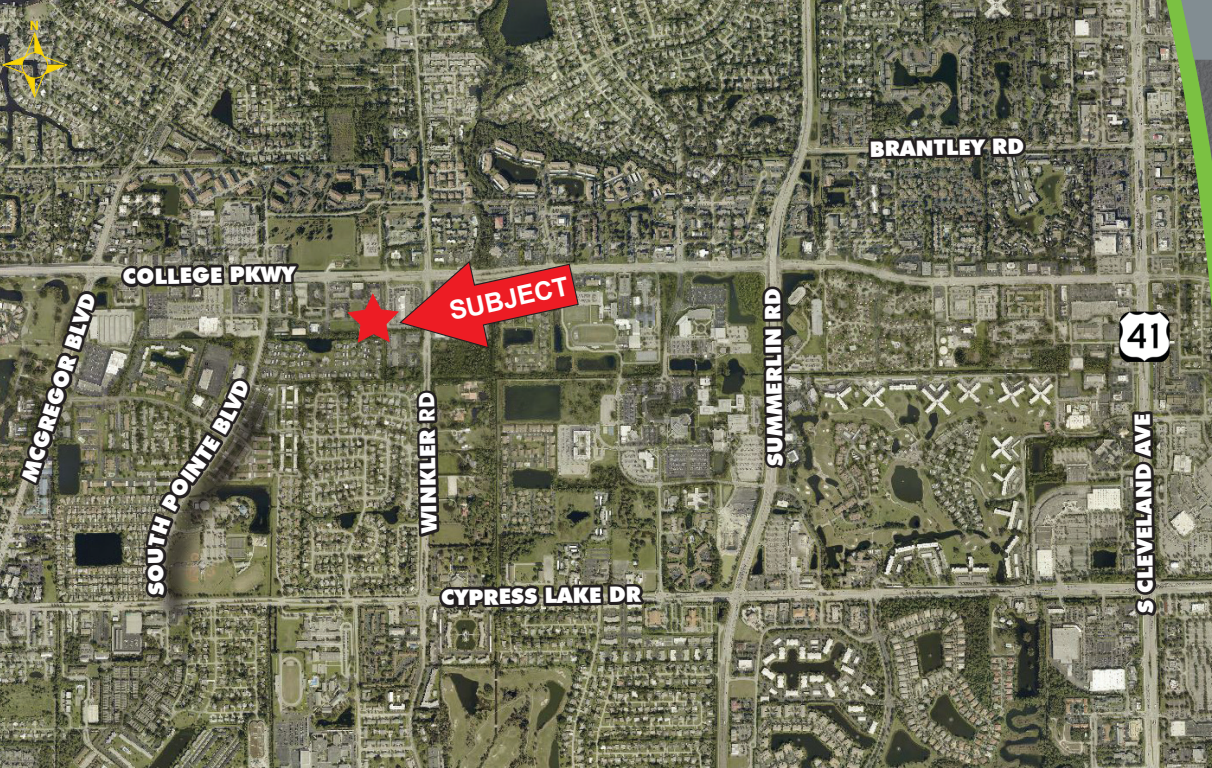
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HIGHLIGHTS

- 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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