



A photograph of a modern, single-story commercial building with a facade of blue and white panels. The building has large glass windows and a central entrance with a curved awning. The address number '16251' is visible above the entrance. In the foreground, there is a paved parking lot with several accessible parking spaces marked with blue lines and wheelchair icons. A palm tree stands in a landscaped area to the right of the entrance. The sky is blue with scattered white clouds.

 <b>LEASE RATE</b>	<b>Starting at</b> <b>\$14.00* / SF</b>
 <b>RATE TYPE</b>	<b>Triple Net</b>
 <b>CAM</b>	<b>\$3.25 / SF</b> (2024 Est.)
 <b>AVAILABLE</b>	<b>11,780 SF to 48,208 SF</b>

*\*Spaces Delivered in Grey Shell Condition*

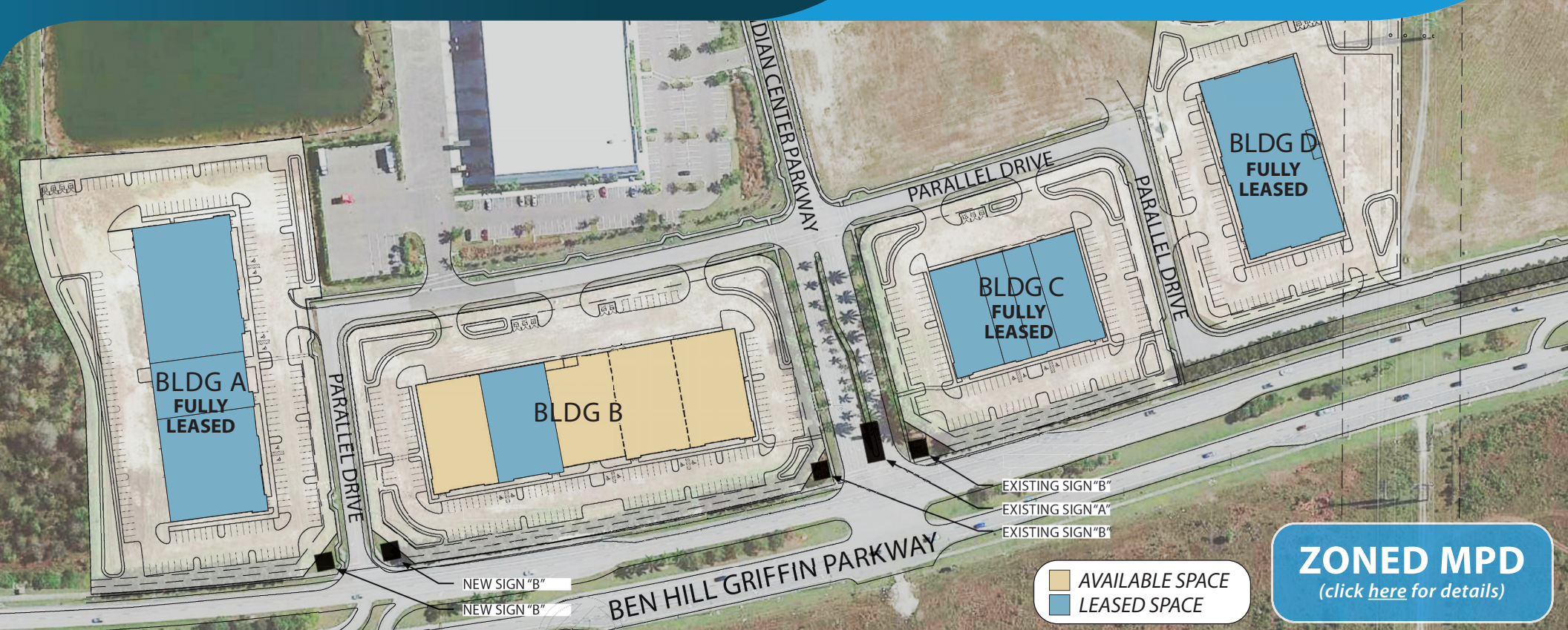
# Meridian Business Campus

16101 - 16251 Parallel Drive  
Fort Myers, Florida 33913



# MERIDIAN BUSINESS CAMPUS

16101 - 16251 PARALLEL DRIVE, FORT MYERS, FLORIDA 33913



  AVAILABLE SPACE  
  LEASED SPACE

**ZONED MPD**  
 (click [here](#) for details)

BUILDING A
<b>One Unit Remaining!</b>
Clear Height Varies from 18' to 20'
1 Drive-In Door (12' x 24')
Bay Spacing Varies from 20' x 47' to 30' x 47'
Fully Sprinklered
3.41/1,000 SF Parking Ratio

BUILDING B   59,988 SF REMAINING
<b>Spec Offices Available</b>
Clear Height Varies from 18' to 20'
9 Drive-In Doors (12' x 24')
Truck Court 53' Deep
Bay Spacing Varies from 20' x 53' to 30' x 53'
Fully Sprinklered
137 Parking Spaces

BUILDING C
<b>Office To Suit</b>
Clear Height Varies from 18' to 20'
4 Drive-In Doors (12' x 24')
Truck Court 53' Deep
Bay Spacing Varies from 22' x 53' to 30' x 53'
Fully Sprinklered
116 Parking Spaces

BUILDING D
<b>Office To Suit</b>
Clear Height Varies from 18' to 20'
2 Drive-In Doors (12' x 24')
Truck Court 10' Deep
Bay Spacing Varies from 23' x 46' to 30' x 46'
Fully Sprinklered
86 Parking Spaces

LEASED

LEASED

LEASED



# MERIDIAN BUSINESS CAMPUS

16101 - 16251 PARALLEL DRIVE, FORT MYERS, FLORIDA 33913



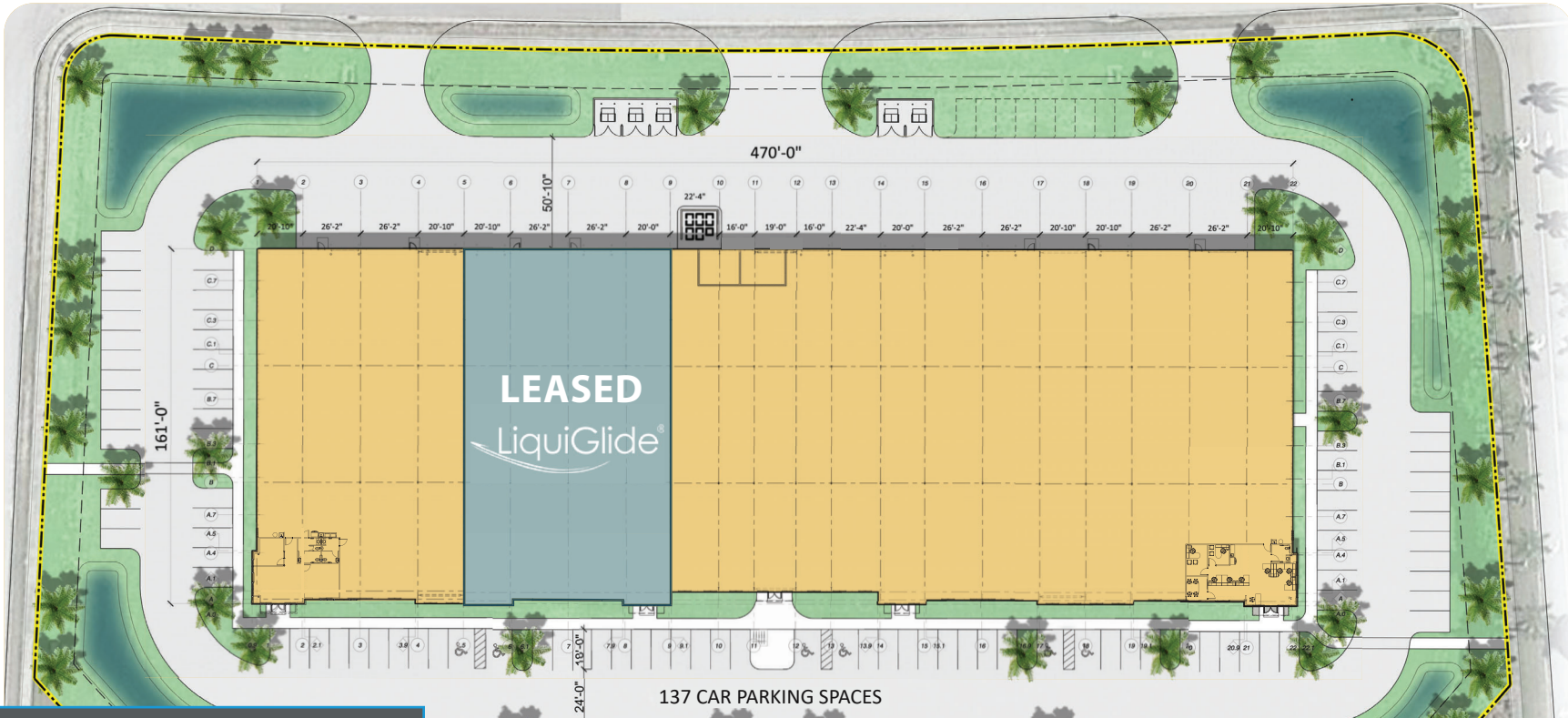
# MERIDIAN BUSINESS CAMPUS

## BUILDING B - 59,988 SF REMAINING!

16140 PARALLEL DRIVE, FORT MYERS, FL 33913

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**GEIS**  
DEVELOPMENT



**BUILDING B | 59,988 SF REMAINING**

**Spec Office Available (both endcaps)**

**Clear Height Varies from 18' to 20'**

**9 Drive-In Doors (12' x 14')**

**Truck Court 53' Deep**

**Bay Spacing Varies from 20' x 53' to 30' x 53'**

**Fully Sprinklered**

**1.83/1,000 SF Parking Ratio**



YOUR LOCAL MARKET **EXPERT**

11215 Metro Parkway, Suite 1 | Fort Myers, Florida 33966 | Lee-FL.com

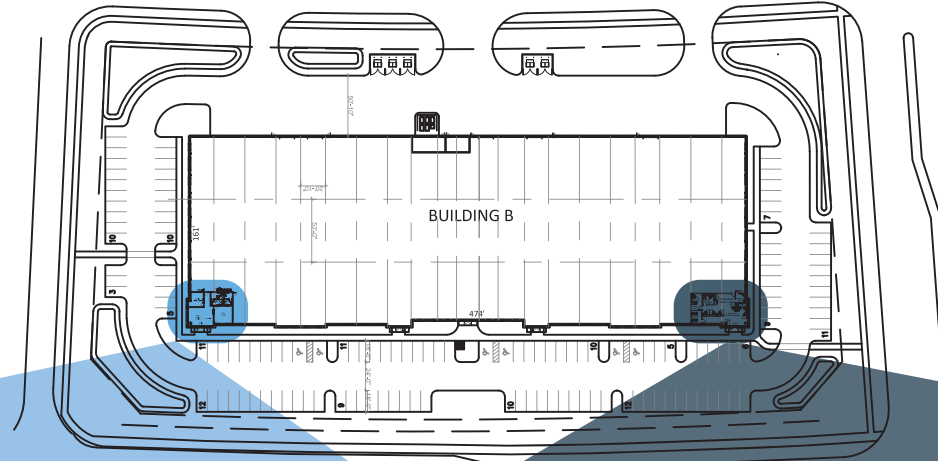




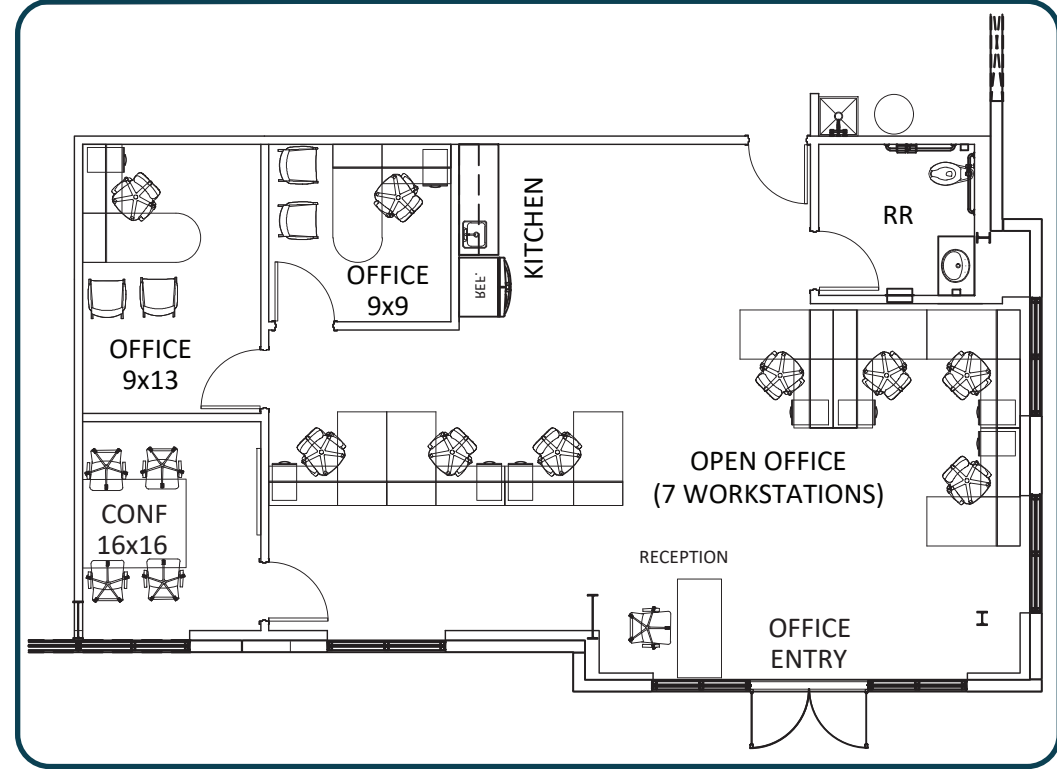
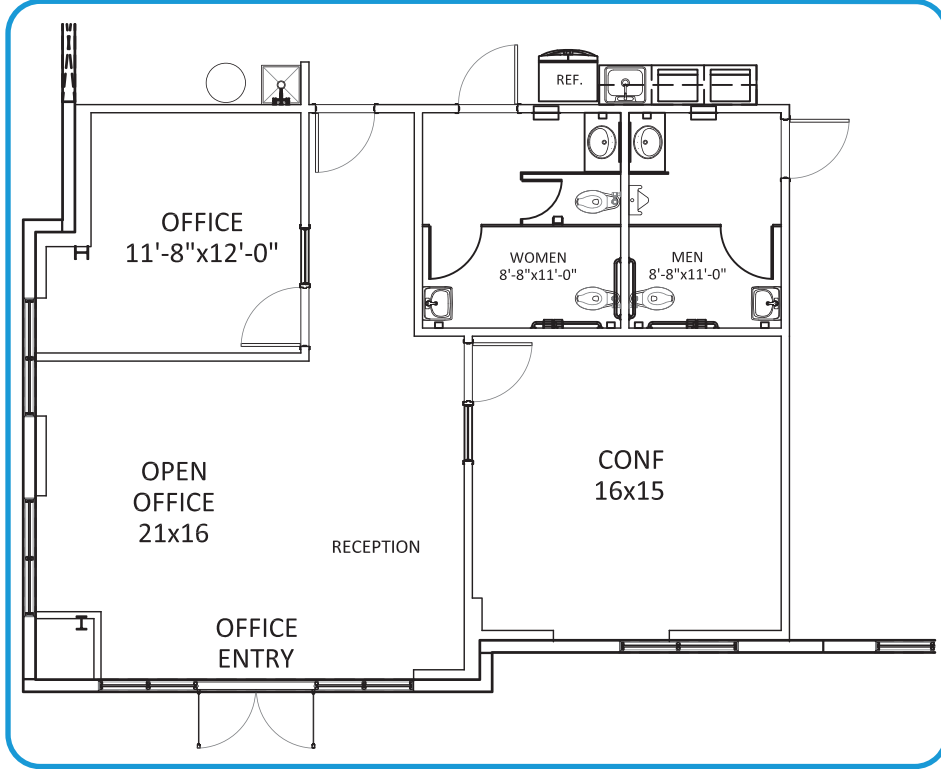
# MERIDIAN BUSINESS CAMPUS

## BUILDING B - SPEC OFFICE SPACE

16140 PARALLEL DRIVE, FORT MYERS, FL 33913



**SPEC OFFICE  
Q2 2024  
DELIVERY**



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