

FOR LEASE – Professional Office Space
13515 Bell Tower Dr., Fort Myers, FL 33907

1st Floor	\$22.00 PSF + CAM	5,888 SF (LEASED)
2nd Floor	\$20.00 PSF + CAM	7,080 SF
3rd Floor	\$20.00 PSF + CAM	4,408 SF
\$25.00 PSF + CAM (Any space approved for medical use)		

Year Built: 1990 **Strap:** 24-45-24-00-00005.1050 **Zoning:** C-1

Property Description:

- Class “B” Office Building ideal for medical & healthcare admin or professional office use
- Located in the heart of Fort Myers off Daniels Pkwy. in the Bell Tower Shops anchored by Dave & Buster’s, Ulta, The Fresh Market, Regal Belltower & ScreenX – COMING SOON Capital Grille & Nordstrom Rack
- Signalized Intersection, Dedicated turn lane
- Pylon Signage • 1 Elevator
- 91 Parking Spaces shared for both 13515 & 13525 Bell Tower Dr.



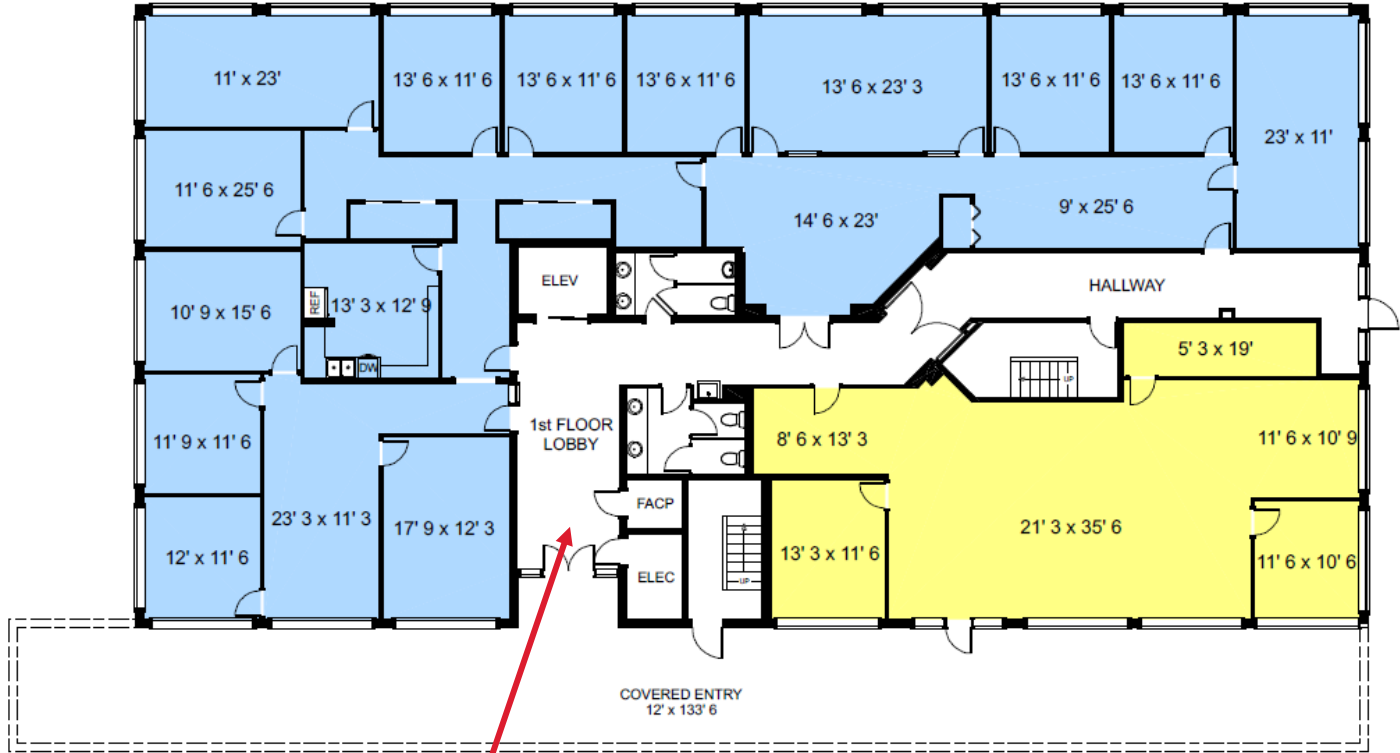
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RE/MAX REALTY GROUP
7910 Summerlin Lakes Dr., Fort Myers, FL 33907
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First Floor



Suite 100	4361 sq. ft.
Suite 110	1527 sq. ft.

TOTAL USABLE AREA 5888 sq. ft.

This floor plan is created from field measurements. The usable area calculations are based upon measurements from outside exterior walls to center of doorway walls and to traffic corridor area walls.

1st Floor Lobby	504 sq. ft.
Hallway	378 sq. ft.
Restrooms	195 sq. ft.
FACP	30 sq. ft.
Electrical Room	60 sq. ft.
Covered Entry	1682 sq. ft.

TOTAL COMMON AREA 2849 sq. ft.

Stairs	220 sq. ft.
Elevator	58 sq. ft.

VERTICAL PENETRATION 278 sq. ft.

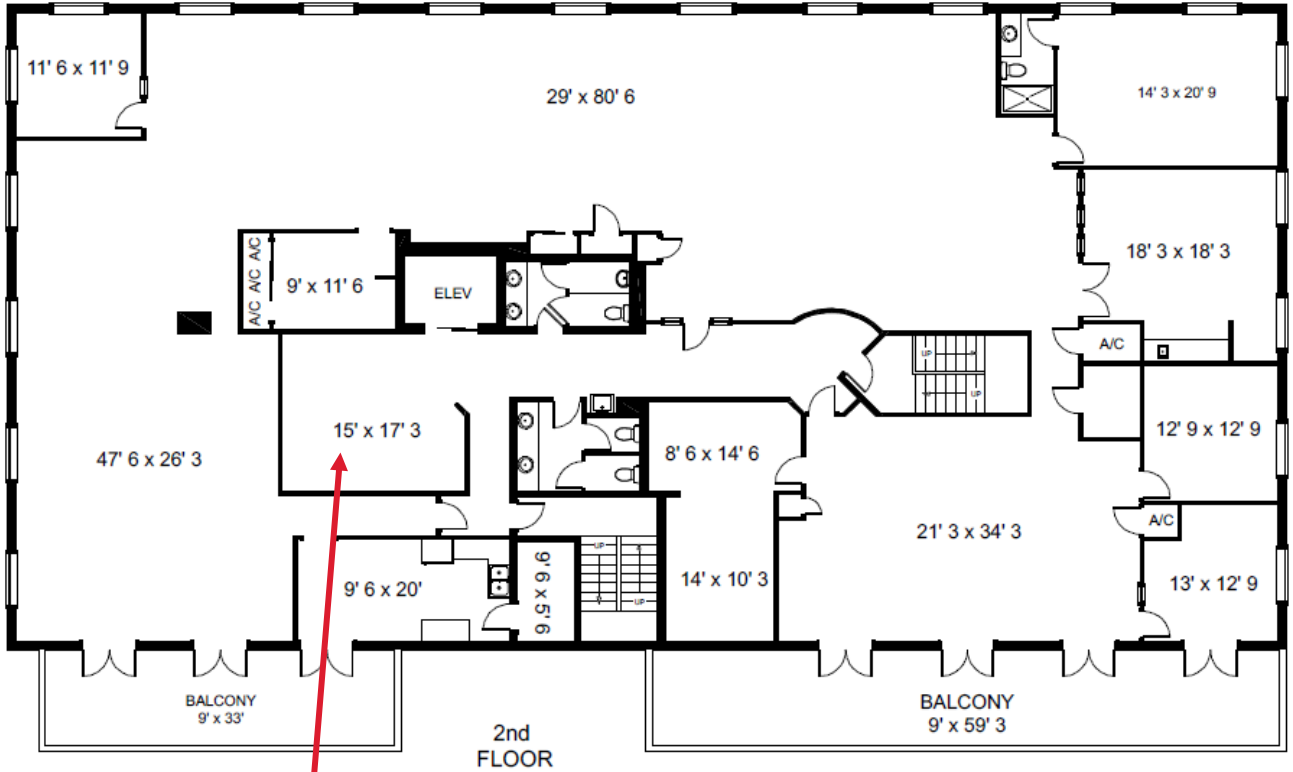
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Second Floor



TOTAL USABLE AREA 7080 sq. ft.

This floor plan is created from field measurements. The usable area calculations are based upon measurements from outside exterior walls to center of demising walls and to trade common area walls.

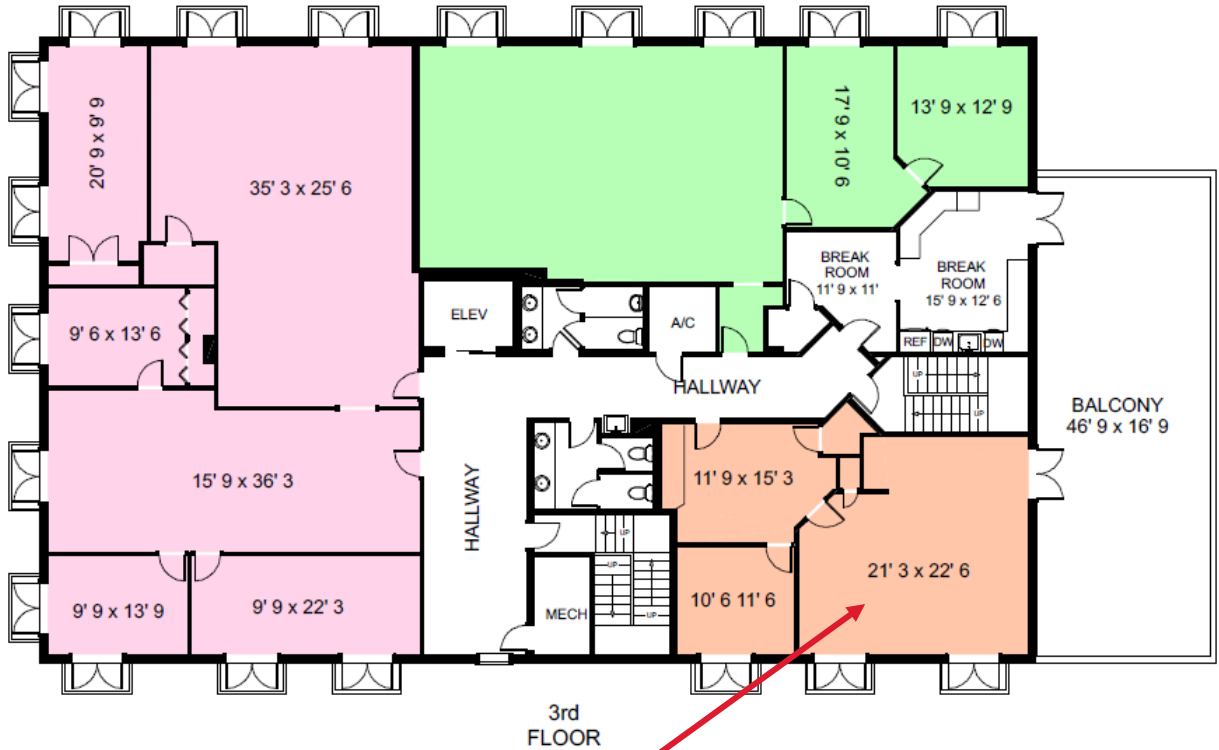
Balconies 918 sq. ft.

Stairs 242 sq. ft.
Elevator 58 sq. ft.

VERTICAL PENETRATION 300 sq. ft.



Third Floor



Suite 300	2260 sq. ft.
Suite 310	1310 sq. ft.
Suite 320	838 sq. ft.

TOTAL USABLE AREA 4408 sq. ft.

This floor plan is created from field measurements. The usable area calculations are based upon measurements from outside exterior walls to center of dividing walls and to trade common area walls.

Hallway	576 sq. ft.
Restrooms	195 sq. ft.
Mechanical Room	64 sq. ft.
A/C	46 sq. ft.
Break Room	347 sq. ft.
Balcony	837 sq. ft.

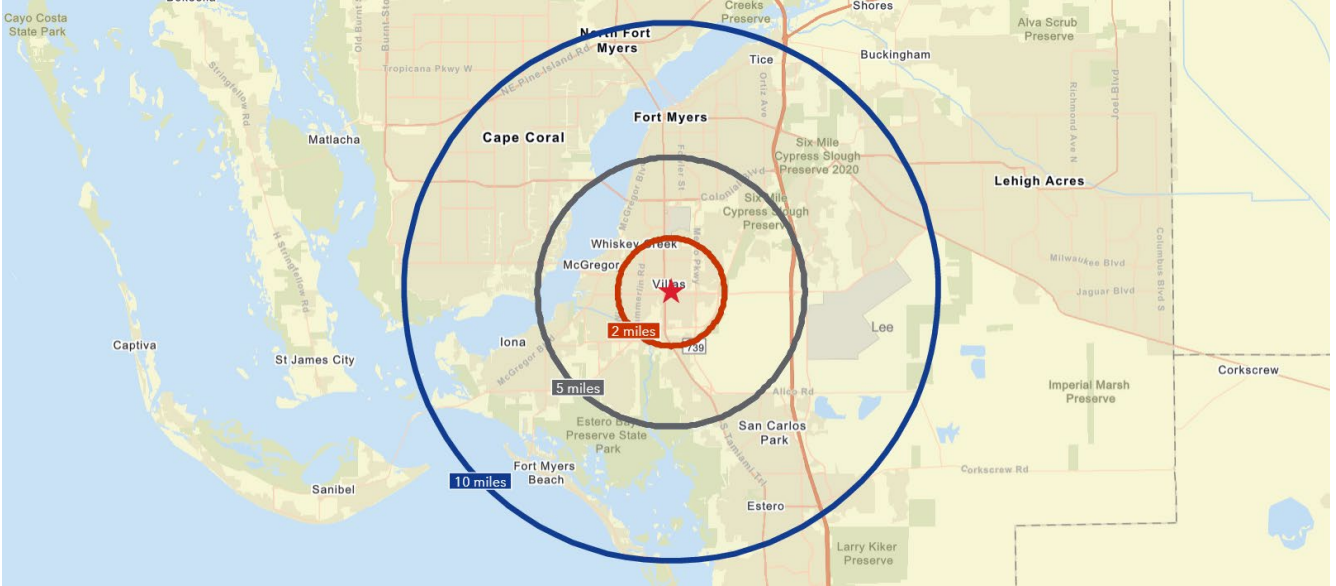
TOTAL COMMON AREA 2065 sq. ft.

Stairs	242 sq. ft.
Elevator	58 sq. ft.

VERTICAL PENETRATION 300 sq. ft.



DEMOGRAPHICS (2022)			
13515 Bell Tower Dr., Fort Myers, FL			
	2 Miles	5 Miles	10 Miles
Total Population	31,593	145,769	473,216
Median Age	50.3	50.5	49.5
Total Households	15,194	65,989	201,821
Traffic Count	48,500 (2021) – Daniels Pkwy. 63,000 (2021) – S Tamiami Trl.		



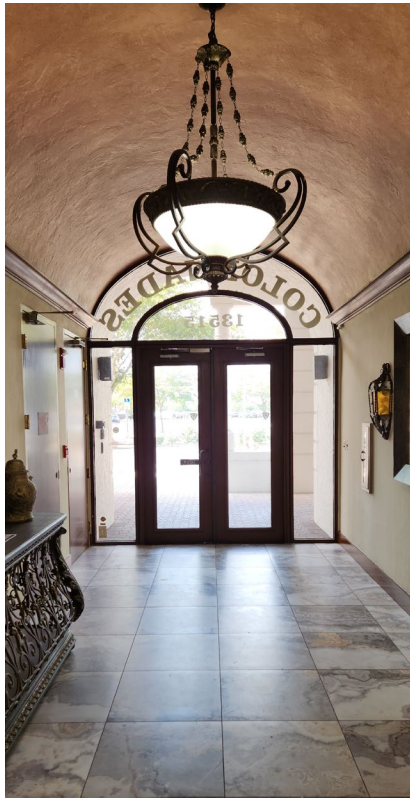
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