

12800 UNIVERSITY DRIVE, FORT MYERS, FL 33907

UNIVERSITY PARK



CRE
CONSULTANTS

Commercial Real Estate Consultants, LLC
Florida Licensed Real Estate Broker

ELEVATE YOUR BUSINESS PREMIER CLASS A OFFICE SPACE

University Park is Southwest Florida's premier corporate address, strategically located in Fort Myers, in the heart of Lee County's prime business and financial district.

CONTACT

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Partner

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MORE THAN JUST AN OFFICE

CRECONSULTANTS.com



AVAILABILITY

| SUITE | SIZE (RSF) | LEASE RATE (RSF) | MONTHLY BASE RENT | CAM (RSF) | MONTHLY CAM | SALES TAX | MONTHLY TOTAL | NOTES |
|-------|------------|------------------|-------------------|-----------|-------------|------------|---------------|--------------------------------|
| 125 | 3,867 | \$20.00 | \$6,445.00 | \$12.08 | \$3,892.78 | \$258.44 | \$10,596.22 | Available Now |
| 260 | 5,934 | \$20.00 | \$9,890.00 | \$12.08 | \$5,973.56 | \$396.59 | \$16,260.15 | Available Now |
| 370 | 2,811 | \$20.00 | \$4,685.00 | \$12.08 | \$2,829.74 | \$187.87 | \$7,702.61 | Customized Build-out Available |
| 380 | 1,733 | \$20.00 | \$2,888.33 | \$12.08 | \$1,744.55 | \$115.82 | \$4,748.71 | Customized Build-out Available |
| 500 | 15,964 | \$20.00 | \$26,606.67 | \$12.08 | \$16,070.43 | \$1,066.93 | \$43,744.02 | Can expand to 22,511 SF |
| 525 | 5,482 | \$20.00 | \$9,136.67 | \$12.08 | \$5,518.55 | \$366.38 | \$15,021.59 | Can expand to 22,511 SF |

LEASE RATE
\$20.00 PSF NNN

FULL SERVICE CAM
\$12.08 PSF
Includes 5-day janitorial service & electric

PARKING
449 Parking Spaces
(3.5/1,000 RSF)

HIGHLIGHTS

- Premier Class A office building reflecting quality and class
- Exquisite two-story lobby and commons areas with contemporary layout and high-end finishes
- TI Incentives Available
- Equipped with backup generator & fiber-optic communications
- Parking garage with covered walkways to building
- On-site Breakfast and Lunch Café

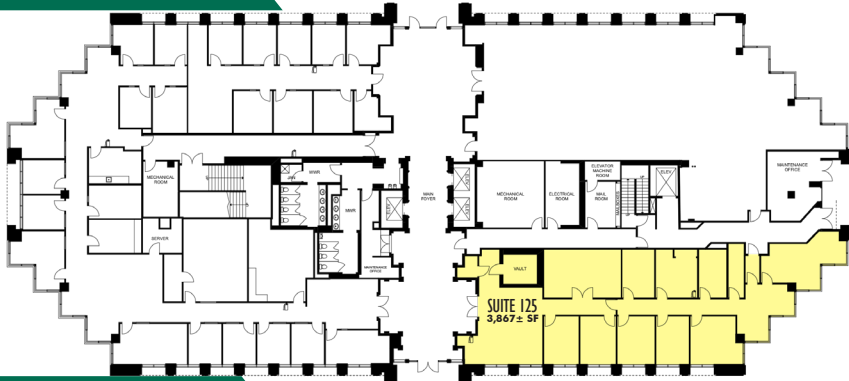


MORE THAN JUST AN OFFICE

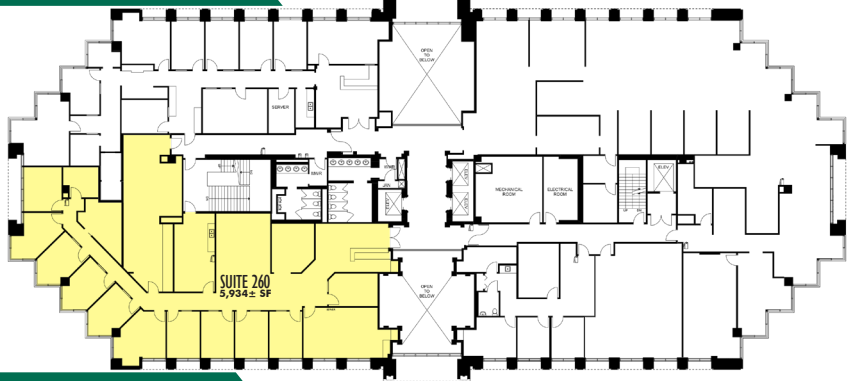
A COMPETITIVE ADVANTAGE

This Class-A business Campus is designed with your professional image in mind. When leasing office space at University Park, you will enjoy extraordinary design, amenities and competitive rental rates with premier building visibility and exposure.

1ST FLOOR



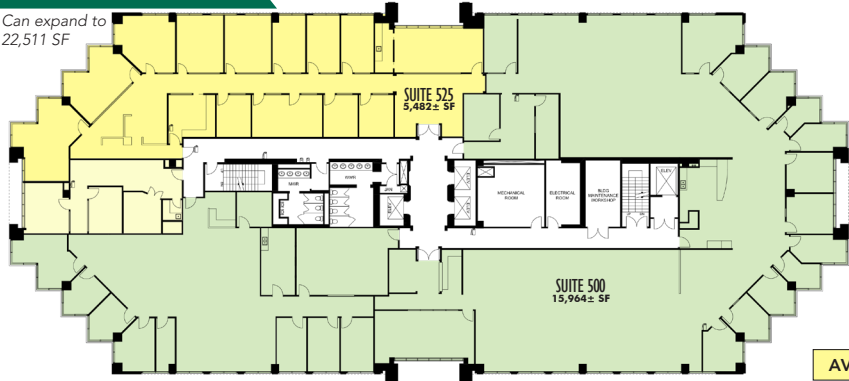
2ND FLOOR



3RD FLOOR



5TH FLOOR



AVAILABLE



MAIN LOBBY



TURN-KEY OFFICE SOLUTIONS



PARK-LIKE SETTING



REFINED OFFICE CAMPUS



ON-SITE CAFE



COVERED WALKWAYS

UNIVERSITY PARK I

12800 UNIVERSITY DRIVE, FORT MYERS, FL 33907

EVERYTHING WITHIN REACH

at the heart of a highly-developed hub comprised of retail, office and medical uses

Prominently situated on College Parkway, a heavily traveled thoroughfare connecting Cape Coral and Fort Myers. This prime corridor serves as a dynamic hub for businesses and professional services, ensuring unrivaled visibility and accessibility.

Experience the unbeatable combination of high-quality Class A office space and easy access to major areas, numerous nearby restaurants and attractions, as well as convenient access to I-75, the airport and more. Embrace the advantages of this exceptional location and elevate your company's potential to new heights.

UNPARALLELED
LOCATION & VISIBILITY

PARKING GARAGE
FOR AMPLE PARKING

ACCESSIBILITY FROM
TWO MAJOR CORRIDORS



LEASING INFORMATION



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