



8200 COLLEGE PKWY | FORT MYERS, FL 33907

PROFESSIONAL OFFICE SPACE AVAILABLE

FOR LEASE

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Parkway Professional Center: Exceptional Office Space with Spectacular Views

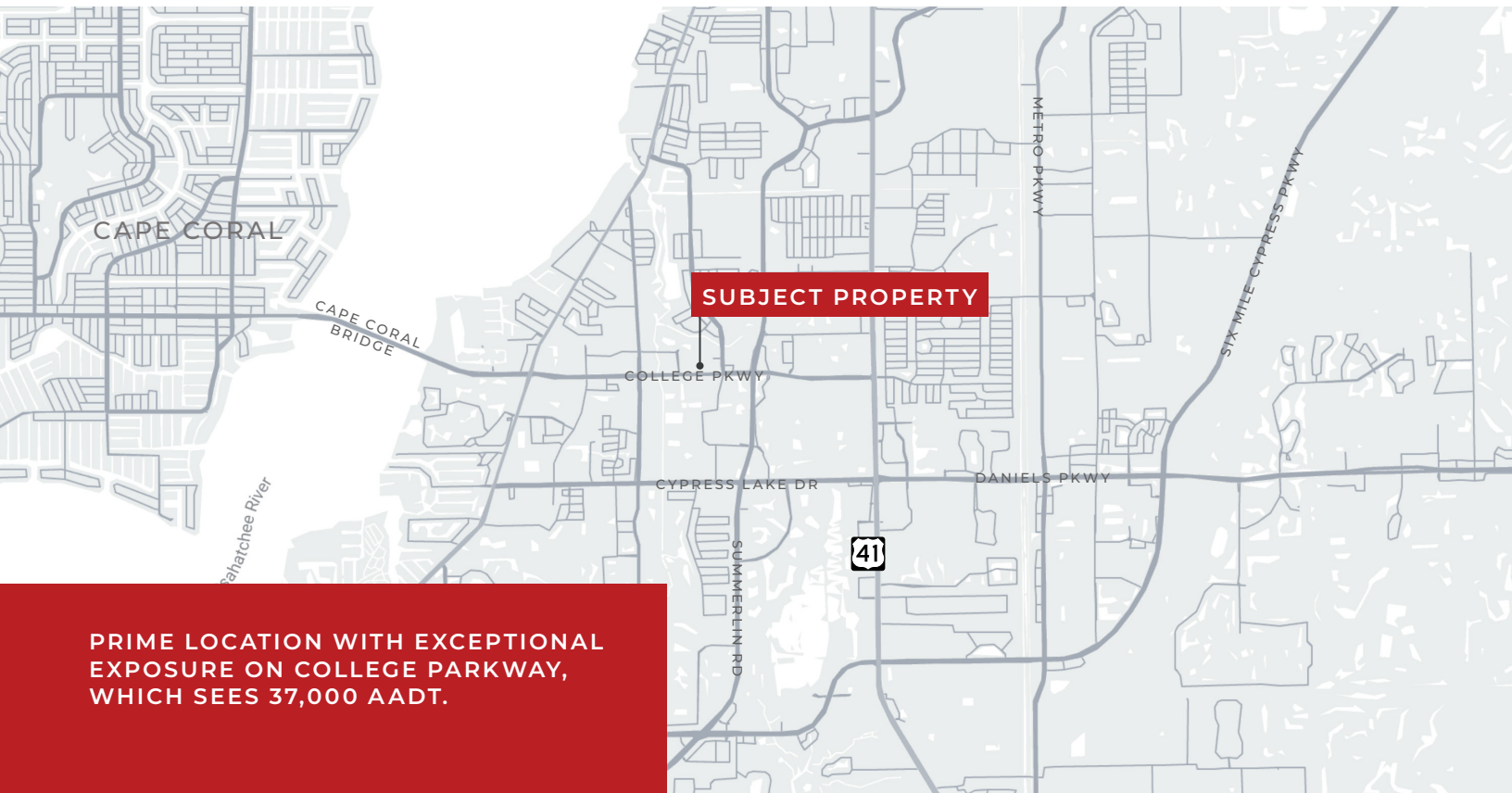
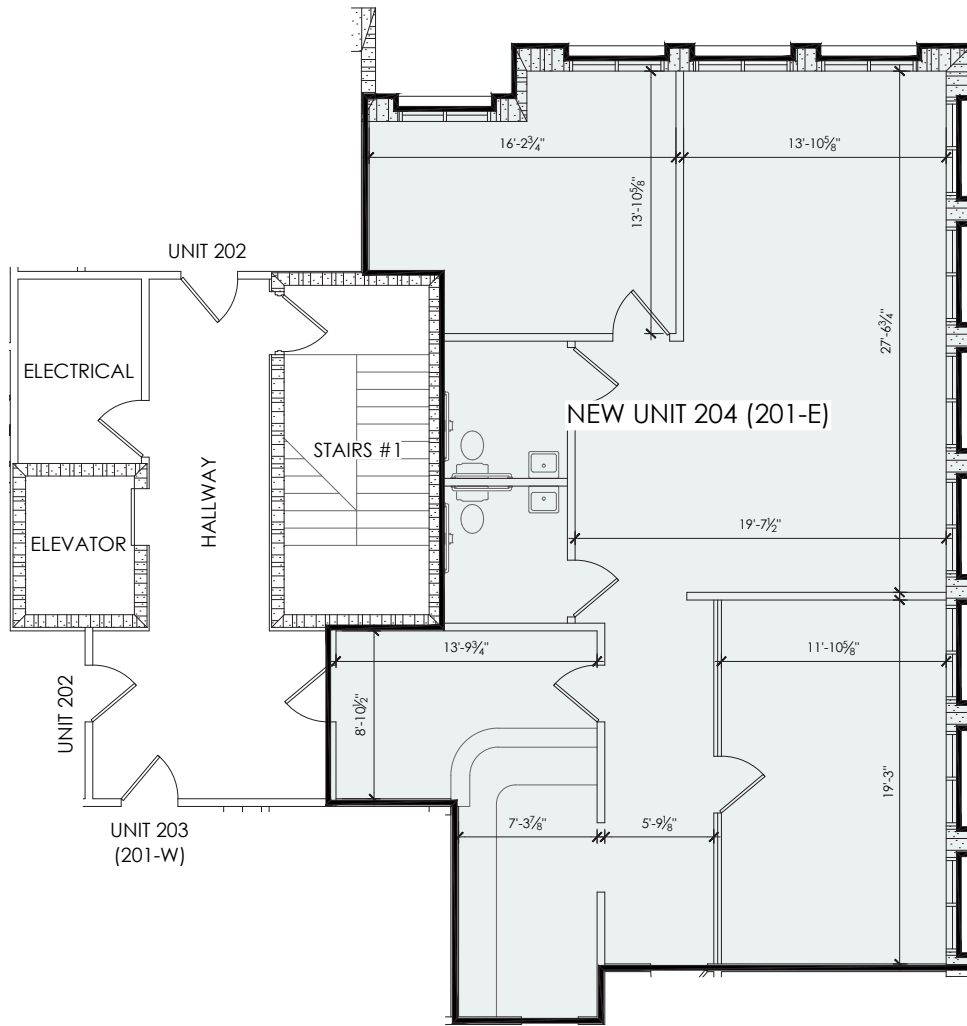
Parkway Professional Center is a stunning 12,000 SF building located on College Parkway that is sure to leave a lasting impression on your clients. Suite 204 offers 1,650 SF of office space with wonderful natural lighting and panoramic views. The suite features a waiting room, receptionist area, one private office, a flex open space, two restrooms and a compelling glass-walled conference room. Building signage options are available on the southern and eastern corners, providing exposure on College Parkway, which sees 37,000 AADT. With over 4.7 parking spots per 1,000 SF, convenience is ensured. **Contact us today to schedule a tour!**

PROPERTY DETAILS

AVAILABLE SPACE	1,650 SF
BASE RATE	\$18.50 PSF
LEASE TYPE	NNN + Sales Tax
CAM/OPEX	\$8.25± SF
BUILDING SIZE	12,000± SF
ZONING	CS-1 (Lee County)
ELEVATORS	1



FLOOR PLAN



PRIME LOCATION WITH EXCEPTIONAL EXPOSURE ON COLLEGE PARKWAY, WHICH SEES 37,000 AADT.