

FOR LEASE

CONTACT

Tim Frederic 239-822-2728 tim@mayhughcommercial.com



13099 S. Cleveland Ave. Suite 410 Fort Myers, FL 33907

MAYHUGHCOMMERCIAL.COM

Secure and Versatile 3,400 SF Office with Yard Space

This 3,400 SF office space combines functionality, security, and convenience, making it ideal for professional businesses. The property sits on just under 1 acre of secured yard space, featuring a coded electric gate and a comprehensive camera surveillance system for enhanced security. The interior is also equipped with 24-hour surveillance and key fob entry, ensuring secure 24/7 access. Conveniently located less than 4 miles from Interstate 75, this property offers exceptional accessibility. Shared amenities with one other tenant include a kitchen, bathroom, and a generously sized conference room. If you're seeking a professional, functional, and secure workspace, this property is an excellent choice. Contact us today to schedule a tour!

PROPERTY DETAILS:

LEASE RATE	\$9,000.00 NNN
DATE AVAILABLE	12/1/24
SIZE (SF)	3,400 SF
YEAR BUILT	1956
ZONING	CI

KEY FEATURES INCLUDE:

- A WELCOMING LOBBY/ RECEPTION AREA
- A LARGE EXECUTIVE OFFICE WITH A PRIVATE BATHROOM
- THREE ADDITIONAL PRIVATE OFFICES
- TWO BULLPEN AREAS
- A SPACIOUS, VERSATILE AREA SUITABLE FOR A VARIETY OF USES
- BI-WEEKLY CLEANING
 SERVICE IS INCLUDED IN
 THE LEASE RATE











This marketing brochure serves as a reference for informational purposes only and does not constitute an offer for sale or lease, nor does it serve as a solicitation for an offer to purchase or lease. While the information contained herein is believed to be reliable, its accuracy, completeness, or reliability cannot be guaranteed. Prospective buyers or lessees are encouraged to conduct their own investigations and due diligence to verify the information provided. All descriptions, dimensions, conditions, permissions for use, and other details are offered in good faith but are subject to verification. No express or implied warranty or representation is made regarding the accuracy of the information herein. The content is subject to errors, omissions, price changes, withdrawal without notice, and any special listing conditions imposed by our principals.