

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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MORE THAN JUST AN OFFICE

[CRECONSULTANTS.com](http://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
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

<p><b>LEASE RATE</b> \$20.00 PSF NNN</p>	<p><b>FULL SERVICE CAM</b> \$12.08 PSF <i>Includes 5-day janitorial service &amp; electric</i></p>	<p><b>PARKING</b> 449 Parking Spaces (3.5/1,000 RSF)</p>
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## 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

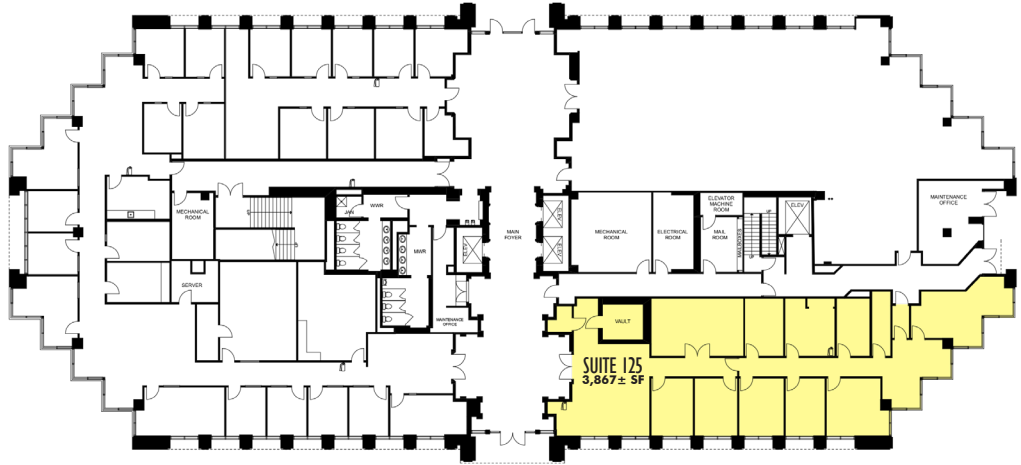


# MORE THAN JUST AN OFFICE

## 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.

### 1<sup>ST</sup> FLOOR

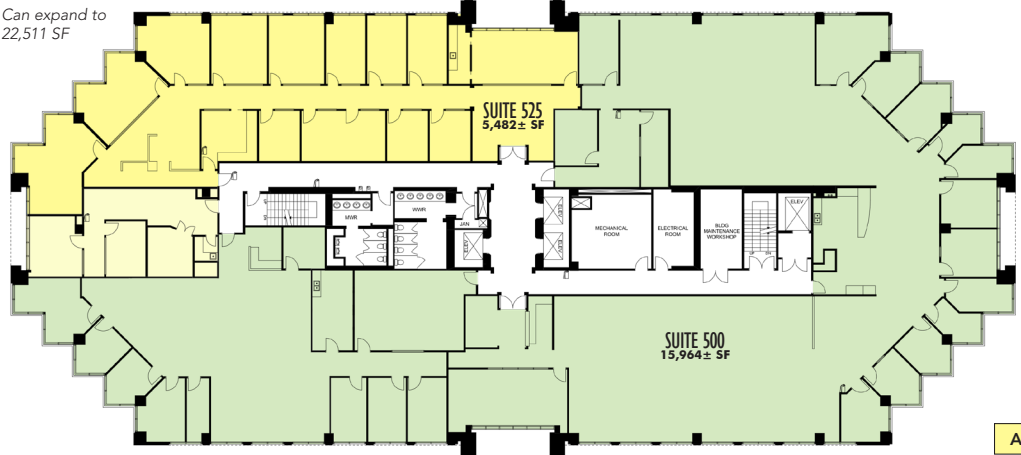


### 3<sup>RD</sup> FLOOR



### 5<sup>TH</sup> FLOOR

Can expand to 22,511 SF



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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