



13099 S. CLEVELAND AVE | FORT MYERS, FL 33907

PROFESSIONAL OFFICE SPACE AVAILABLE

AVAILABLE FOR LEASE

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Class A Office Space Available at Bank of America Building.

Discover prime office space in the highly desirable Bell Tower Shops retail center at the intersection of US 41 and Daniels Pkwy in South Fort Myers. With Bank of America as its anchor, this building has significant exposure of over 567 feet of frontage on S Cleveland Ave and strategic placement at two signalized intersections along US 41. It offers exceptional accessibility from all directions, accommodating traffic volumes exceeding 63,000 vehicles per day. With professionally maintained grounds and building, your clients are sure to be impressed. **Contact us to schedule a tour today.**

UNIT 420

SF AVAILABLE	1,211± SF
BASE RATE	\$22.00 p/s/f NNN
CAM/OPEX	\$9.50 p/s/f
AVAILABLE	Feb 1, 2025

UNIT 320

SF AVAILABLE	1,650± SF
BASE RATE	\$23.00 p/s/f NNN
CAM/OPEX	\$9.50 p/s/f
AVAILABLE	May 1, 2025



MAYHUGH
 COMMERCIAL ADVISORS

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

MAYHUGHCOMMERCIAL.COM

PROPERTY HIGHLIGHTS

Major US-41 Exposure

Two Pylon Signs Available

Ample Parking

Highly Secure

Multiple Elevators

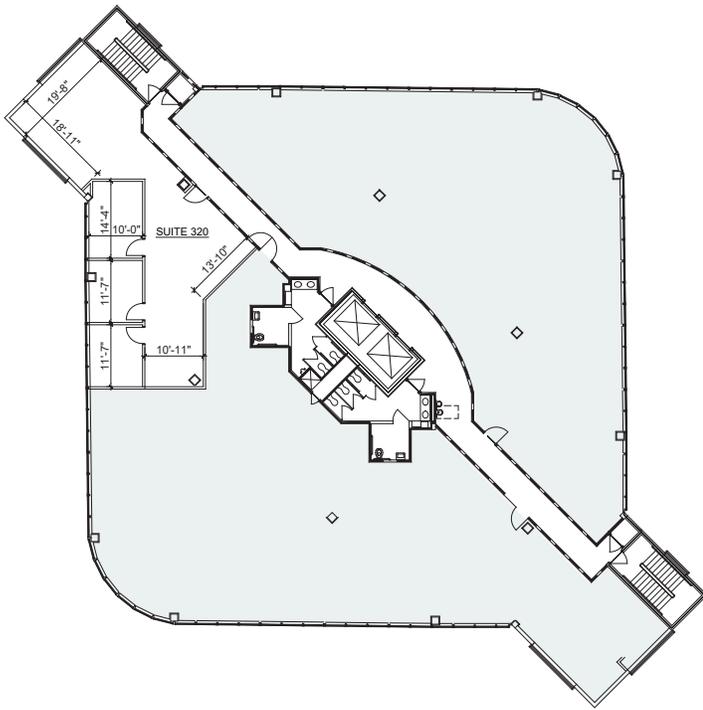
Professionally Managed

Common Area Restrooms

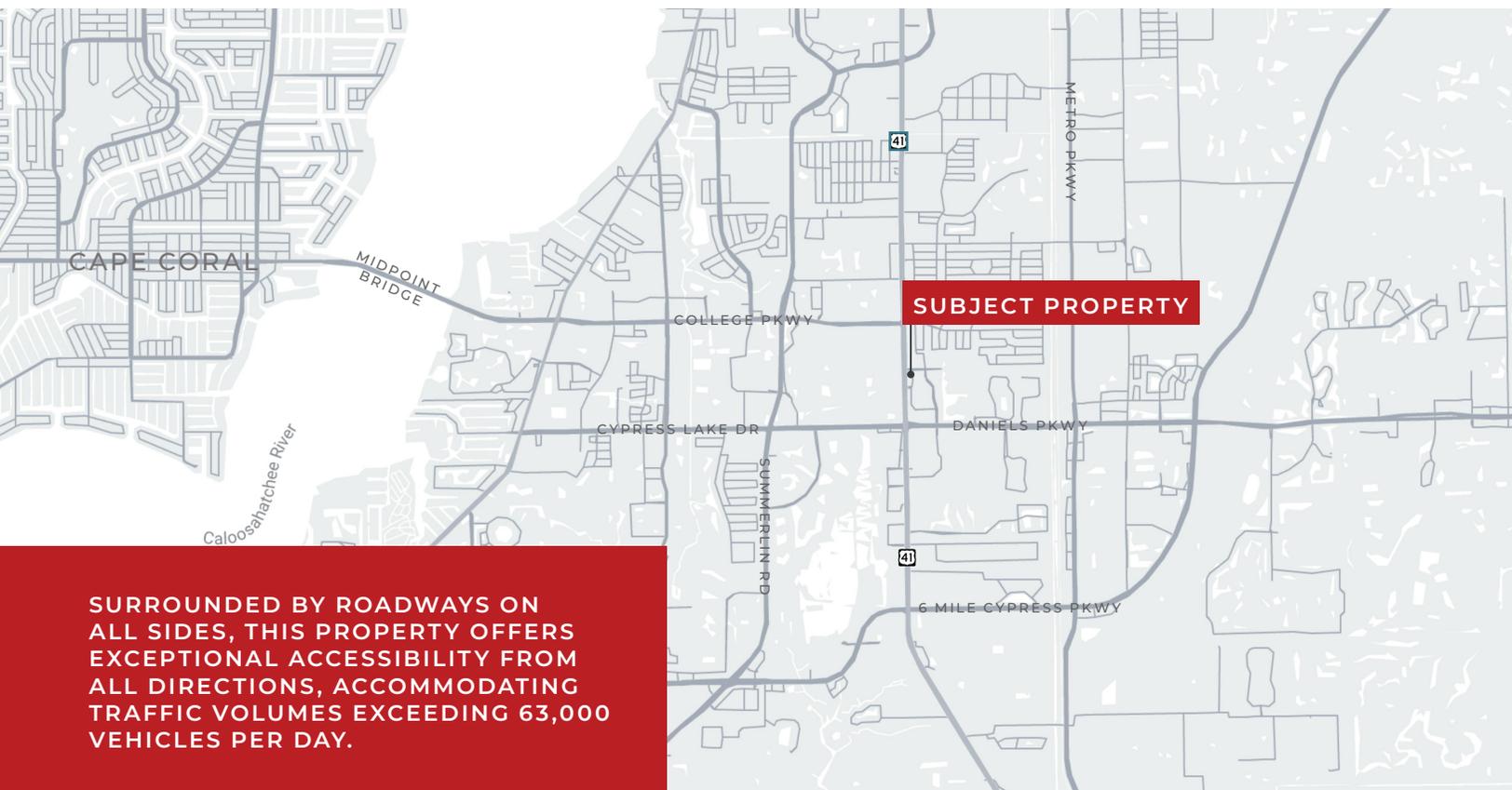
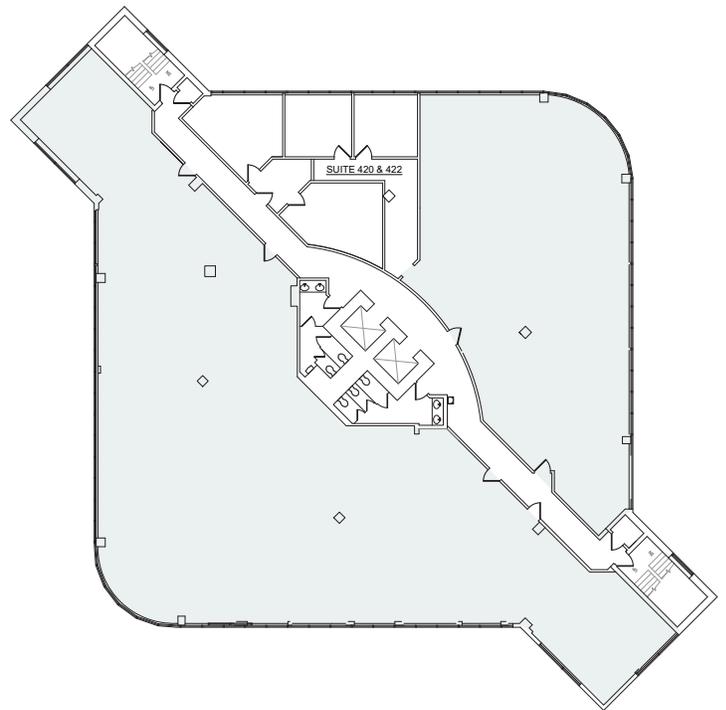
UNIT 320



UNIT 320 - FLOORPLAN



UNIT 420 - FLOORPLAN



SURROUNDED BY ROADWAYS ON ALL SIDES, THIS PROPERTY OFFERS EXCEPTIONAL ACCESSIBILITY FROM ALL DIRECTIONS, ACCOMMODATING TRAFFIC VOLUMES EXCEEDING 63,000 VEHICLES PER DAY.

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