

PROFESSIONAL OFFICE COLONIAL BOULEVARD VISIBILITY

FOR LEASE

3800 COLONIAL BOULEVARD, FORT MYERS, FL 33966



UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
103	1,775	\$18.00	\$2,662.50	\$9.50	\$1,405.21	\$101.69	\$4,169.40

- LOCATION:** Colonial Boulevard at a lighted intersection with easy access to I-75. East of Veronica Shoemaker Boulevard
- ZONING:** CG - Commercial General (City of Fort Myers), Allows a wide variety of uses, including professional office and medical users
- YEAR BUILT:** 2001
- PARKING:** 73 spaces

Very well-maintained Class A building with monument signage on Colonial Boulevard. This area is experiencing explosive residential and commercial growth with many single-family and apartment developments such as Eagle Reserve by Pulte and Heritage Palms Golf & Country Club, just moments away. High retail concentration area with a mix of top national brands offering shopping, dining and entertainment venues such as; Top Golf, Walmart, Target, Kohl's, Lowe's, Home Depot, Bealls, Publix, TJ Maxx, Hobby Lobby, BJ's Wholesale, Chick-fil-A, Dunkin', Chipotle, Chili's, First Watch, Culvers, Pollo Tropical, Texas Roadhouse and many more.

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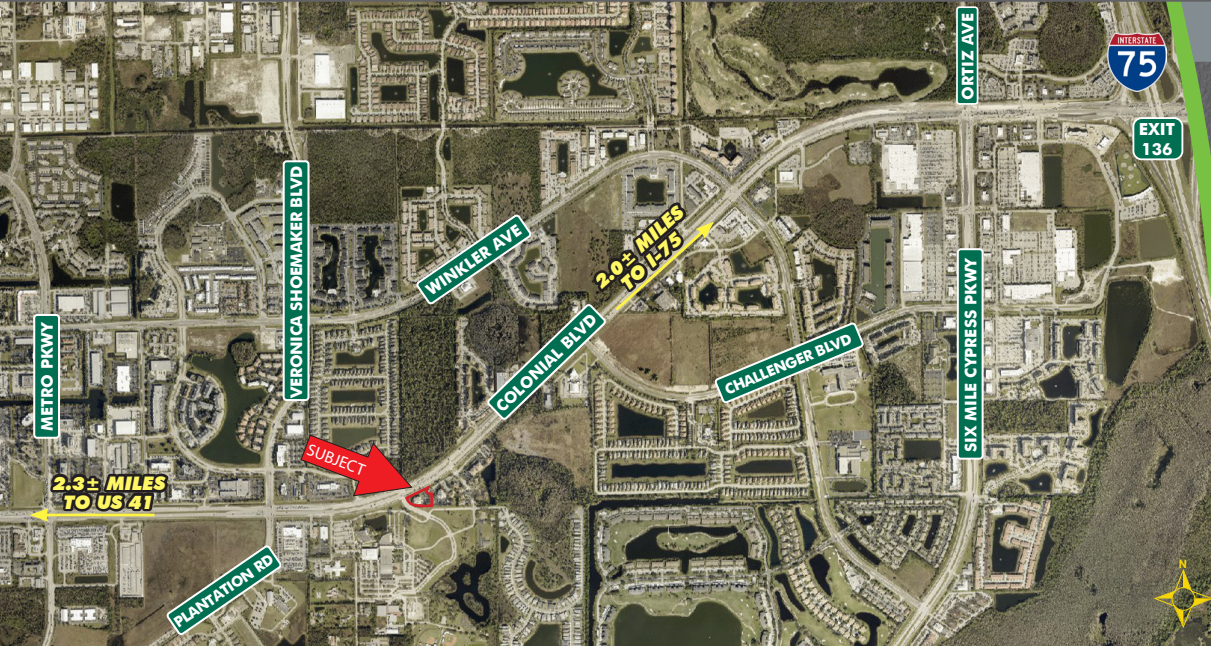
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HIGHLIGHTS

- Assigned covered parking available
- High traffic counts
- Easy access to I-75
- Well maintained and professionally managed

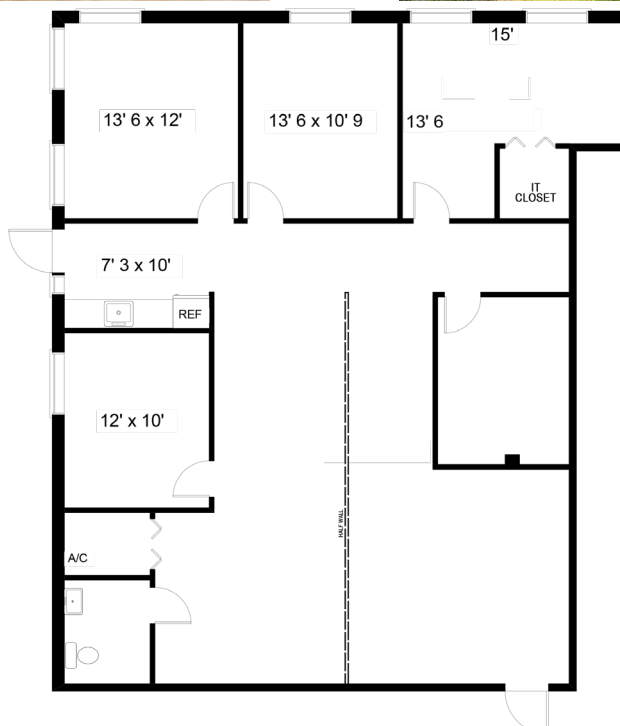


**1st Floor
LOBBY**

**Monument
SIGNAGE**



SUITE 103
1,775± SF



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