



4519 TILTON COURT | FORT MYERS, FL 33907

## FULLY FURNISHED TURN-KEY MEDICAL OFFICE SPACE

FOR LEASE

### CONTACT

**Chris Ferritto**

239-310-6257

chris@mayhughcommercial.com

**Jhonny Iglesias**

239-319-4425

jhonny@mayhughcommercial.com

*A rare opportunity for a fully furnished and professionally built-out medical office.*

This space is essentially “plug-and-play” – all furnishings, exam rooms, waiting area, and administrative support areas are in place so you can begin operations immediately. Located in a prominent healthcare hub, this property offers excellent visibility and accessibility to both patients and staff. Whether you are establishing a specialty clinic, primary care office, or diagnostic practice, this turnkey solution significantly reduces the time and expense typically required to build out a space from scratch.

### PROPERTY DETAILS

LEASE RATE \$24.00/NNN

AVAILABLE Immediately

BUILDING SIZE 2,757± SF

YEAR BUILT 1959

PARCEL SIZE 24,179± SF

ZONING CG (CFM)

PARKING 15 spaces



**MAYHUGH**  
COMMERCIAL ADVISORS

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

MAYHUGHCOMMERCIAL.COM

## PROPERTY HIGHLIGHTS

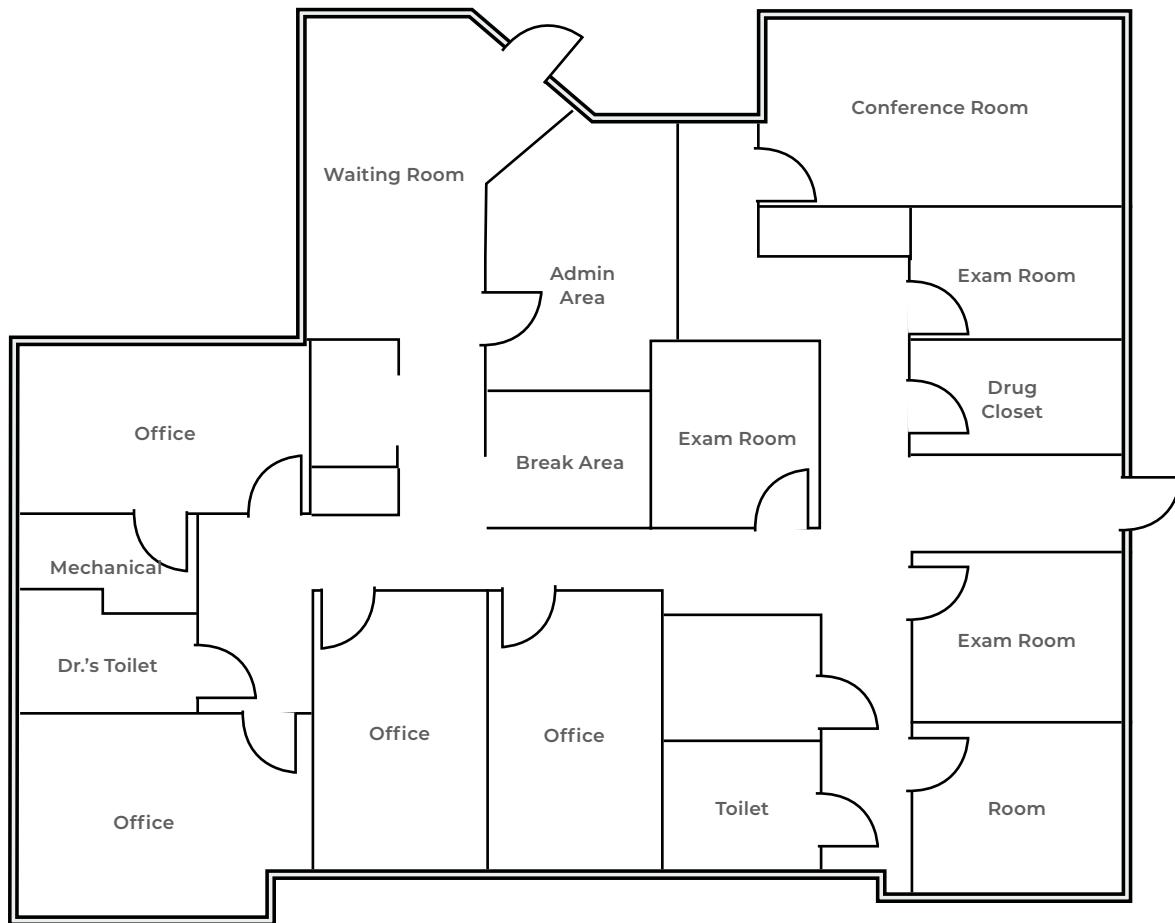
Turn-key medical office space – fully furnished

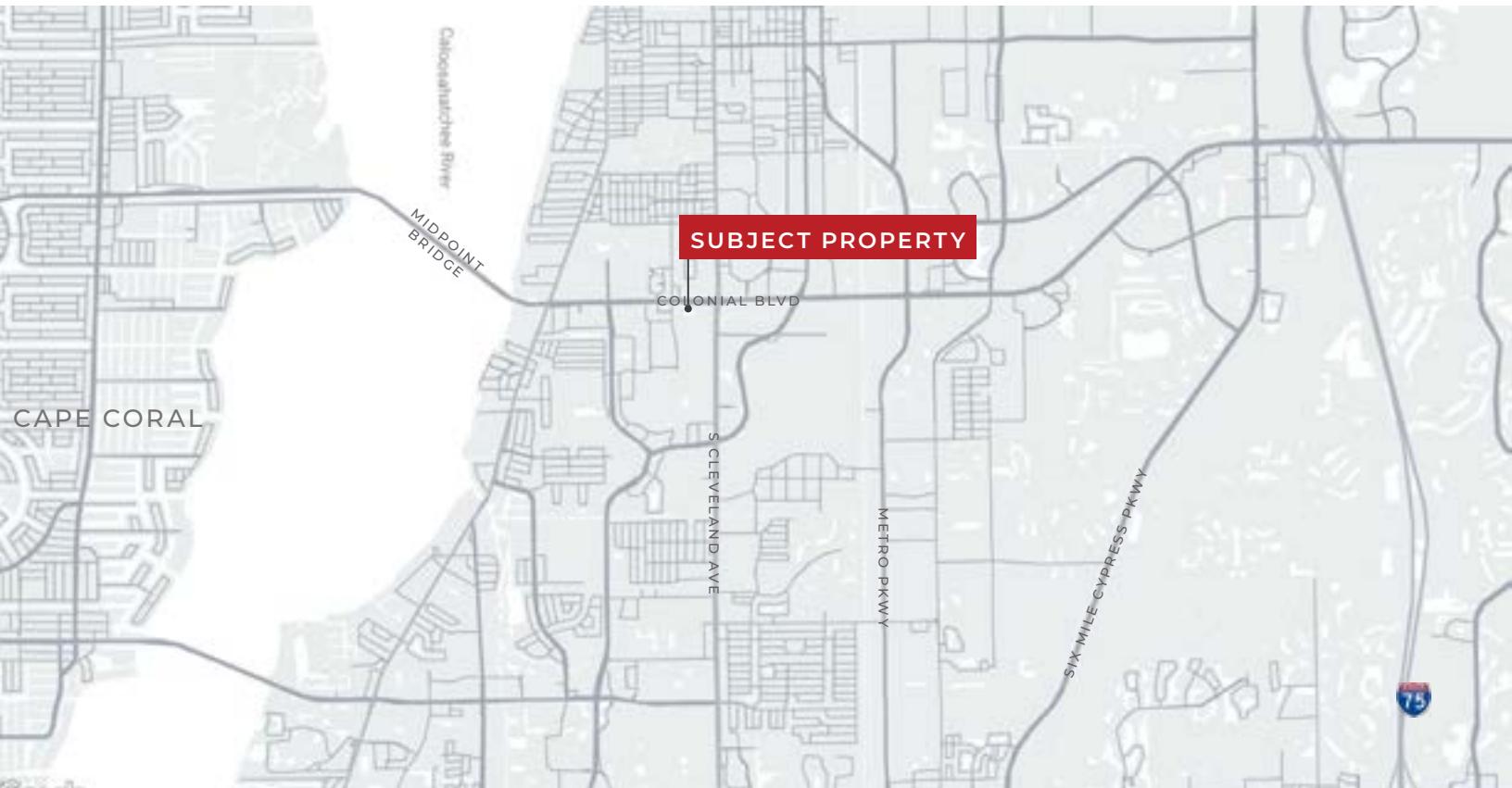
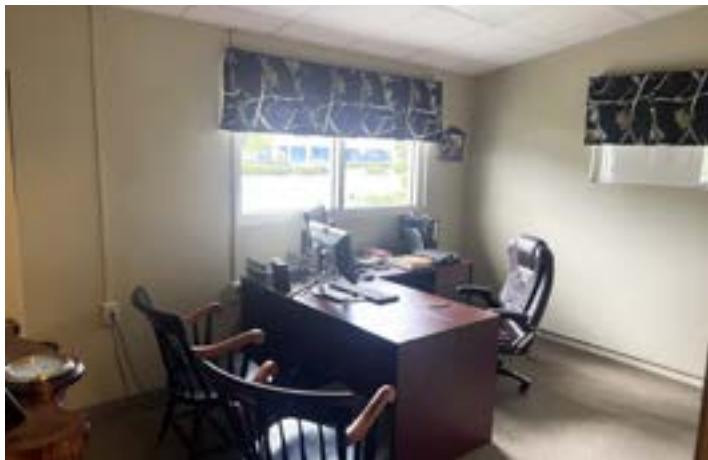
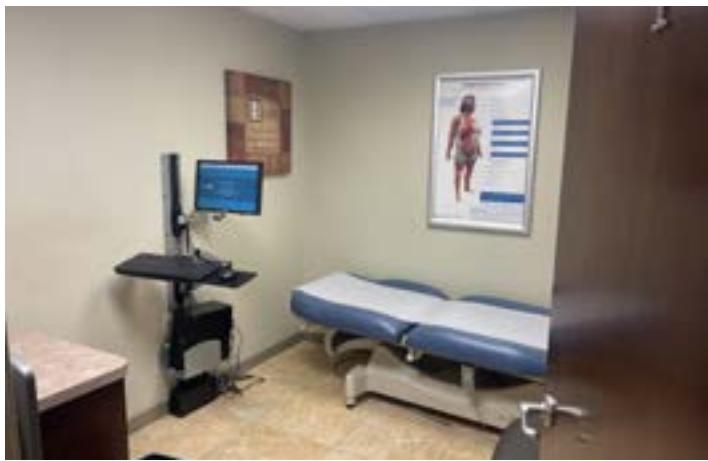
Designed for medical use: exam rooms, waiting area, administrative workspace already configured

High visibility and accessibility in a medical services corridor

Ideal for specialists, outpatient clinics, diagnostics, or healthcare practitioners

## FLOORPLAN





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.