

# COLONIAL EXECUTIVE PARK

## BUILT-OUT OFFICE



## FOR SUBLEASE/DIRECT LEASE

3850-3860 COLONIAL BOULEVARD, FORT MYERS, FL 33966



BLDG	UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	OpEx (PSF)	MONTHLY OpEx	MONTHLY TOTAL
3850	202	1480	\$18.00	\$2,220.00	\$8.50	\$1,048.33	\$3,268.33



**LEASE RATE:** \$18.00 PSF NNN

**OPEX:** \$8.50 PSF (2026)

**SIZE:** 1,480 ± SF

**LOCATION:** On Colonial Boulevard, between Metro Parkway and Winkler Avenue

**YEAR BUILT:** 2005

**ZONING:** CG - Commercial General (Lee County)

### COLONIAL EXECUTIVE PARK

This well-maintained Class A building with monument signage on Colonial Boulevard is the perfect location for any business looking for excellent exposure and access to all major markets in Southwest Florida. 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, and Lee Health Hospital.

### CONTACT

**ENN LUTHRINGER, CCIM**

**Partner**

**239.481.3800 x206**

**enn.luthringer@creconsultants.com**

12140 Carissa Commerce Ct, Suite 102  
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404  
Naples, FL 34102

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02/04/26



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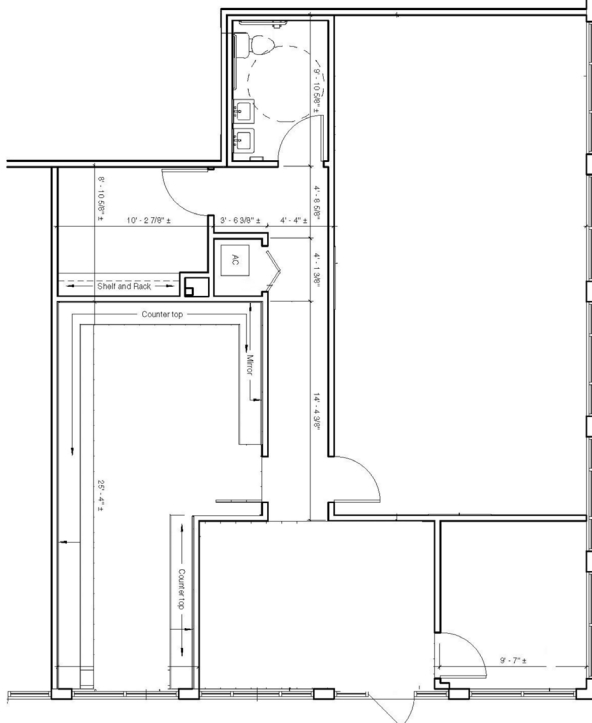
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### HIGHLIGHTS

- Signalized intersection
- Highly visible with frontage on Colonial Boulevard
- Ample parking
- Pylon signage
- Easy access to all major roads with I-75 just minutes away

## SUITE 202 1,480± SF



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