

**FOR LEASE – Professional Office Space**  
**13515 Bell Tower Dr., Fort Myers, FL 33907**

<b>2<sup>nd</sup> Floor</b>	<b>\$22.00 PSF + \$8.75 CAM</b>	<b>7,080 SF</b>
<b>3<sup>rd</sup> Floor</b>	<b>\$22.00 PSF + \$8.75 CAM</b>	<b>4,408 SF</b>
<b>\$25.00 PSF + \$8.75 CAM (Medical Use)</b>		

**Year Built:** 1990

**Strap:** 24-45-24-00-00005.1050

**Zoning:** C-1



**Property Description:**

- Class “B” Office Building ideal for medical & healthcare admin or professional office use
- Located in the heart of Fort Myers off Daniels Pkwy. in the Bell Tower Shops anchored by Nordstrom Rack, Capital Grille, Dave & Buster’s, Ulta, The Fresh Market, Regal Belltower & ScreenX, Florida Trust & Wells Fargo Advisors
- Signalized Intersection, Dedicated turn lane
- Pylon Signage • 1 Elevator
- 91 Parking Spaces shared for both 13515 & 13525 Bell Tower Dr.



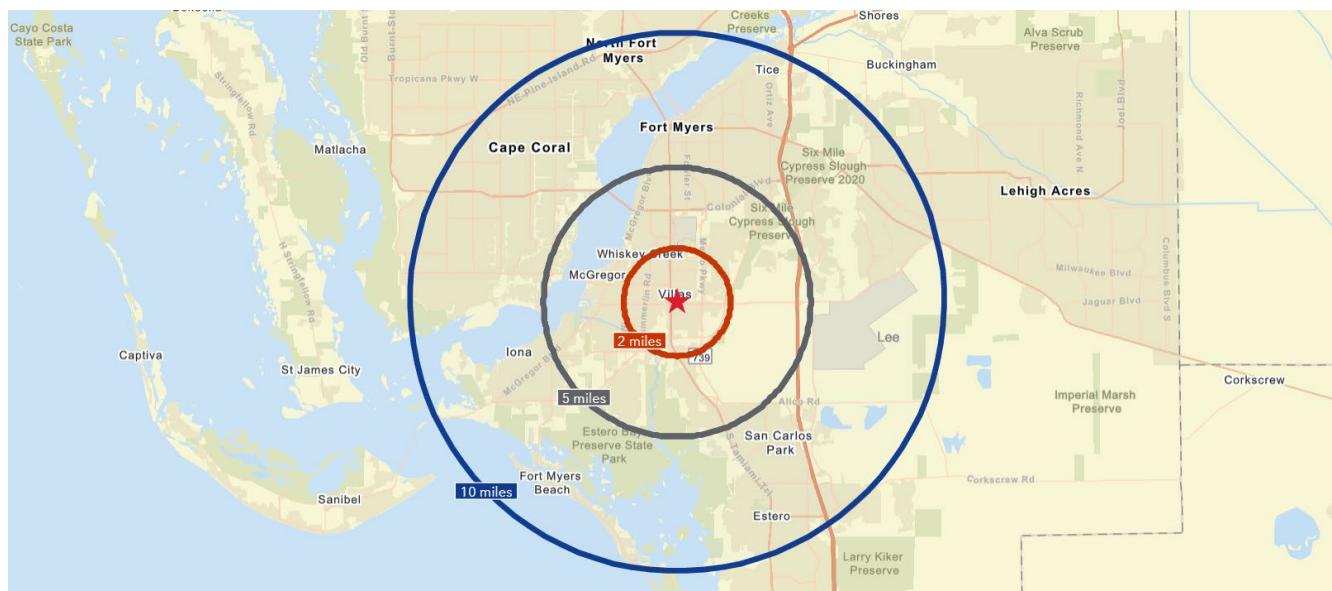


Michael J. Frye, CCIM|CEO  
(239) 281-0441

## DEMOGRAPHICS

### 13515 Bell Tower Dr., Fort Myers, FL

	2 Miles	5 Miles	10 Miles
<b>Total Population</b>	40,462	153,198	485,413
<b>Median Age</b>	52	53	49
<b>Total Households</b>	19,807	71,934	210,548
<b>Traffic Count</b>	51,500 – Daniels Pkwy. 70,000 – S Tamiami Trl.		



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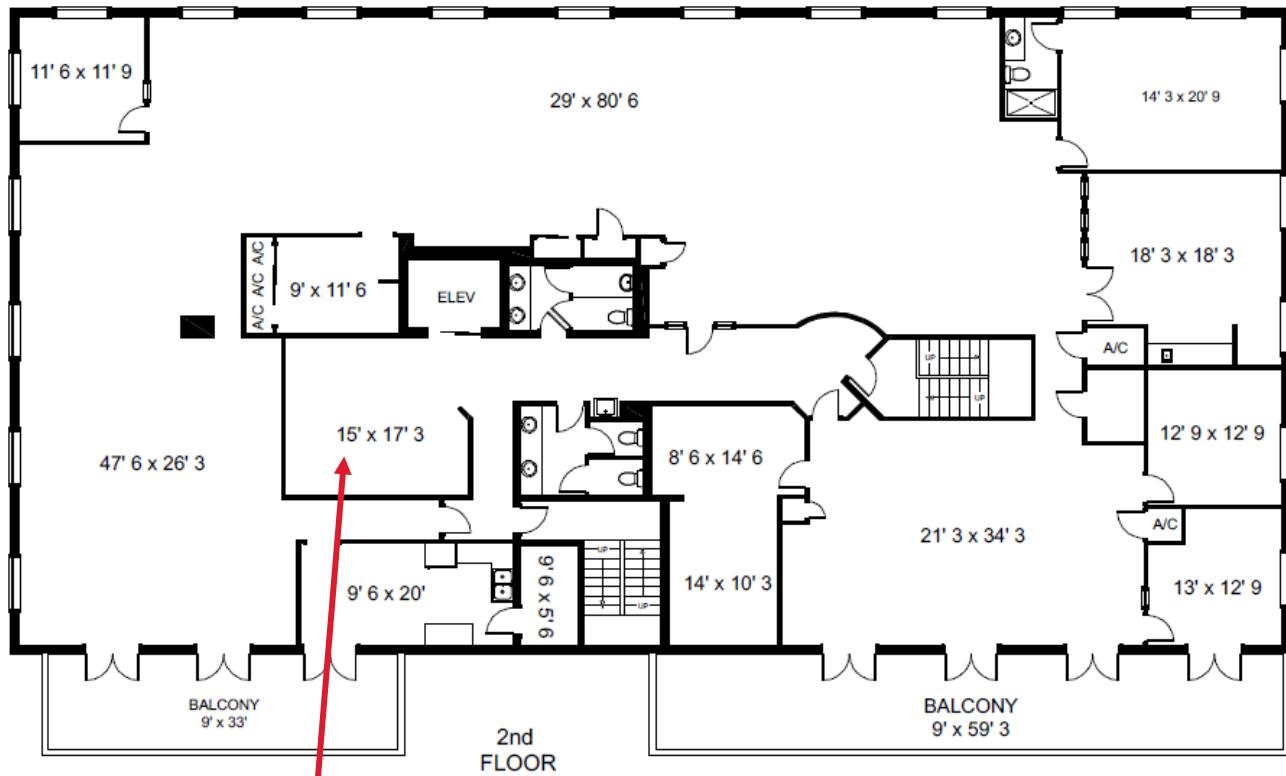
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## Second Floor



**TOTAL USABLE AREA** 7080 sq. ft.

This floor plan is created from field measurements. The usable area calculations are based upon measurements from outside exterior walls to center of partition walls and to inside common area walls.

Balconies 918 sq. ft.

Stairs 242 sq. ft.  
Elevator 58 sq. ft.

**VERTICAL PENETRATION** 300 sq. ft.

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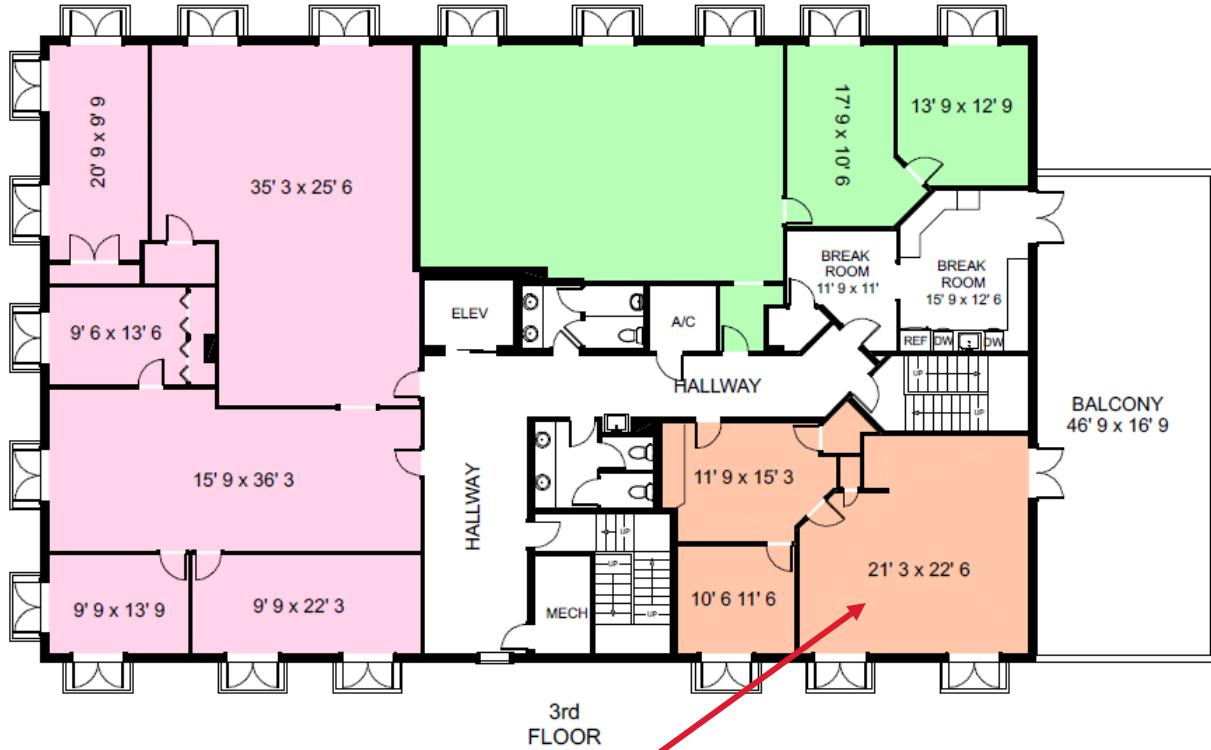
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## Third Floor



Suite 300	2260 sq. ft.
Suite 310	1310 sq. ft.
Suite 320	838 sq. ft.

**TOTAL USABLE AREA** 4408 sq. ft.

This floor plan is created from field measurements. The usable area calculations are based upon measurements from outside exterior walls to center of partition walls and to inside common area walls.

Hallway	576 sq. ft.
Restrooms	195 sq. ft.
Mechanical Room	64 sq. ft.
A/C	46 sq. ft.
Break Room	347 sq. ft.
Balcony	837 sq. ft.

**TOTAL COMMON AREA** 2065 sq. ft.

Stairs	242 sq. ft.
Elevator	58 sq. ft.

**VERTICAL PENETRATION** 300 sq. ft.

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## First Floor



**LEASED**

Suite 100	504 sq. ft.
Suite 110	378 sq. ft.
TOTAL LEASABLE AREA	
	5888 sq. ft.
Leasable Room	195 sq. ft.
Clerical Room	30 sq. ft.
Enclosed Entry	60 sq. ft.
	1682 sq. ft.
TOTAL COMMON AREA	
	2849 sq. ft.
Stairs	504 sq. ft.
Elevator	220 sq. ft.
	58 sq. ft.
VERTICAL PENETRATION	
	278 sq. ft.

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