



12660 WORLD PLAZA LN | FORT MYERS, FL 33907

## PRIME OFFICE/MEDICAL SPACE IN WORLD PLAZA

**FOR LEASE**

### CONTACT

**Justin Ankney, CCIM**  
239-933-5594  
justin@mayhughcommercial.com

In Consultation With  
**Chase Mayhugh, SIOR, CCIM**



**MAYHUGH**  
COMMERCIAL ADVISORS

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

MAYHUGHCOMMERCIAL.COM

### *Versatile Office Space in Prime Location*

Located in World Plaza, this versatile unit offers a professional setting ideal for general office use and medical practices. The floor plan features nine perimeter offices with stunning views, conference room, reception, kitchen/break room, large central coworking area, and three restrooms. New ceiling tiles and LED lighting, and freshly painted.

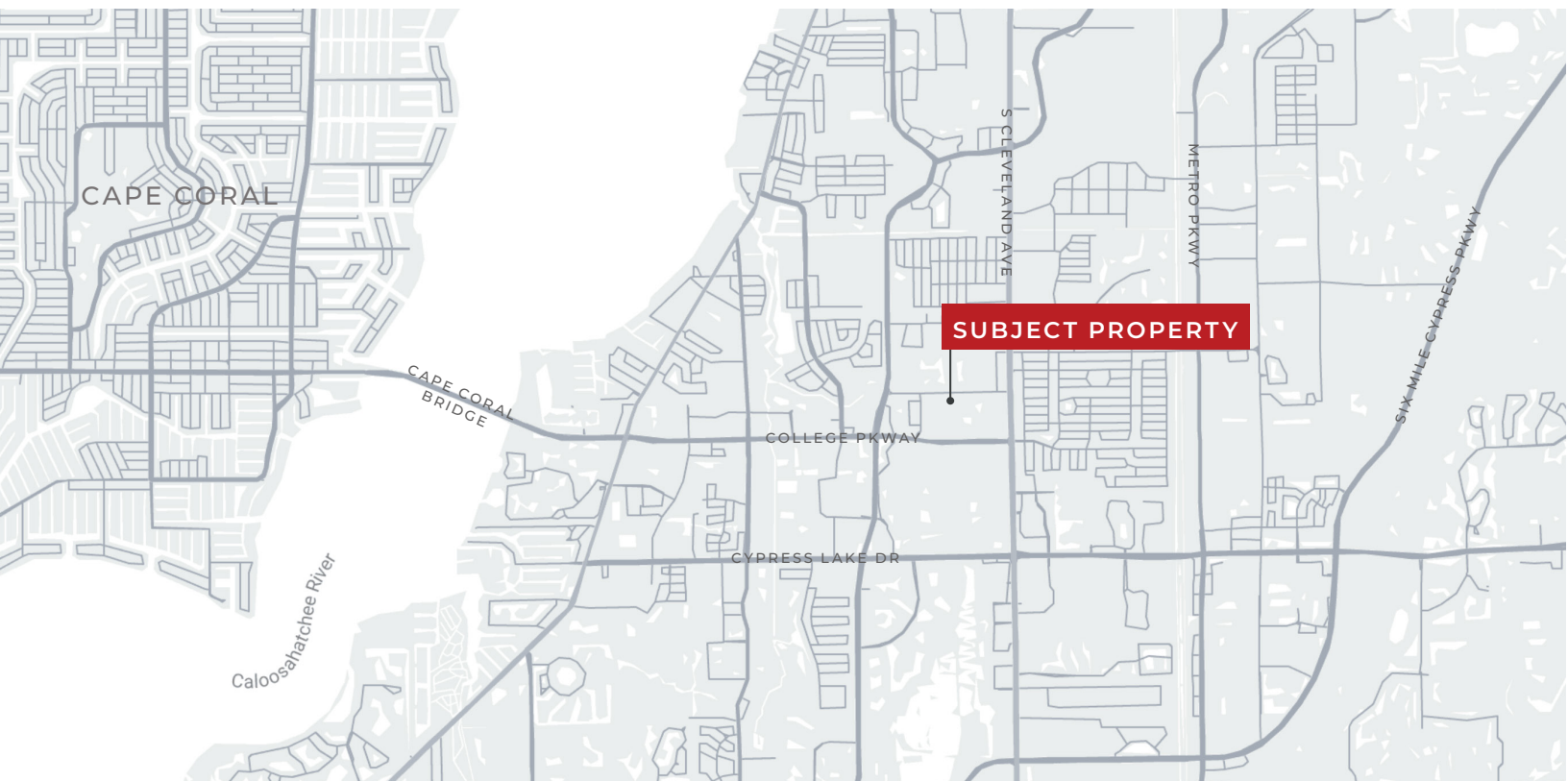
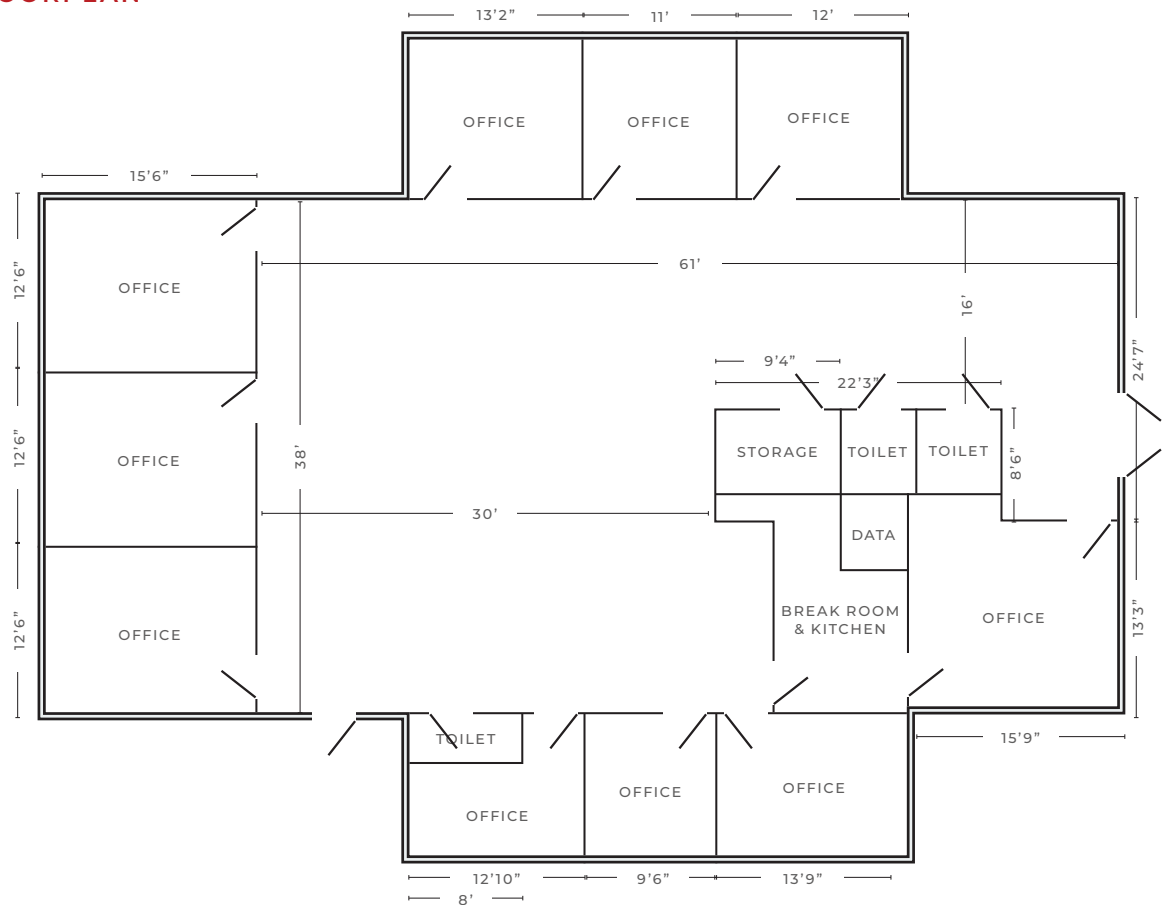
The property is near high traffic on College Parkway and a signalized intersection at College Parkway and New Brittany Boulevard. It also features direct access to US 41 and Summerlin Road via Brantley Road, ensuring easy connectivity to Cape Coral and Fort Myers.

### PROPERTY DETAILS

DATE AVAILABLE	Immediately
AVAILABLE SPACE	3,961 SF
LEASE RATE	\$18.00 NNN + \$6.00 CAM/OPEX
MONTHLY RENT	\$7,922.00
ZONING	CPD (Lee County)
YEAR BUILT	1992



FLOORPLAN



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