



13379 MCGREGOR BLVD | FORT MYERS, FL 33919

## MODERN PROFESSIONAL OFFICE WITH PROMINENT MCGREGOR BLVD SIGNAGE

**FOR LEASE**

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### Move-In Ready Professional Office Space

This modern ± 2,400 SF professional office suite offers a functional and efficient layout designed to support a wide range of professional users. The space features an impressive reception area that creates a strong first impression, three private offices, a large conference room, and an additional meeting room located at the rear of the suite that is ideal for training, collaboration, or client meetings. A dedicated break room and restroom further enhance day to day usability.

Finished with contemporary LVT flooring throughout, the suite is move in ready and provides a clean, modern aesthetic. Conveniently located just off Cypress Lake Drive and McGregor Boulevard, the property offers excellent accessibility and visibility with signage available along McGregor Boulevard. This well positioned office is ideally suited for medical, legal, financial, or general professional office users seeking a high quality space in a prime Fort Myers location.

### PROPERTY DETAILS

LEASE RATE	\$16.00 PSF NNN	YEAR BUILT	2006
AVAILABLE SF	2,400± SF	PARKING RATIO	3.54/1000
AVAILABLE	May 1, 2026	PRIVATE OFFICES	Three (3)
ZONING	C-1 (LCO)	SIGNAGE	Fronting McGregor Blvd
PARCEL SIZE	17,915.00 SF (0.41 AC)		

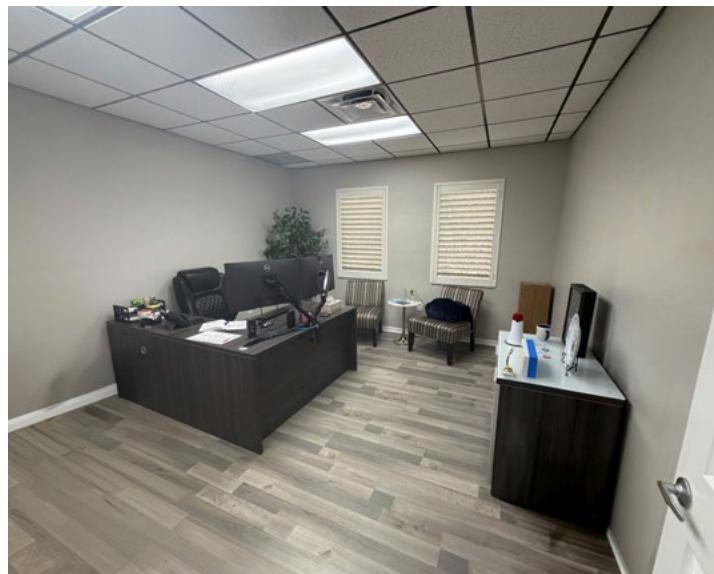
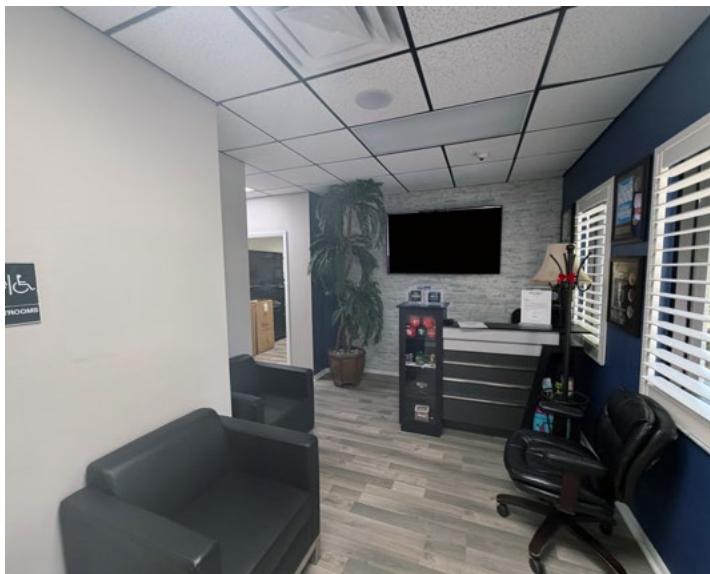
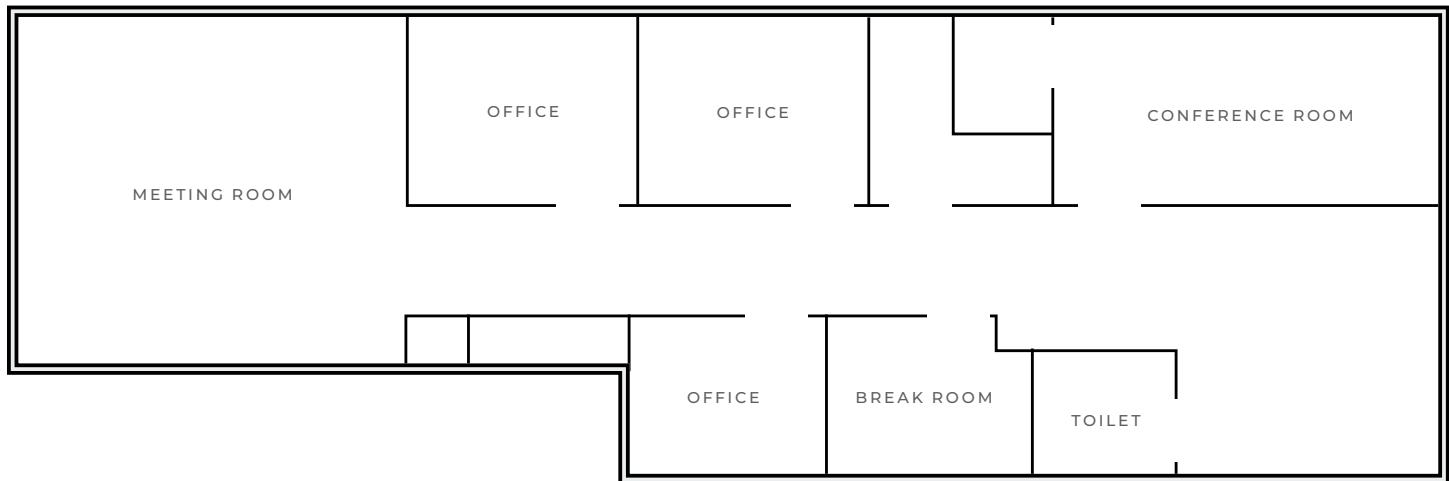


**MAYHUGH**  
COMMERCIAL ADVISORS

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## FLOORPLAN





## HIGHLIGHTS

±2,400 SF modern, move-in ready professional office suite

Striking reception area creating a strong first impression

Three (3) private offices plus large conference room

Dedicated rear meeting room ideal for training or client sessions

Break room and restroom on site

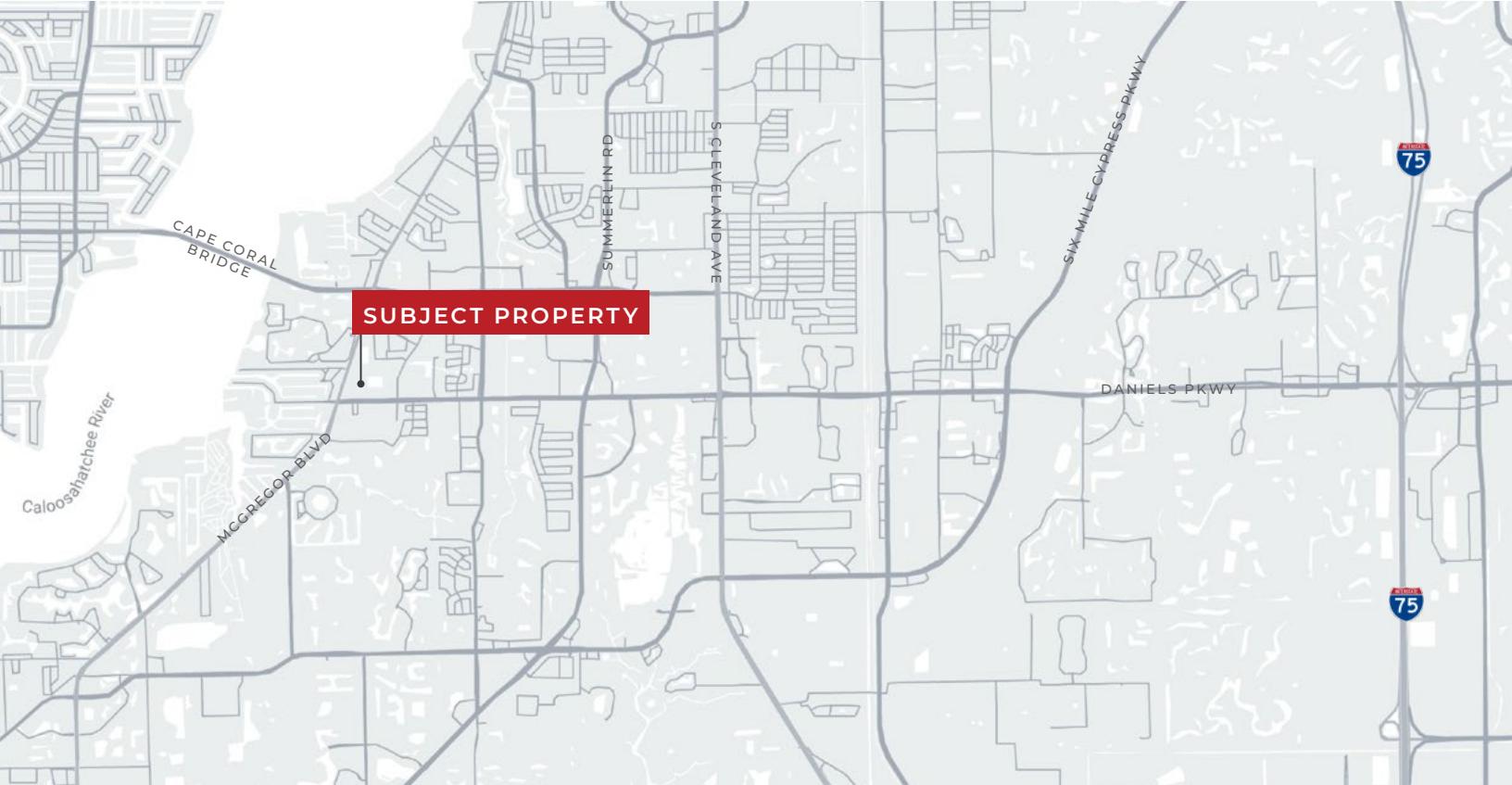
Contemporary LVT flooring throughout

Efficient layout suited for medical, legal, financial, or professional users

Prime location just off Cypress Lake Drive & McGregor Boulevard

Monument signage available with exposure on McGregor Blvd

Excellent access, visibility, and surrounding amenities



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