



12670 NEW BRITTANY BLVD., SUITE 102 & 103 | FORT MYERS FL 33907

1,676 – 3,352± SF MEDICAL OFFICE SPACE

FOR LEASE

CONTACT

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

In Consultation With
Chase Mayhugh, SIOR, CCIM



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

MAYHUGHCOMMERCIAL.COM

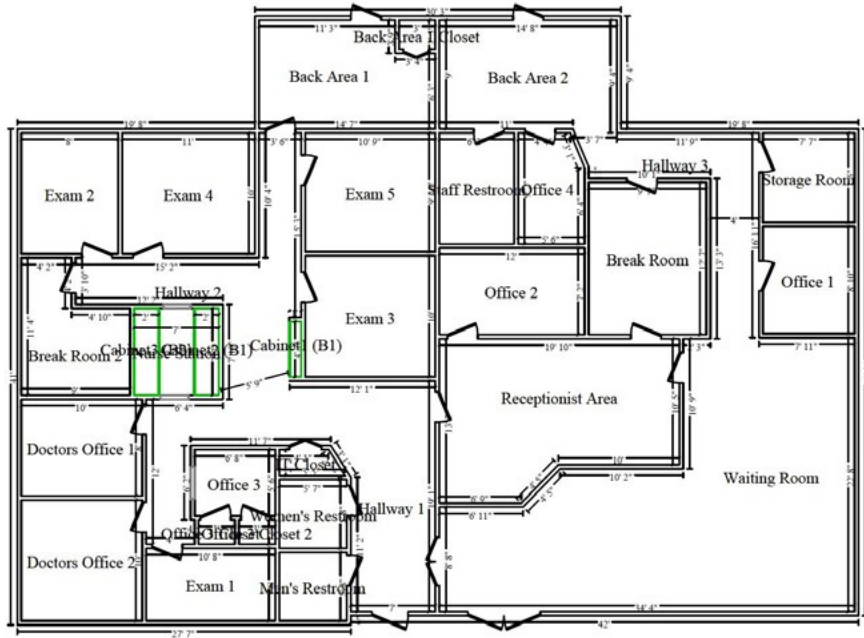
Premium Class A Office Space for Lease in Brittany Professional Center

Class A office space is available in Brittany Professional Center, offering a well-appointed first-floor layout ideally suited for medical or professional office users. The available space features multiple exam rooms, private doctors' offices, reception areas, and break rooms, with the flexibility to lease both suites at \$18.00/SF NNN or individually at \$20.00/SF NNN. The professionally maintained building offers ample parking and elevator access and is conveniently located near College Parkway, US-41, and Summerlin Road. Contact us today to schedule a private tour.

PROPERTY DETAILS

AVAILABLE	Immediately
SF AVAILABLE	1,676 - 3,352± SF
LEASE RATE	\$18.00 - \$20.00 p/s/f NNN
CAM/OPEX	\$11.00/SF
BUILDING SIZE	17,600± SF
PARKING	3.61 spots per 1,000 SF
ZONING	CS-1 (Lee County)

FLOORPLAN



HIGHLIGHTS

Medical-Ready Layout – Multiple exam rooms, doctors' offices, reception areas, and break rooms

Flexible Leasing Options – Lease both suites at \$18.00/SF NNN or individually at \$20.00/SF NNN

Class A Professional Setting – Well-maintained building and common areas with elevator access

Ample On-Site Parking – Convenient parking for patients, clients, and employees

Prime South Fort Myers Location – Near a signalized intersection off College Parkway with convenient access to US-41 and Summerlin Road

