



FOR LEASE

13099 S. CLEVELAND AVE | FORT MYERS, FL 33907

PROFESSIONAL OFFICE SPACE AVAILABLE



This marketing brochure serves as a reference for informational purposes only and does not constitute an offer for sale or lease, nor does it serve as a solicitation for an offer to purchase or lease. While the information contained herein is believed to be reliable, its accuracy, completeness, or reliability cannot be guaranteed. Prospective buyers or lessees are encouraged to conduct their own investigations and due diligence to verify the information provided. All descriptions, dimensions, conditions, permissions for use, and other details are offered in good faith but are subject to verification. No express or implied warranty or representation is made regarding the accuracy of the information herein. The content is subject to errors, omissions, price changes, withdrawal without notice, and any special listing conditions imposed by our principals.

CONTENTS

EXECUTIVE SUMMARY 3

OFFICE OPPORTUNITY HIGHLIGHTS 4

AVAILABLE SPACE 6

LOCATION OVERVIEW 8

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

In Consultation With:
Chase Mayhugh, SIOR, CCIM

MAYHUGHCOMMERCIAL.COM



EXECUTIVE SUMMARY

Class A Office Space Available at Bank of America Building.

Discover prime office space in the highly desirable Bell Tower Shops retail center at the intersection of US 41 and Daniels Pkwy in South Fort Myers. With Bank of America as its anchor, this building has significant exposure of over 567 feet of frontage on S Cleveland Ave and strategic placement at two signalized intersections along US 41. It offers exceptional accessibility from all directions, accommodating traffic volumes exceeding 71,000 vehicles per day. With professionally maintained grounds and building, your clients are sure to be impressed.



PROPERTY DETAILS

ADDRESS	13099 S. Cleveland Ave, Fort Myers, FL 33907
PARCEL SIZE	2.40± AC
PARCEL NUMBERS	24-45-24-00-00005.1060
ZONING	C-1 (Lee County)
BUILDING SIZE	46,638± SF
YEAR BUILT	1990
PARKING	167 Spaces (3.58 / 1,000 SF)

LEASE DETAILS

	Unit 300	Unit 500
SF AVAILABLE	2,126 – 4,251± SF	4,609± SF
BASE RATE	\$21.00 p/s/f	\$21.00 p/s/f
CAM/OPEX	\$10.10 p/s/f	\$10.10 p/s/f
TOTAL MONTHLY	\$11,017.18	\$11,945.00
AVAILABLE	Immediately	December 15, 2026

OFFICE OPPORTUNITY HIGHLIGHTS



PRESTIGIOUS CLASS A OFFICE ENVIRONMENT

Located within the iconic Bank of America Building at Bell Tower Shops, one of South Fort Myers' most recognizable business addresses



HIGHLY ACCESSIBLE REGIONAL LOCATION

Positioned at the signalized intersection of US-41 and Daniels Parkway with excellent connectivity to I-75, Southwest Florida International Airport (RSW), and the entire Fort Myers market.



PREMIER US-41 VISIBILITY

Over 567 feet of frontage along US-41 with exposure to more than 71,000 vehicles per day, creating exceptional brand visibility.



PROFESSIONALLY MANAGED CLASS A BUILDING

Features multiple elevators, common area restrooms, professional property management, abundant parking, and secure building access.



TWO MONUMENT SIGN OPPORTUNITIES

Rare pylon signage available on one of Fort Myers' busiest commercial corridors, enhancing corporate identity and customer recognition.



FLEXIBLE PROFESSIONAL OFFICE LAYOUT

Efficient floor plan with perimeter offices, abundant natural light, and collaborative workspace designed to accommodate a variety of professional, financial, legal, and corporate users.



PRIME BELL TOWER SHOPS LOCATION

Surrounded by premier retail, dining, financial services, hotels, and professional businesses within one of Southwest Florida's most established mixed-use destinations.



ANCHOR TENANT RECOGNITION

Located within the Bank of America Building, providing instant credibility and a recognizable business address.

PROPERTY AERIAL

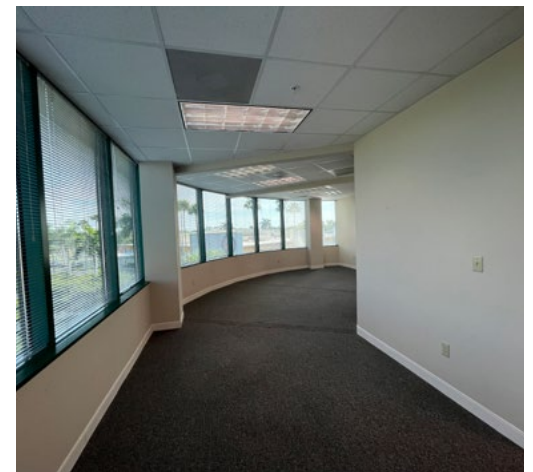
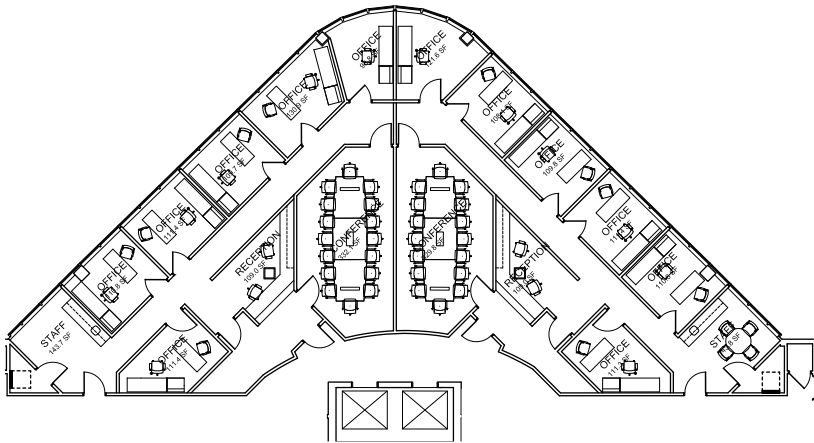


AVAILABLE SPACE

SUITE 300

SF AVAILABLE	2,126 – 4,251± SF
BASE RATE	\$21.00 p/s/f
CAM/OPEX	\$10.10 p/s/f
TOTAL MONTHLY	\$11,017.18
AVAILABLE	Immediately

FLOORPLAN

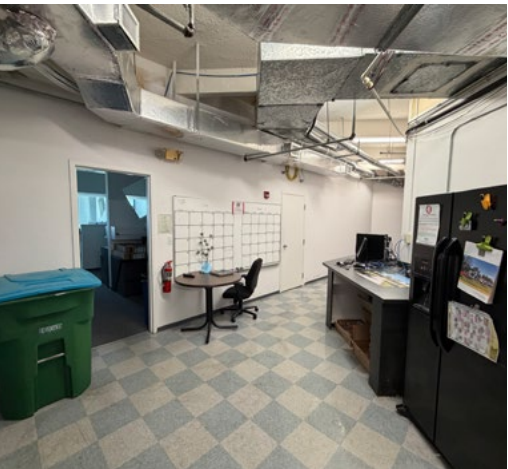
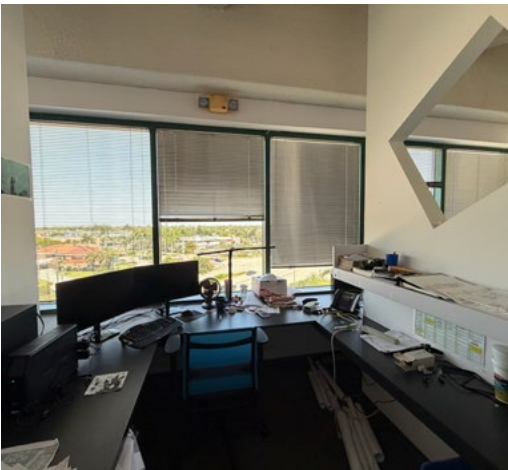
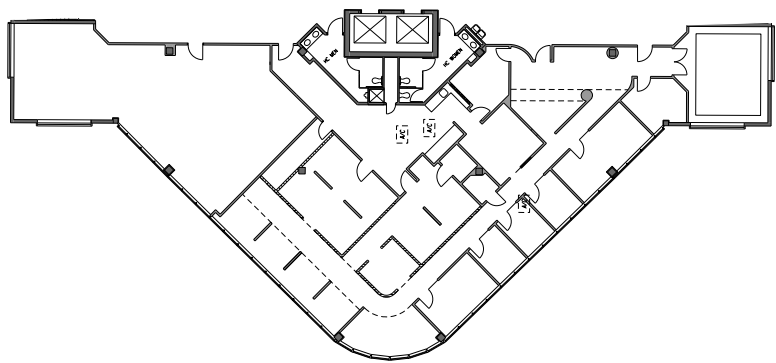


AVAILABLE SPACE

SUITE 500

SF AVAILABLE	4,609± SF
BASE RATE	\$21.00 p/s/f
CAM/OPEX	\$10.10 p/s/f
TOTAL MONTHLY	\$11,945.00
AVAILABLE	December 15, 2026

FLOORPLAN

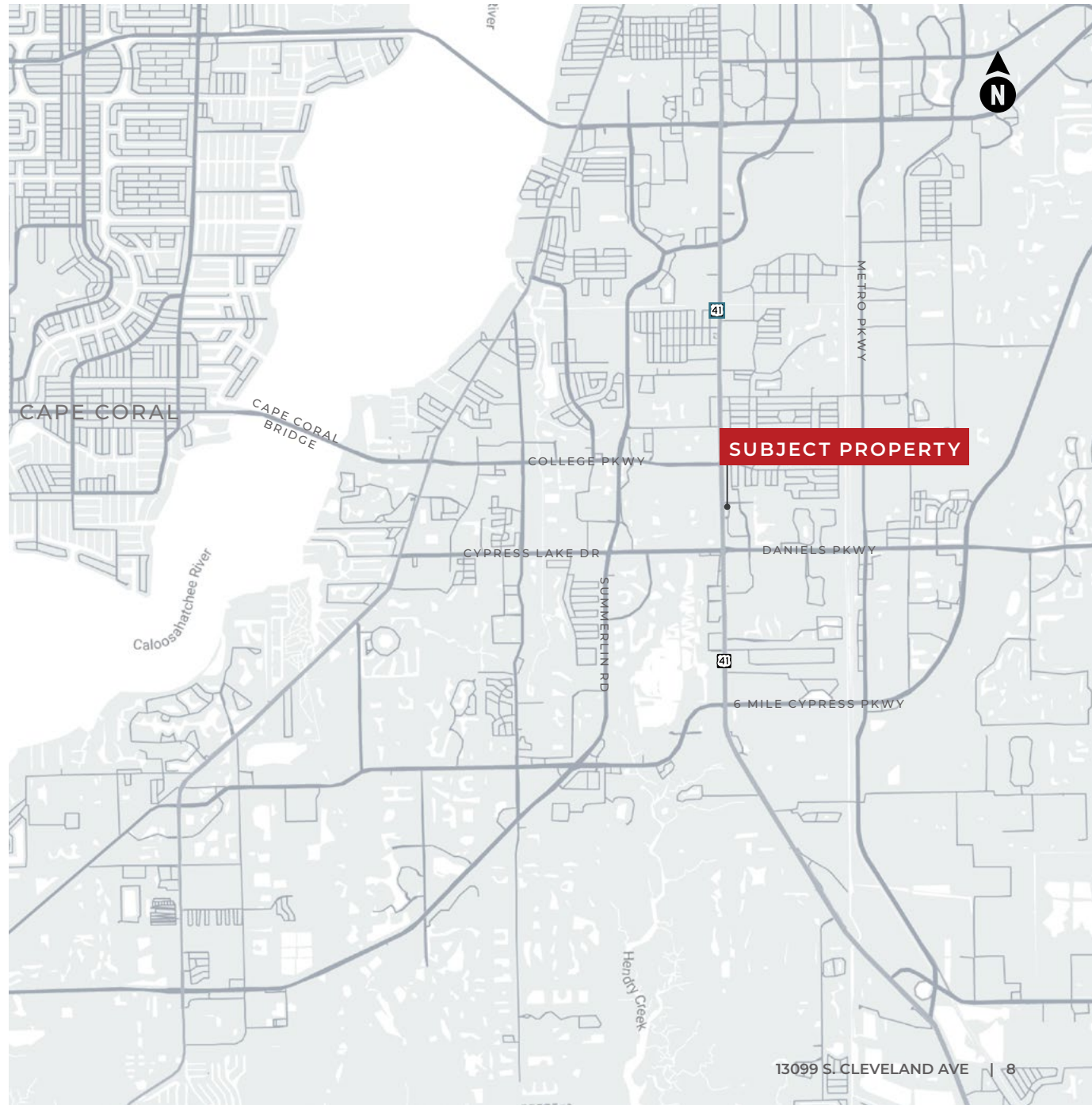


LOCATION OVERVIEW

Premier Bell Tower Business District Location

Located at 13099 S. Cleveland Avenue (US-41) within the iconic Bank of America Building at Bell Tower Shops, this property occupies one of the most recognizable and strategically positioned office locations in South Fort Myers. Situated at the signalized intersection of US-41 and Daniels Parkway, the property enjoys exceptional visibility, accessibility, and exposure to more than 63,000 vehicles per day. Surrounded by premier retail, restaurants, hotels, financial institutions, and professional office users, the location provides an ideal environment for businesses seeking a prestigious corporate presence and convenient access for both clients and employees.

The property's central location offers outstanding regional connectivity with direct access to I-75, Southwest Florida International Airport (RSW), Gulf Coast Medical Center, and the broader Lee County market. Bell Tower Shops continues to serve as one of Southwest Florida's premier mixed-use destinations, making this location especially attractive for professional, financial, legal, healthcare, and executive office users seeking a Class A business environment with exceptional surrounding amenities.



CONTACT

Justin Ankney, CCIM

239-933-5594

justin@mayhughcommercial.com

In Consultation With:

Chase Mayhugh, SIOR, CCIM

MAYHUGHCOMMERCIAL.COM



MAYHUGH
COMMERCIAL ADVISORS