



**FOR SALE | 6,084± SF FREESTANDING PROFESSIONAL OFFICE
 COLLEGE PARKWAY CORRIDOR**



PROPERTY DESCRIPTION

- Location: 9111 West College Pointe Drive, Fort Myers, FL 33919
- S.T.R.A.P. # 16-45-24-44-00000.0001
- Building Size: 6,084± SF
- Year Built: 2002
- Zoning: MPD (Mixed Use Planned Development)
- Parking: 25 Shared Spaces
- Property Taxes: \$7,773.01 (2017)
- Association Fees: \$2,109.17 Quarterly
- Comments: This nicely appointed freestanding professional office is conveniently located in Lake Pointe Commons Professional Center along the College Parkway corridor, which can be easily accessed via McGregor Blvd. or at the lighted intersection of South Pointe Blvd. and College Parkway. The building is made of concrete block, with abundant offices and windows surrounding all four sides. In addition, the office is uniquely designed to offer the owner additional options for leasing a portion of the space if desired. The property is located within a Mixed Planned Development allowing for a wide range of office uses, with neighboring businesses including Chase and Iberia banks, Lee Health, Sheppard, Brett, Stewart, Hersch, Kinsey & Hill PA, Allure Hotel Suites, Publix at Southpointe Commons and Race-Trac just to name a few. The office consists of the following layout:

<i>(2) Private Entrances with Large Reception Area or Showroom</i>	<i>(1) Large Open Work Space</i>
<i>(2) Large Conference Rooms</i>	<i>(4) His & Her Handicap Restrooms</i>
<i>(12) Private Offices</i>	<i>(1) Private Handicap Restroom</i>
<i>(6) Storage and/or Work Stations</i>	<i>(1) Kitchen</i>

SALE PRICE: \$910,000 (\$150 PSF)
Showings By Appointment Only Please!

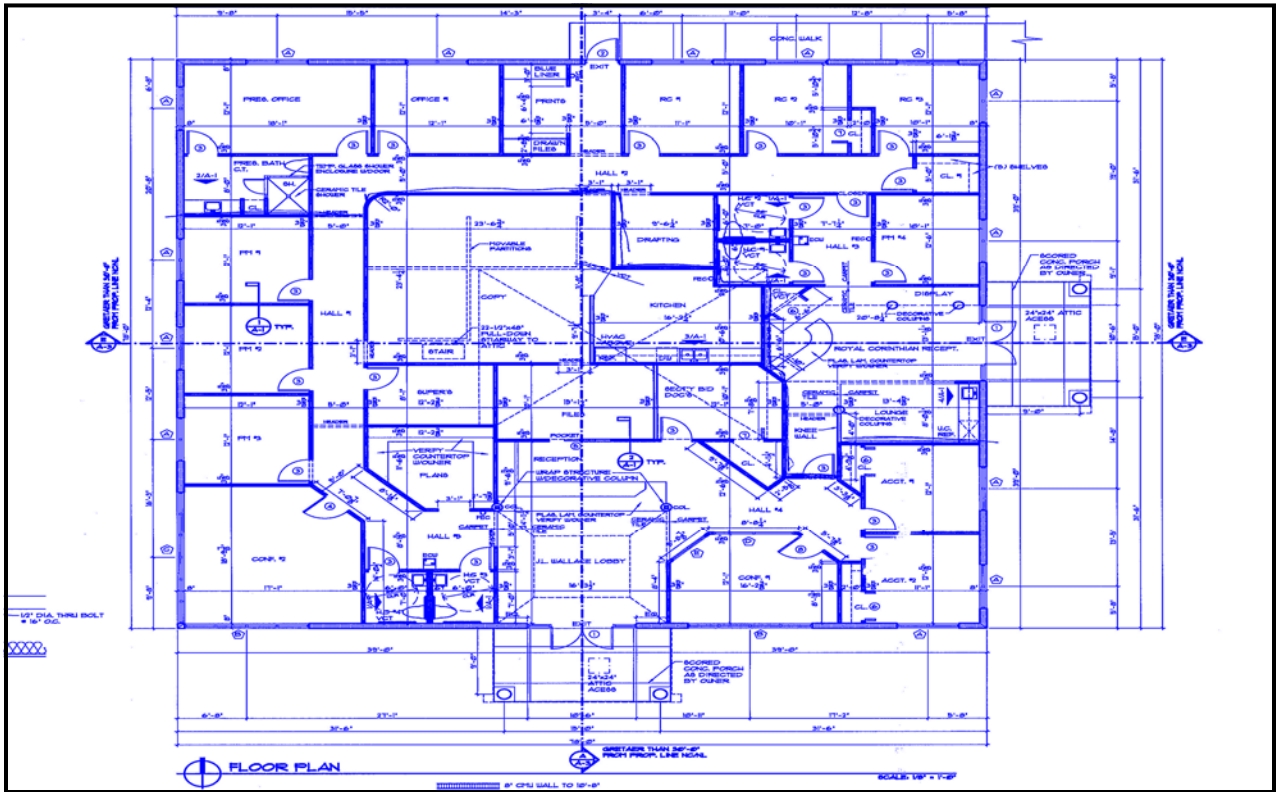


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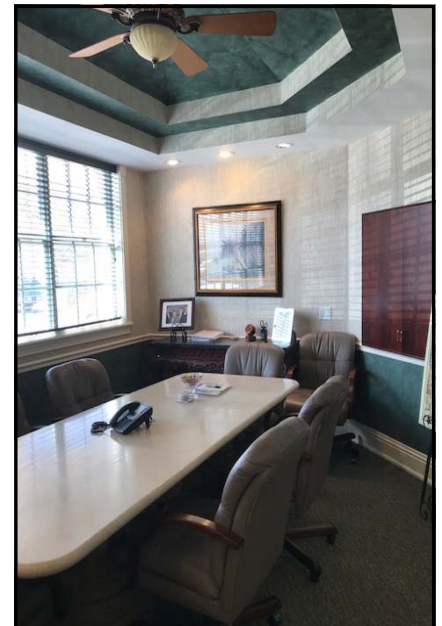
Main Entrance / Reception/Showroom Area



Second Entrance Reception Area



Kitchen



Conference Room

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