



**FOR LEASE | SHARED PROFESSIONAL OFFICE SPACE
UNIVERSITY DRIVE FRONTAGE | ACROSS FROM FSW**



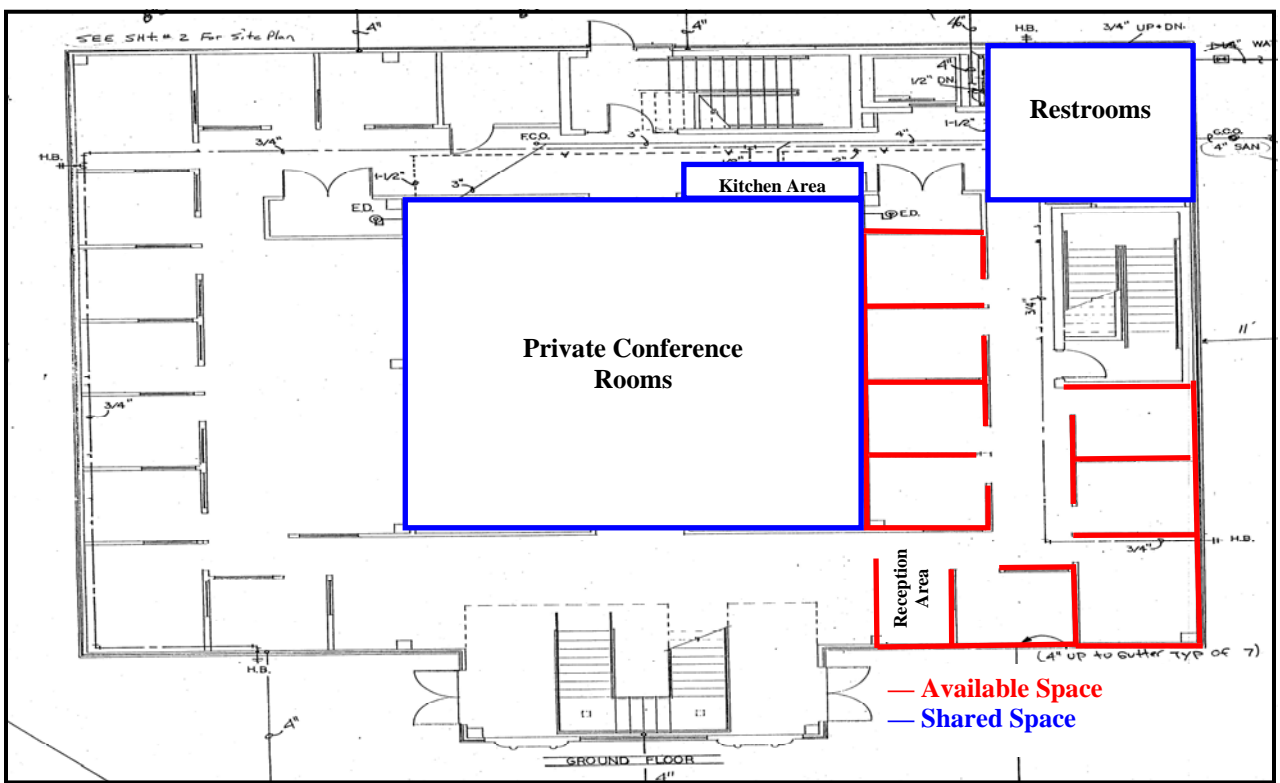
PROPERTY DESCRIPTION

- Location: 13131 University Drive, Fort Myers, FL 33907
- S.T.R.A.P. # 23-45-24-00-00001.0090
- Available Space: 827± SF
- Year Built: 1995
- Zoning: CPD (Commercial Planned Development)
- Parking: Shared
- Comments: This nicely appointed professional office is currently looking for a new tenant to share office space. The space consists of 8 offices and reception area on the first floor. Each office is approximately 8' x 8' and has an open door concept. The lease is a full service gross with internet, and phone services provided. In addition, the tenant would have use of the kitchen and restroom facilities as well as conference rooms upon request. The location on University Drive, (a frontage road along Summerlin Road), is directly across from FSW (Florida SouthWestern State College) and Barbara B Mann Performing Arts Hall making this an excellent location along the College Parkway corridor.

**FOR LEASE: \$1,813.88 Per Month Plus Sales Tax (\$26.32 PSF)
(\$1,919.08 Per Month Including Sales Tax)**



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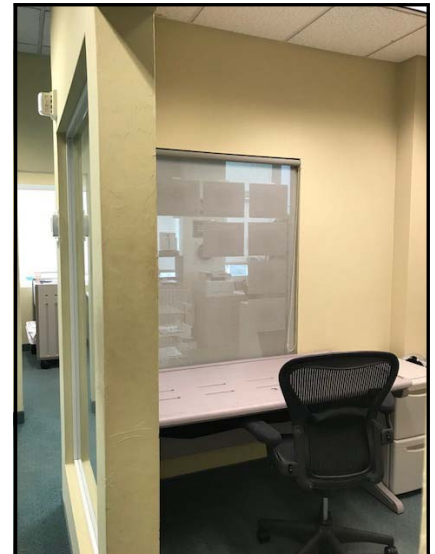
(8) 8' x 8' Offices



Reception Area



Shared Conference Room



8' x 8' Office