



**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
- Total Space Available Space: 970± SF (827± SF Contiguous, plus 143± SF additional office or storage.)
- Year Built: 1995
- Zoning: CPD (Commercial Planned Development)
- Parking: 23 Shared Spaces
- Comments: This nicely appointed professional office is currently looking for a new tenant to share office space. The space consists of an independent reception desk and (9) offices on the first floor. The lease is a full service gross lease with internet and phone services provided and includes use of the large and small conference rooms, kitchen area and restrooms on the first floor. In addition, the building has key-less entry and can be accessed 24/7. The location on University Drive, is directly across from Florida South-Western State College, Barbara B. Mann Performing Arts Hall and Suncoast Credit Union Arena and can be easily accessed at the lighted intersection of Summerlin Road and University Center Blvd.

**LEASE RATE: \$1,545.21 (\$1,455.00 Per Month + \$90.21 Sales Tax)  
\$18.00 PSF Base Rent + Sales Tax at 6.2%**

**Showings By Appointment Only Please!**

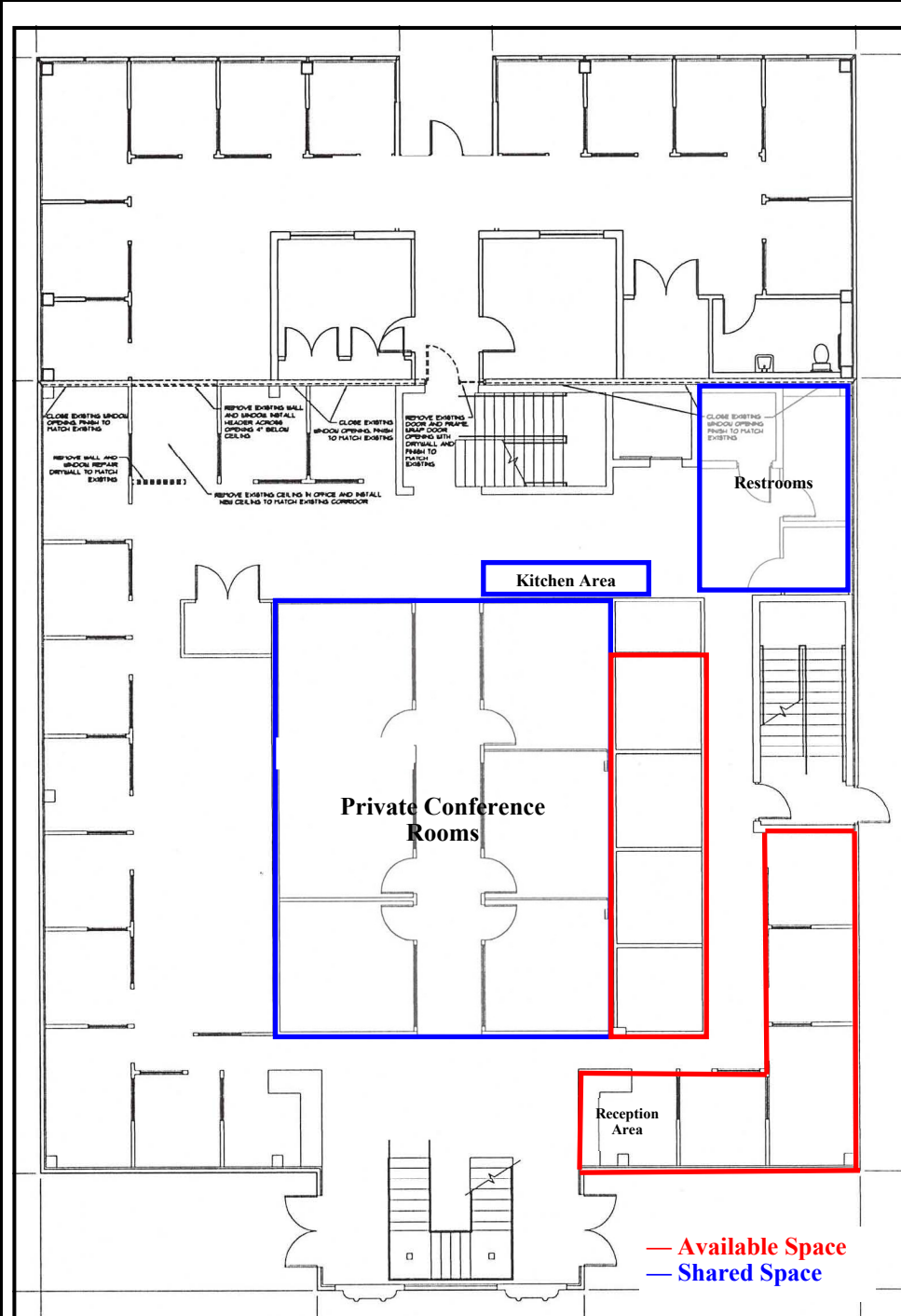


# COMMERCIAL

For more information contact:  
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Reception Area



Office



Office Area Hallway



Large Conference Room

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