



**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
- Year Built: 1995
- Zoning: CPD (Commercial Planned Development)
- Parking: 65 Shared Spaces

■ Comments: This nicely appointed professional office is currently looking for a new tenant to share office space on the first floor. The lease is a full service gross which includes all utilities plus internet, and 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 SouthWestern 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.

Available SF	PSF	Monthly Base Rent	Sales Tax	Monthly Total
900± SF	\$22.00	\$1,650.00	\$41.25	\$1,691.25

***Showings by appointment only.**

