



## INVESTOR OPPORTUNITY / SALE/LEASEBACK SUMMERLIN ROAD 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
- Building Size: 14,714 +/-SF
- Land Size 1.16+/- Acres
- Year Built: 1995
- Zoning: CPD (Commercial Planned Development)
- Parking: Abundant
- Comments: This well-maintained, two-story freestanding professional office building, with original long term Anchor Tenant, and Triple Net Lease is available for sale as a Sale/Leaseback Investment. The building is 14,714± SF and is 93% occupied with an Annual NOI of approximately \$160,442 per year and a 6.4% CAP Rate. Located in University Center Office Park along with Morgan Stanley, Morgan and Morgan, Colliers International, and Key Private Bank, the location offers excellent Summerlin Road exposure with great visibility and high daily traffic counts. The location also offers easy access to College Parkway or Cypress Lake Drive/Daniels Parkway or Summerlin Road both north or south and is directly across from Florida SouthWestern State College, Barbara B. Mann Performing Arts Hall at FSW and Suncoast Credit Union Arena. The building has multiple entrances, 2 reception desks, an elevator and is sprinkled. The property is professionally landscaped and has an ample parking ratio.

**FOR SALE \$2,500,000 (\$170 PSF)**

**Showings by appointment only please!**

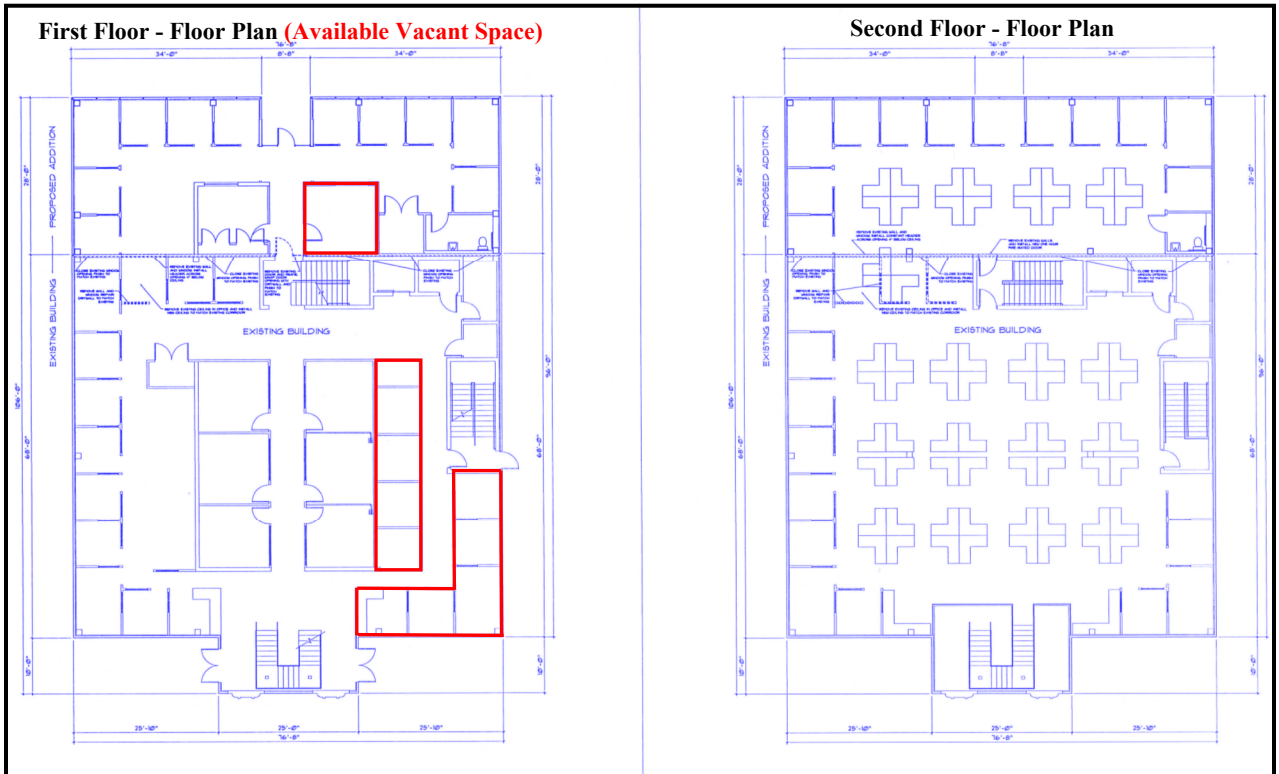


# COMMERCIAL

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**Office Area Hallway**



**Shared Kitchen Area**



**Typical Office**



**Shared Conference Room**



**Reception Area**

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