

For More Information Contact: **Lisa Farrell-Sands Broker & Commercial Advisor** (239) 470-5582 LSands@viprealty.com vipcommercial.com



FOR LEASE | 4,685± SF PROFESSIONAL OFFICE **COLONIAL BLVD. | NEAR I75**



PROPERTY DESCRIPTION

- Location:
- 4091 Colonial Blvd., Fort Myers, Florida 33966 32-44-25-P2-00010.0040
- S.T.R.A.P. #: 1981
- Year Built:
- **Building Size:** 9.600± SF
- Land Size: $1.52 \pm \text{Acres} (66,298 \pm \text{SF})$
- **Rentable SF:** $4.685 \pm SF$
- CG (Commercial General) City of Fort Myers **Zoning:**

Pylon

- **Parking:** Ample Shared Parking
- Signage:

Comments: This 1st floor professional office is move-in-ready. The space is fully built out and partially furnished. The office offers a lobby entrance with reception, 14 private offices, most with windows, a conference room, mailroom, breakroom, a large open workspace, storage room, and 4 private restrooms. The property is conveniently located just west of I75 with easy access off Colonial Blvd. The building is shared with the 2nd floor tenant, Dennis Hernandez & Associates, Attorney's at Law.

FOR LEASE ~ \$10.658.37 Per Month (Price Includes CAM & Sales Tax)

VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907 Phone 239.489.3303

This is not intended to solicit property already listed. All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.



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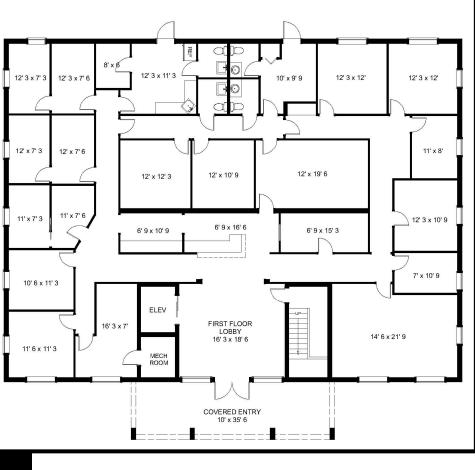


FOR LEASE | 4,685± SF PROFESSIONAL OFFICE COLONIAL BLVD. | NEAR 175









FIRST FLOOR 4091 COLONIAL BLVD.







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