



COMMERCIAL

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



PROPERTY DESCRIPTION

- **Location:** 4091 Colonial Blvd., Fort Myers, Florida 33966
- **S.T.R.A.P. #:** 32-44-25-P2-00010.0040
- **Year Built:** 1981
- **Building Size:** 9,600± SF
- **Land Size:** 1.52± Acres (66,298± SF)
- **Rentable SF:** 4,685± SF
- **Zoning:** CG (Commercial General) City of Fort Myers
- **Parking:** Ample Shared Parking
- **Signage:** Pylon

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.

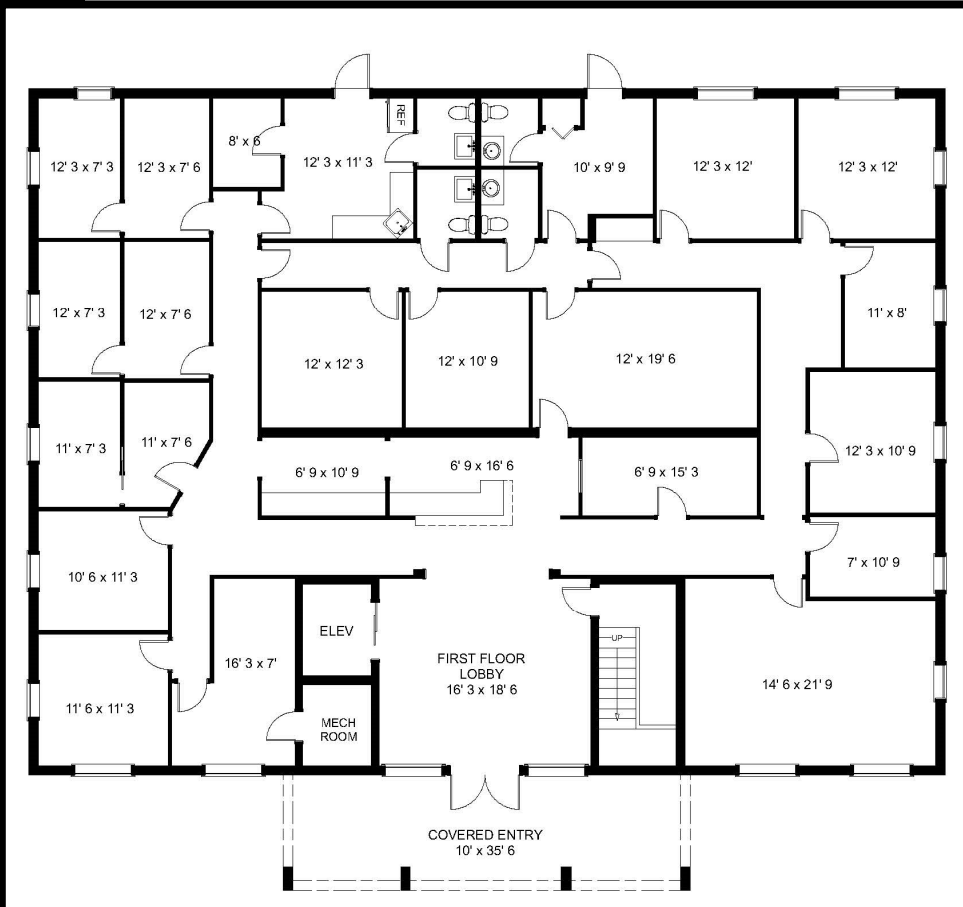
FOR LEASE ~ \$10,404.60 Per Month
(Price Includes CAM & Sales Tax)

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

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FIRST FLOOR
4091 COLONIAL BLVD.