



# COMMERCIAL

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## FOR LEASE | 2,192± SF PROFESSIONAL OFFICE “MOVE-IN-READY” | MCGREGOR BLVD. | NEAR DOWNTOWN



### PROPERTY DESCRIPTION

- **Location:** 2080 McGregor Blvd., Suite 300, Fort Myers, FL 33901
- **S.T.R.A.P. #:** 23-44-24-P2-03000.0030
- **Leaseable Area:** 2,192± SF
- **Zoning:** U-CTR (Urban Center) within the City of Fort Myers
- **Year Built:** 1985
- **Parking:** 36 Shared Onsite Parking Spaces

**Comments:** Join tenants, Old Florida Title, Simmons & Cook, Attorney's Coleman & Coleman, Law Offices of Dennis L. Webb, and Sherman & Associates in this well maintained professional office building located along McGregor Blvd. between Wilna Street and Bayside Parkway near downtown Fort Myers. The building has 24/7 access, an elevator and a entrance on the third floor. The office is “Move-in-Ready” and consists of a large waiting and reception area, five private offices with windows, (2) conference rooms, copier/storage area, a breakroom with kitchenette, a utility closet, a file/storage area and (1) private restroom. The lease includes electric, water/sewer and trash. The Tenant is responsible for their own internet / phone and office janitorial services.

**LEASE RATE: \$4,018.67 Per Month**

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

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