



**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 two new tenants to share office space on the first floor. The lease is a full service gross which includes 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.

**\*Showings by appointment only!**

Available SF	PSF	Monthly Base Rent	Sales Tax	Monthly Total
713± SF	\$21.00	\$1,247.75	\$31.19	\$1,278.94
900± SF	\$21.00	\$1,575.00	\$39.38	\$1,614.38

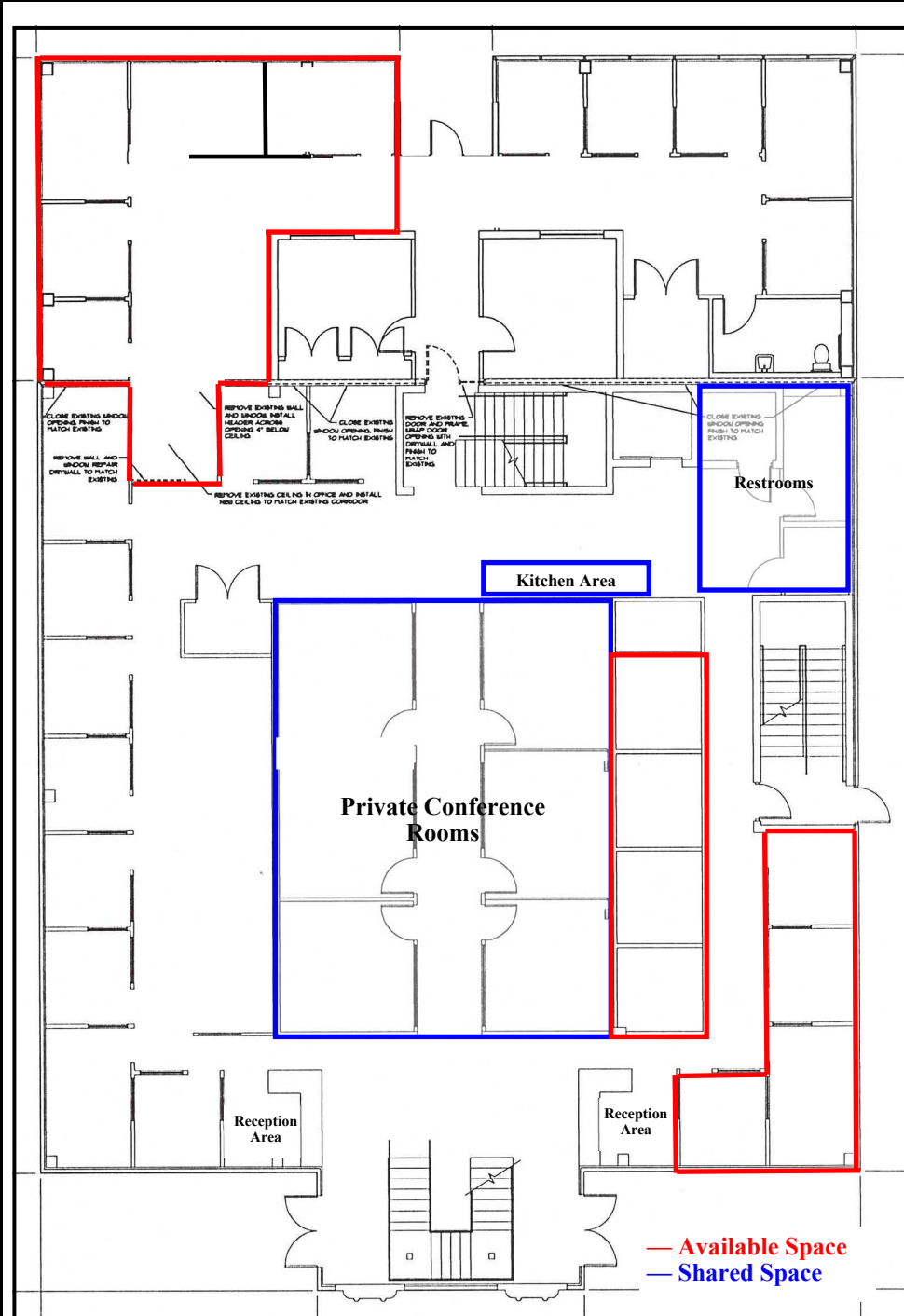


# COMMERCIAL

For more information contact:  
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## FOR LEASE | SHARED PROFESSIONAL OFFICE SPACE UNIVERSITY DRIVE FRONTAGE | ACROSS FROM FSW



Reception Area



Front Office



Back Office



Large Conference Room

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