



**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 one to two new tenants to share office space on the first floor. The lease is a full service gross which includes all utilities plus 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 South-Western 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    |

