

For more information contact: Lisa Farrell-Sands **Broker & Commercial Advisor** (239) 470-5582 LSands@viprealty.com vipcommercial.com



FOR LEASE | SHARED PROFESSIONAL OFFICE SPACE UNIVERSITY DRIVE FRONTAGE | ACROSS FROM FSW



Location: 13131 University Drive,

Fort Myers, FL 33907

23-45-24-00-00001.0090 S.T.R.A.P. #:

Year Built: 1995

Zoning: CPD (Commercial Planned Development)

Parking: 65 Shared Spaces

Comments: This nicely appointed professional office is currently looking for a new tenant 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 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.

Available	PSF	Monthly	Sales	Monthly
SF		Base Rent	Tax	Total
900± SF	\$22.00	\$1,650.00	\$41.25	\$1,691.25

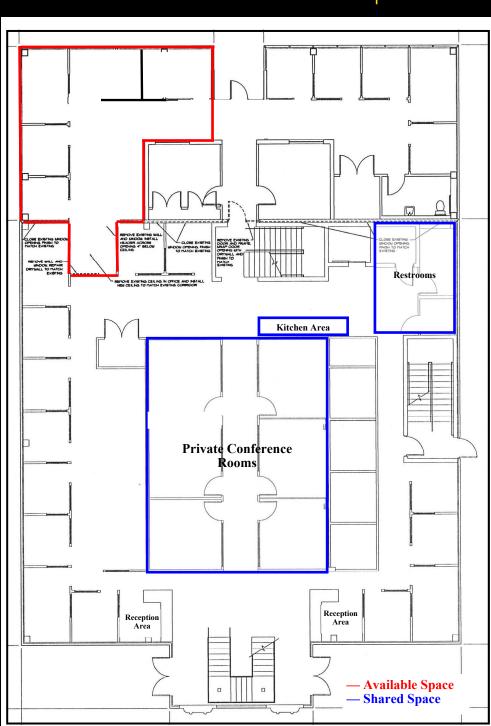
*Showings by appointment only.



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Reception Area



Office



Office



Large Conference Room

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