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**1,500± SF OFFICE AVAILABLE FOR LEASE
 MORSE SHORES PROFESSIONAL CENTER | PALM BEACH BLVD.**



PROPERTY DESCRIPTION

- **Location:** 4857 Palm Beach Blvd. Fort Myers, FL 33905
- **S.T.R.A.P. #** 03-44-25-04-0000A.0120
- **Total Building Size:** 7,125± SF
- **Year Built:** 2008
- **Zoning:** CC (Community Commercial) Lee County
- **Parking:** Abundant Shared Parking
- **Utilities:** All Available to the Site
- **Comments:** Morse Shores Professional Center is a very well-maintained neighborhood center located on Palm Beach Blvd. just minutes from Downtown Fort Myers and close to I75. This is a multi-tenant building consisting of (4) separate units. Unit 2 is the last remaining space within a great mix of tenants. Formerly occupied by Millennium Physicians Group and used as their training center, Unit 2 is built out as office, with 5 offices, a conference room, a large open work area with kitchenette and a private restroom.

Unit #	SF	PSF	Monthly	Sales Tax	Total
Unit 2	1,500± SF	\$26.15	\$3,268.75	\$81.72	\$3,350.47



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For More Information Contact:
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Open Workspace



Offices



Conference Room



Office



Office



Office



Office



Kitchenette and Restroom



Entrance Unit 2 & 3



Aerial - Location to I75



Building & Monument Signage



Building & Parking

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

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