FOR LEASE

Kelly-Carlos Professional Center

11595 Kelly Rd / Fort Myers, FL 33908

EXECUTIVE OFFICE SUITES

CUSHMAN & WAKEFIELD



BUILDING FEATURES

Available Size	Suites starting at 206+ SF
Rate	$15.00 PSF Gross
Zoning	C1A - Commercial
Year Built	1982
Traffic Count	18,300 - Annual Average Daily Traffic (San Carlos & Kelly Rd.)
STRAP #	06-46-24-00-00003.1100



PROPERTY HIGHLIGHTS

- IMMEDIATE OCCUPANCY AVAILABLE
- SECURED BUILDING w/ 24-HR ACCESS
- QUIET & PROFESSIONAL ON-SITE MANAGEMENT
- IDEAL FOR BUSINESS OFFICE, FINANCIAL, THERAPIST & MORE
- FULLY FUNCTIONING EXECUTIVE CENTER WITH CONFERENCE ROOMS, KITCHENETTES, WAITING AREAS
- 2 CONFERENCE ROOMS w/ UNLIMITED MONTHLY USE
- CONVENIENTLY LOCATED NEAR THE BEACH AREAS OF SANIBEL, CAPTIVA AND FORT MYERS BEACH

CUSHMAN & WAKEFIELD | COMMERCIAL PROPERTY SOUTHWEST FLORIDA

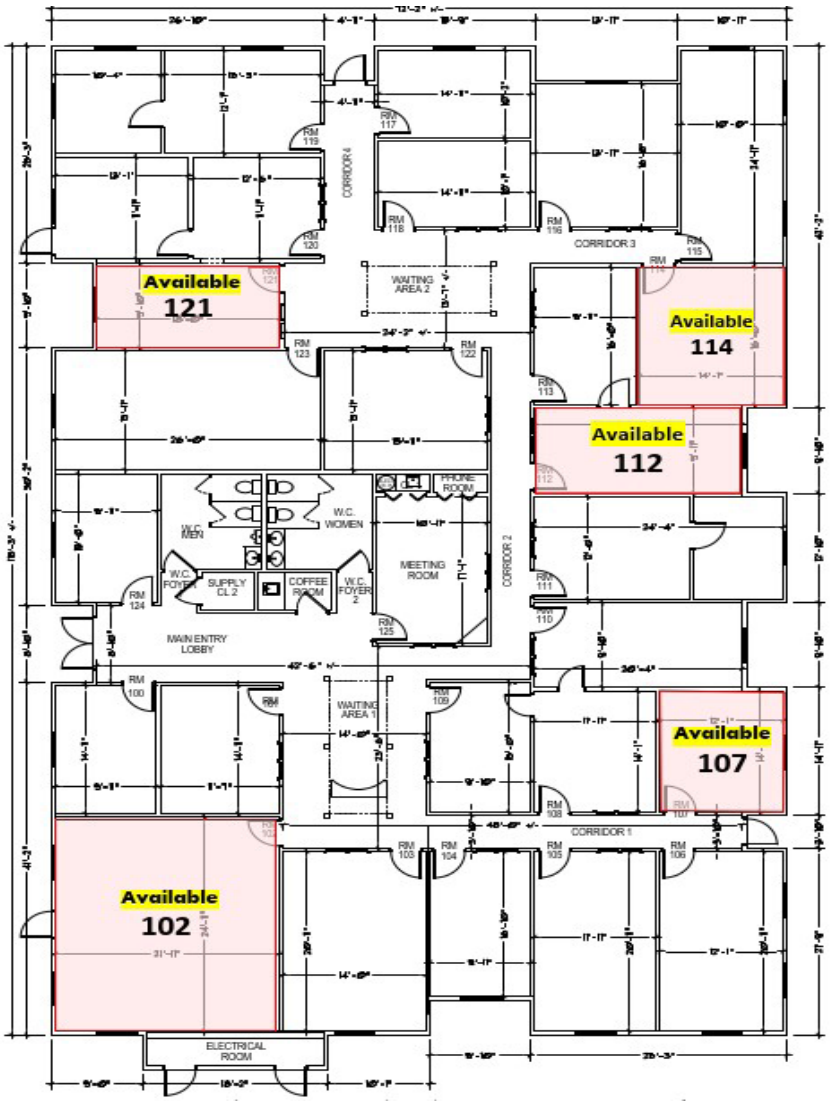
Building 100

Space Available

UNIT	SUITE SIZE	MONTHLY BASE RENT	**SALES TAX (6%)	TOTAL RENT
Suite 102	743± SF	$928.75	$55.73	$984.48
Suite 107	233± SF	$291.25	$17.48	$308.73
Suite 112	281± SF	$351.25	$21.08	$372.33
Suite 114	311± SF	$388.75	$23.33	$412.08
Suite 121	247± SF	$308.75	$18.53	$327.28

**Subject to change

100 CARLOS Building



CUSHMAN & WAKEFIELD | COMMERCIAL PROPERTY SOUTHWEST FLORIDA

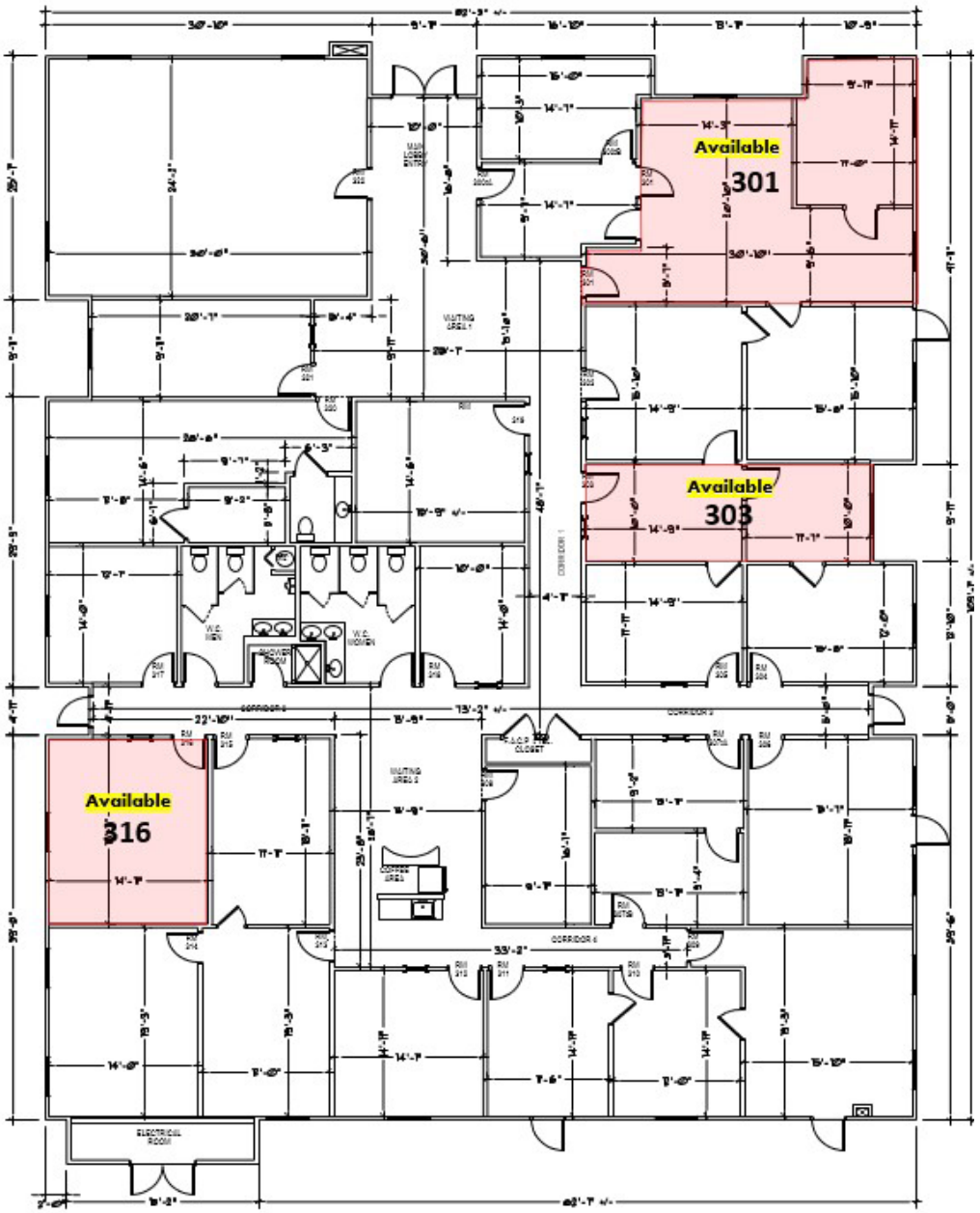
Building 300

Space Available

UNIT	SUITE SIZE	MONTHLY BASE RENT	**SALES TAX (6%)	TOTAL RENT
Suite 301	791± SF	$988.75	$59.33	$1,048.08
Suite 303	358± SF	$447.50	$26.85	$474.35
Suite 316	373± SF	$466.25	$27.98	$494.23

**Subject to change

300 McGREGOR Building



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Aerial / Location Map



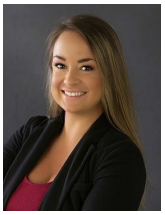
Demographics

	1 Mile	2 Mile	3 Mile
Population	8,571	17,655	15,393
Median HH Income	$52,679	$64,154	$69,798
Daytime Population	9,008	17,016	14,829





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