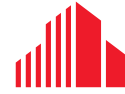


FOR LEASE

# Kelly-Carlos Professional Center

11595 Kelly Rd / Fort Myers, FL 33908



CUSHMAN &  
WAKEFIELD

## EXECUTIVE OFFICE SUITES



### 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**

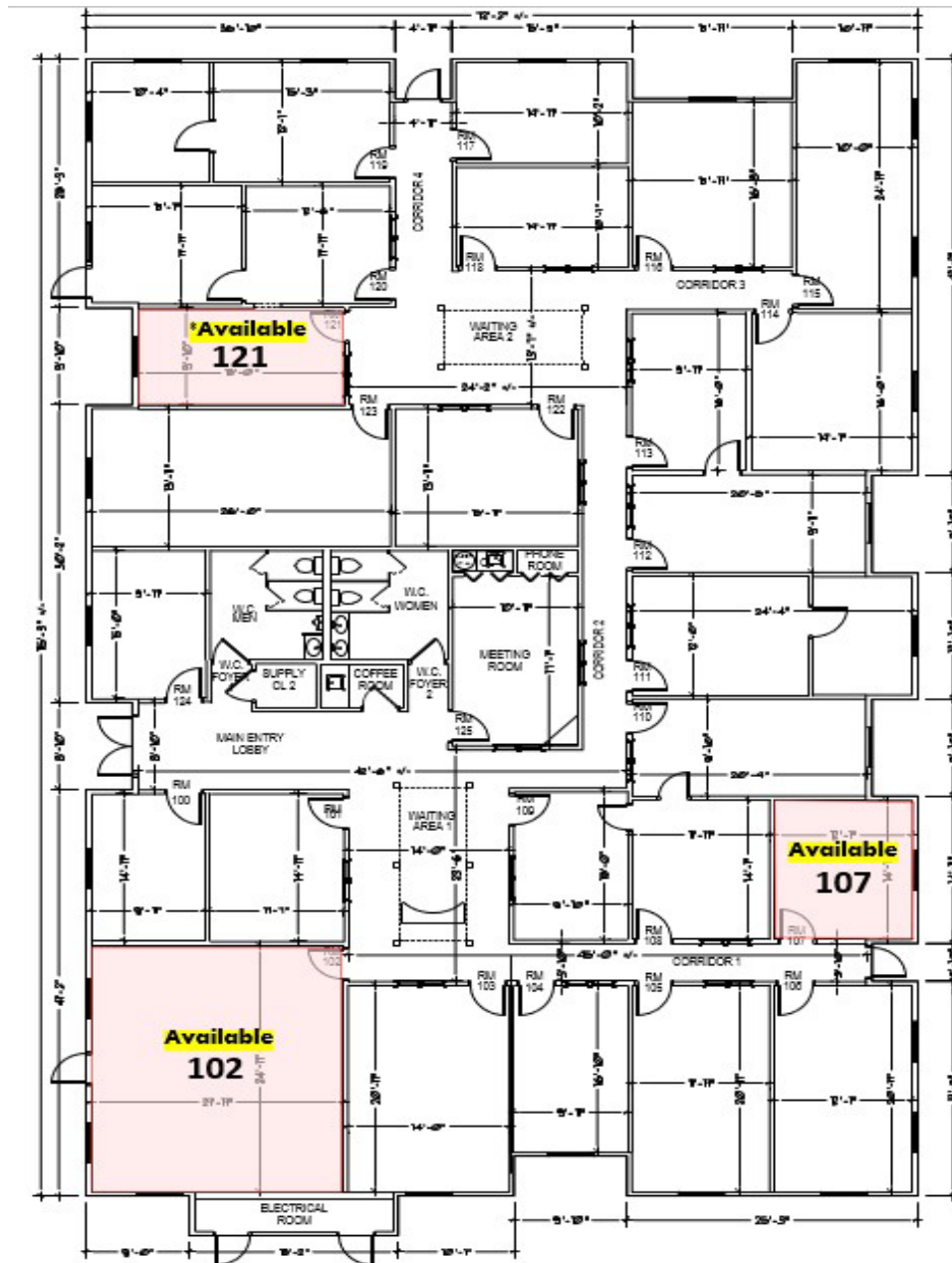
## Building 100

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 121	247± SF	\$308.75	\$18.53	\$327.28

\*\*Subject to change

**100** CARLOS  
Building





**CUSHMAN &  
WAKEFIELD**

**COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA**

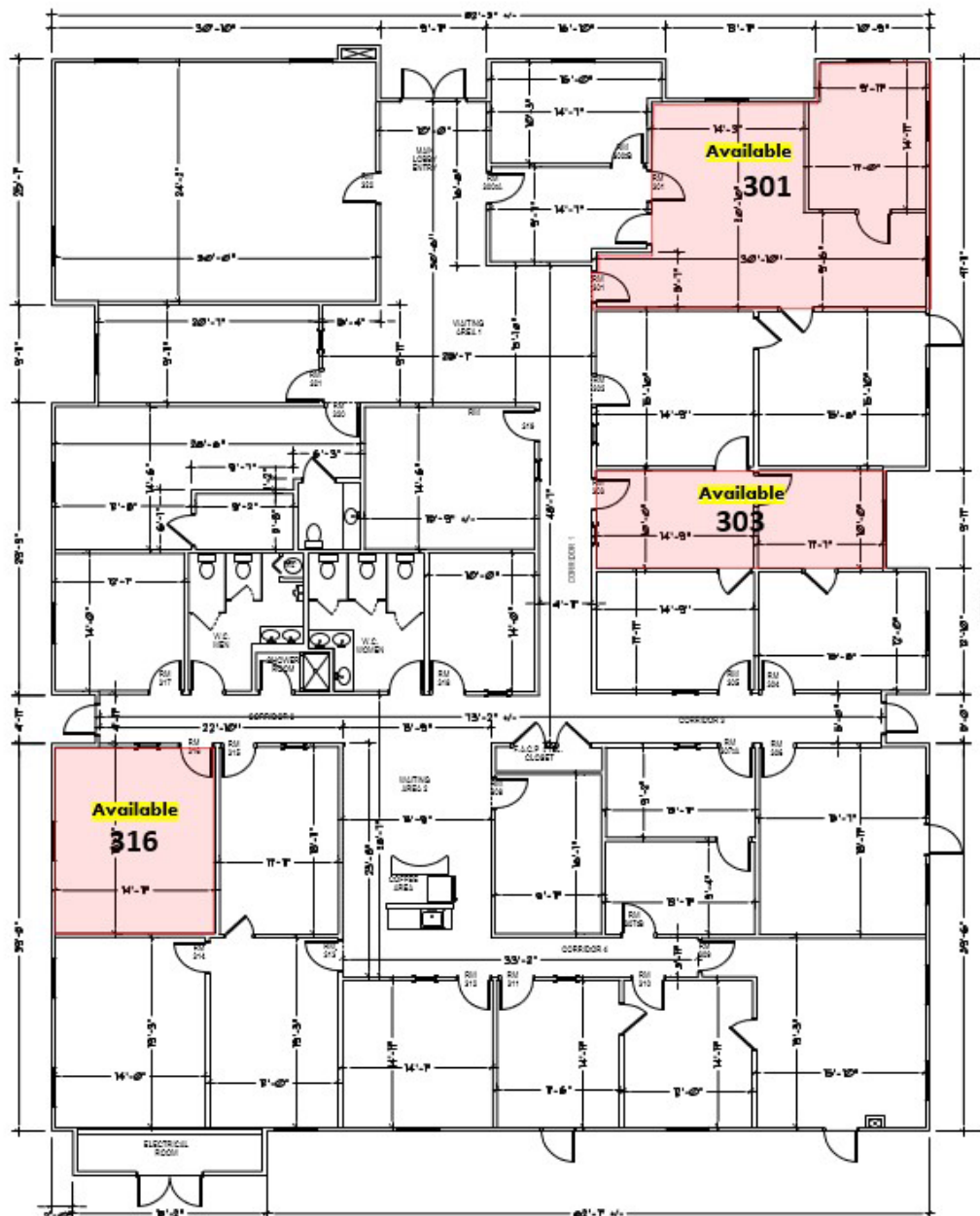
## Building 300

### 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

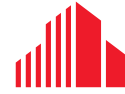




FOR LEASE

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CUSHMAN &  
WAKEFIELD

## 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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