

FOR LEASE

# Kelly-Carlos Professional Center

11595 Kelly Rd / Fort Myers, FL 33908



EXECUTIVE OFFICE SUITES



## BUILDING FEATURES

Available Size	Suites starting at 202+ 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

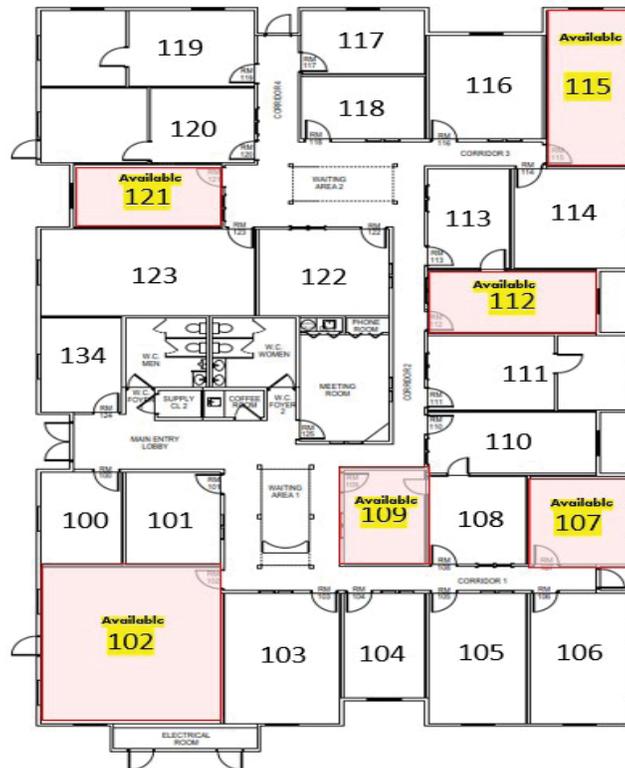


## Building 100

### 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 109*	202±	\$252.50	\$15.15	\$267.65
Suite 112	281± SF	\$351.25	\$21.08	\$372.33
Suite 115*	342+ SF	\$427.50	\$25.65	\$453.15

**100** CARLOS  
Building



\*Available 10/1/2022

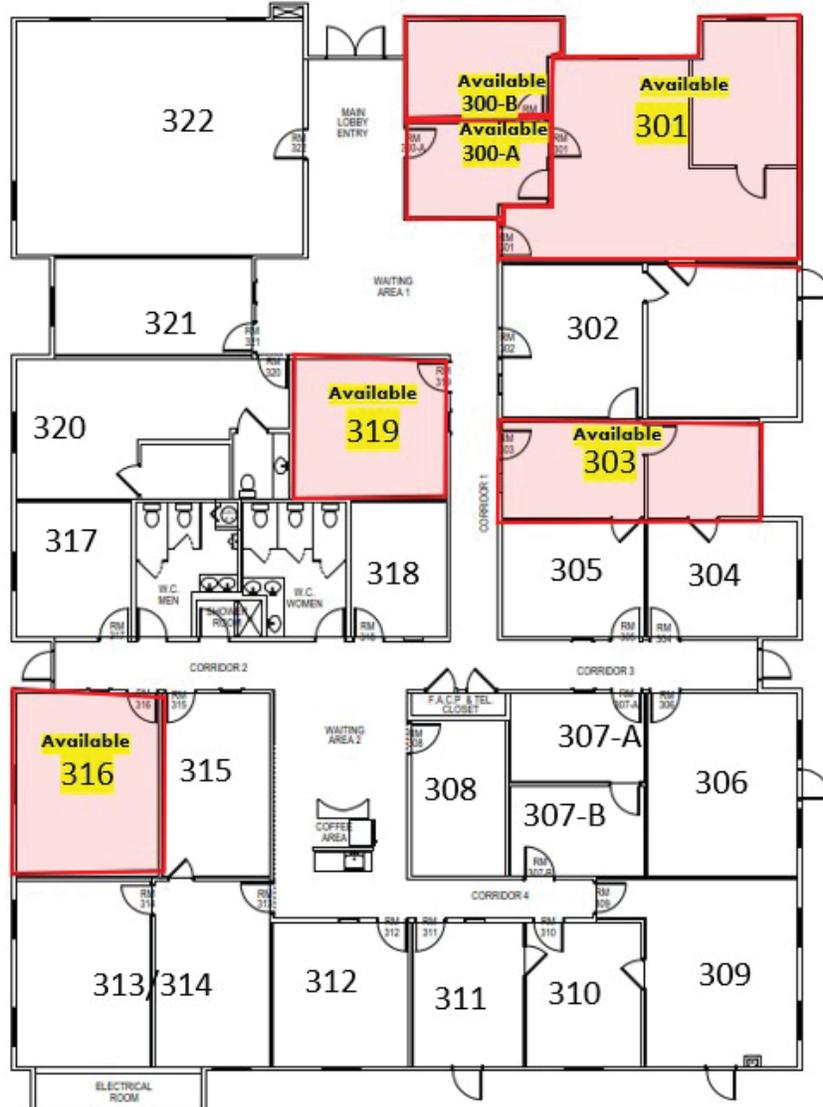
\*\*Subject to change

## Building 300

### Space Available

UNIT	SUITE SIZE	MONTHLY BASE RENT	**SALES TAX (6%)	TOTAL RENT
Suite 300AB	385± SF	\$481.25	\$28.88	\$510.13
Suite 301	791± SF	\$988.75	\$59.33	\$1,048.08
Suite 303* AVAILABLE AUGUST 2022	358± SF	\$447.50	\$26.85	\$474.35
Suite 316	373± SF	\$466.25	\$27.98	\$494.23
Suite 319*	305± SF	\$381.25	\$22.88	\$404.13

**300** McGREGOR  
Building



\*Available 8/1/2022

\*\*Subject to change

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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



**Gary Tasman**  
CEO & Principal Broker  
+1 239 489 3600  
gtasman@cpswfl.com



**Hanna Ray**  
Director  
+1 239 489 3600  
hray@cpswfl.com

5220 Summerlin Commons  
Blvd, Suite 500  
Fort Myers, FL 33907  
Main +1 239 489 3600  
[www.cpswfl.com](http://www.cpswfl.com)