

FOR LEASE

12195 Metro Pkwy

Fort Myers, FL 33966



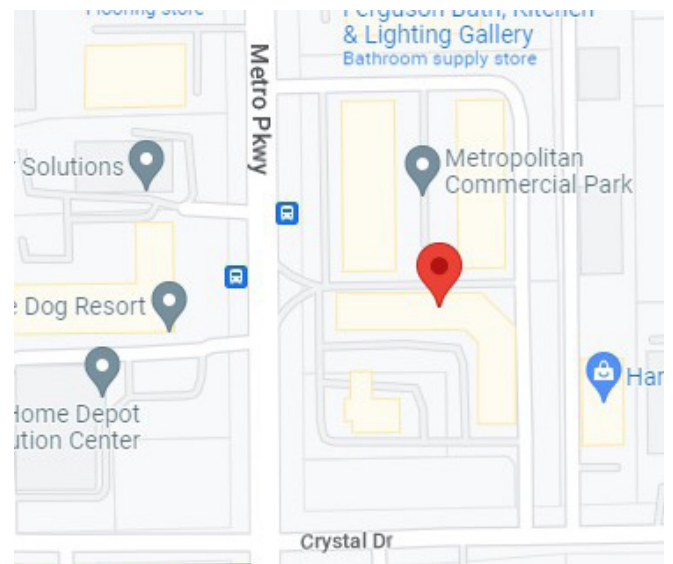
COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this single-story 22,109-square-foot (SF) strip center that sits on approximately 2.30 acres in the S. Fort Myers/San Carlos submarket of Lee County. The building is located east of Metro Pkwy and west of Crystal Drive and offers multiple access points and ample parking.

Property Highlights

Address	12195 Metro Pkwy Fort Myers, FL 33966
Year Built	2004
Lease Rate	\$16.00NNN
CAM	\$6.00
Total Bldg. SF	± 22,109 SF
Parking	76 surface spaces
Zoning	CPD



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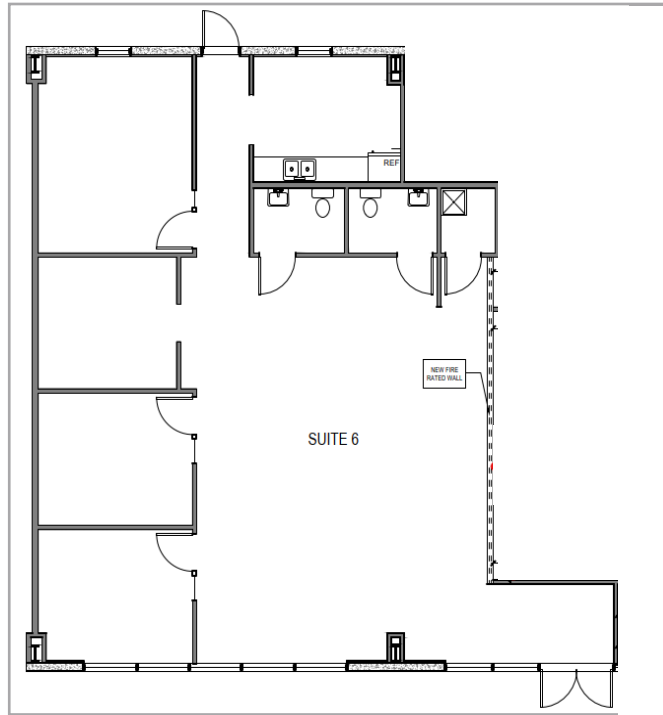
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Unit	Size	Price PSF	CAM PSF	Sales Tax	Monthly Total
6	1,500	\$16.00	\$6.00	\$165.00	\$2,915.00

- Space is move in ready
- Preferred uses are office or small retail/showroom
- Strip center offers ample parking and property is well maintained
- Available space offers small reception, 2 private offices, conference room, copy/file room, 2 ADA restrooms, kitchenette, and an open showroom area that can be utilized for cubicles or displays
- Strip center located just minutes from I-75 and US-41
- Back-door access
- Great mix of tenants including Greenwire Technology Solutions, AmeriLife of Lee County and Frank Jenkins Custom Homes. Gulf Coast Business Bank is located next door.
- Located at the signalized intersection of Metro and Crystal Dr.

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