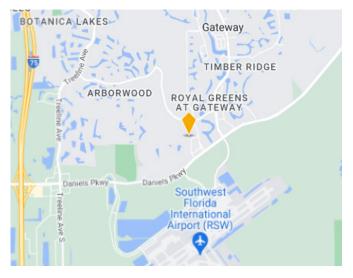


Cushman and Wakefield | Commercial Property Southwest Florida is pleased to present this sublease opportunity, in Westlinks Business Park off of Daniels Pkwy inside the master-planned Gateway community. The 14-building office and flex park is located just minutes from I-75, US-41 and RSW. Available units 2-3 have a combined <u>+</u>8,000 SF of fully furnished and built out turn key ready office space. The units include reception, waiting room, 5 private offices, 56 cubicles, large training room, kitchen/ lunchroom, 2 sets of restrooms, additional kitchenette. Current lease expires 8/31/2026.

## **Property Highlights**

Address	12730 Commonwealth Dr Units 2-3 Fort Myers, FL 33913		
Year Built	1997		
Property Type	Office / Flex		
Size	<u>+</u> 8,000 SF		
Lease Rate	\$13.50 PSF		
CAM	\$3.75 PSF		
Monthly Total	\$11,500 (No Tax Included)		
Parking	119 Spaces 2.19/1,000 SF		



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Shawn Stoneburner Senior Director +1 239 489 3600 sstoneburner@cpswfl.com



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## CUSHMAN & COMMERCIAL PROPERTY SOUTHWEST FLORIDA FOR LEASE 12730 Commonwealth Dr Unit 2-3 Fort Myers, FL 33913



Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Daniels Parkway	Daniels Pkwy NE	38,693	2022	0.38 mi
Paul J Doherty Parkway	Chamberlin Pkwy S	2,340	2022	0.57 mi
Daniels Parkway	Daniels Pkwy W	40,186	2022	0.79 mi
Daniels Pky	Chana Ct W	17,226	2018	1.05 mi

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