



COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

FOR LEASE

12730 Commonwealth Dr

Unit 2-3

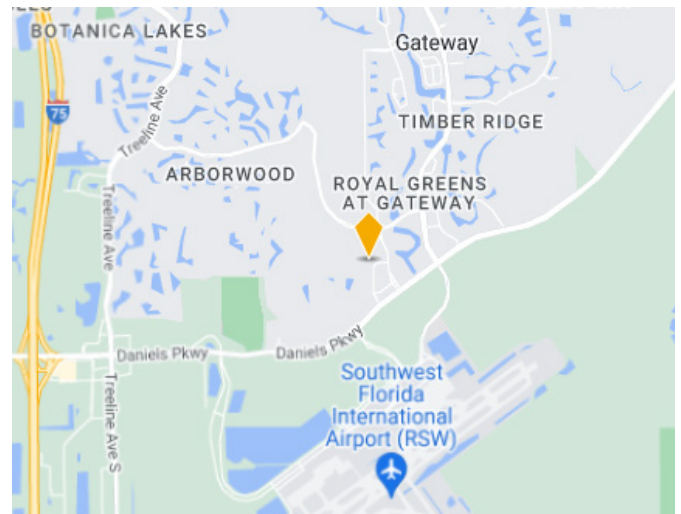
Fort Myers, FL 33913



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  $\pm 8,000$  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

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



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Traffic		Traffic Volume	Count Year	Distance from Property
<b>Collection Street</b>	<b>Cross Street</b>			
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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