

FOR SALE

12600 Gateway Blvd.

Fort Myers, FL 33913



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



**Land Rezoned for 256 Unit
Multi-Family Development!**

Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present the sale of this well-maintained two-story office building. The property is located in a well-established professional office park near Daniels Pkwy, I-75, and the Southwest Florida International Airport. The property has easy egress and ingress and ample parking. The property features an elevator, sprinkler system, self-service cafe, multiple break rooms, multiple conference rooms, and a raised-floor data center. The property is surrounded by multiple new developments and many high-end homes. The land has been rezoned and approved for 256 unit development. Site plan available on page 2 of flyer.

Property Details and Highlights

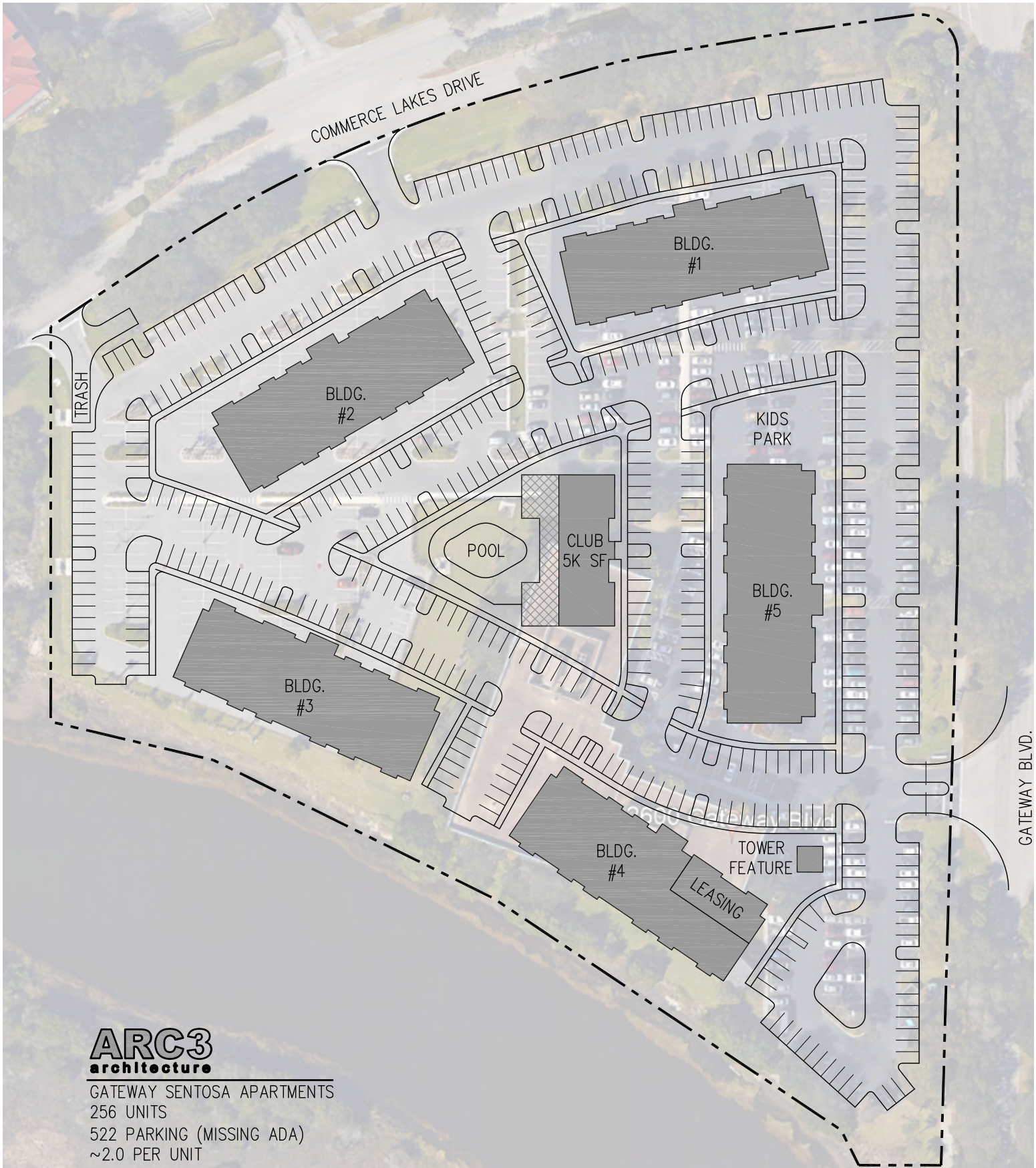
Address	12600 Gateway Blvd. Fort Myers, FL 33913
Sale Price	\$10,000,000
Price PSF	\$158.08 / SF
Year Built	1997
Building Size	63,261 SF
Land Size (AC)	10.21 AC
Land Size (SF)	440,653 SF
Stories	2
Parking	10.42/1,000 SF (659 surface spaces)
Zoning	PUD
Submarket	S Fort Myers / San Carlos

Property Highlights

- Spacious Two-Story Office Building
- Meticulously Maintained Interior & Exterior
- Ideal for Corporate Headquarters or Office Spaces

Rezoning Highlights:

- Land approved for a 256-Unit Multi-Family Development
- Capitalize on the Growing Demand for Multi-Family Housing
- Investment with Long-Term Growth Potential



ARC3
architecture

GATEWAY SENTOSA APARTMENTS
256 UNITS
522 PARKING (MISSING ADA)
~2.0 PER UNIT

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Aerial / Location Map



Area Planned Developments

The Timber Creek mixed use planned development has been approved for 1,315 single family residential units, 250,000 SF of commercial, and a 150-room hotel.

Arborwood Preserve Phase 3 construction of infrastructure to support 143 single family detached dwelling units on a 55.78-acre site with direct access to Shady Blossom Dr.

Alta Contact Center is a single-phase construction of infrastructure to support a 97,338 SF three-story single-tenant commercial building for a nonmedical use on a 12.51-acre site with direct access to Paul J Doherty Pkwy.

Fort Myers Brewing Campus plans to rezone 22.15 acres to develop a campus and package store. The main campus to include 80,000 SF of commercial use to include a tap room, restaurant, retail, event

Demographics - by drive time

	1 Minute	3 Minutes	5 Minutes
Population	4,015	43,407	151,515
AVG. HH Income	\$93,647	\$73,504	\$67,900
Total Businesses	344	1,651	6,815



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