# IONA-MCGREGOR MEDICAL OFFICE BUILDING

15620 MCGREGOR BLVD, SUITE 100 FORT MYERS, FL 33908

# Medical Office Space for Lease

# Opportunity

- Turn-key with optimal medical layout for a one to three physician practice
- All exam rooms have plumbing
- Highly visible, end cap location in vibrant medical plaza
- Top position on McGregor pylon sign
- 8 exam rooms / private offices, lab, storage, break room, two restrooms & large waiting area
- Sprinklered unit
- Non-compete in place, no dental, physical therapy, or podiatry
- Ample parking
- · Seller is a licensed Real Estate Broker

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### **GARY TASMAN**

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### **GRETCHEN SMITH**

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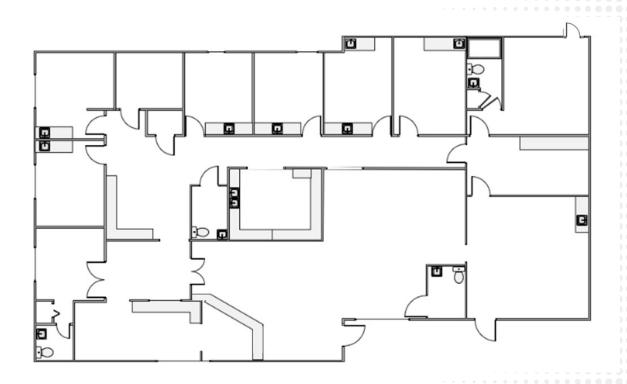


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# Suite 100 | 3,071 SF - Available Immediately

Lease Rate - \$15.00 CAM - \$5.34











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