



**MAYHUGH**  
COMMERCIAL ADVISORS

**FOR LEASE**

2,150 +/- SF Freestanding Professional Office Building

1809 COLONIAL BLVD. - FORT MYERS, FL 33907



**SUBLEASE**

**Includes  
Digital Backlit  
Advertising Sign**

**Property Description:** NEW INTERIOR PAINT THROUGHOUT!

The interior features large welcome area with built-in receptionist counter & desk/file work area, kitchen/ breakroom with sink, built ins & refrigerator, conference room, IT/ utility room, extra storage, three offices, two large open training/bull pen rooms and two restrooms. All flooring consists of tile and laminate wood throughout. The exterior features remodeled parapet roof, new paint, outside storage room, a large concrete parking area with two points of Colonial Blvd. ingress/egress. The office building fronts Colonial Blvd. just West of US-41 (Cleveland Ave.) with over 55,000 +/- cars passing daily AND lease includes an onsite large digitized informational/advertising sign! Call us today to schedule your tour.

<b>Space Available:</b>	2,150 +/- SF
<b>Price P/S/F:</b>	\$11.00 P/S/F
<b>Lease Type:</b>	Modified GROSS
<b>Building Size:</b>	2,150 +/- SF
<b>Zoning:</b>	PO (City of Fort Myers)
<b>Year Built:</b>	1960
<b>Lease Expiration:</b>	September 14, 2020

Advisors:

**Chuck Mayhugh**

239-823-8010 (Cell)

chuck@mayhughrealty.com

**Mayhugh Realty, Inc.**

13690 Eagle Ridge Dr.

Fort Myers, FL 33912

Office: 239-278-4945

Fax: 239-278-1964

Drawing not to scale. The statements, information and figures presented herein in this offering, while not warranted or guaranteed, are secured from a source we believe to be reliable. Subject to prior sale, withdrawal and price change without notice.

MayhughCommercial.com



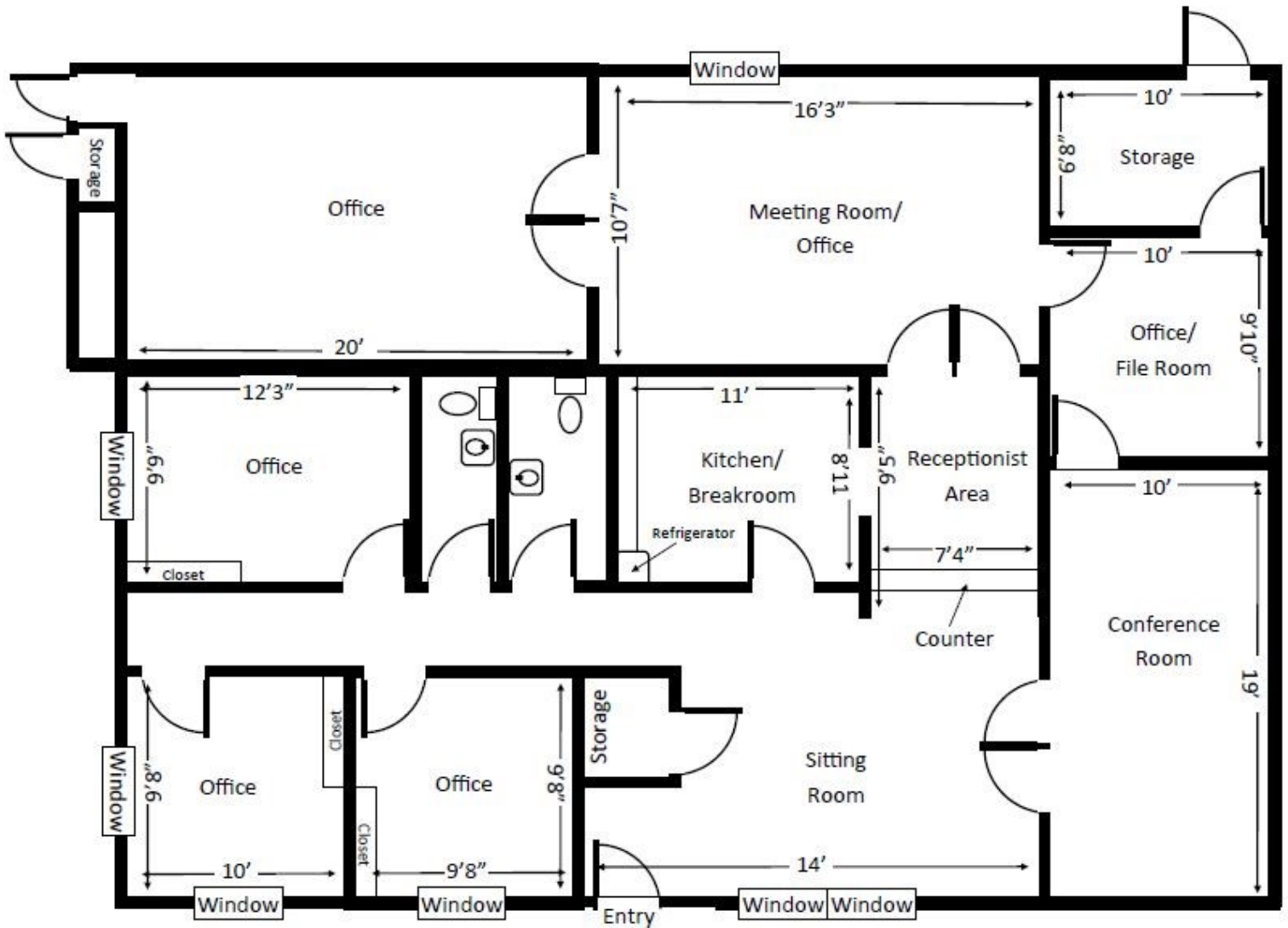
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**Property Floorplan:**



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**Property Location:**



**Property Pictures:**



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