

# PARKER COMMONS

## PROFESSIONAL OFFICE SPACE



### FOR LEASE

13450 PARKER COMMONS BLVD, UNITS 103 & 104, FORT MYERS, FL 33912



**LEASE RATE:** \$13.50 PSF NNN

**CAM:** \$5.37 PSF

**SIZE:** 2,340± SF

**LOCATION:** Excellent location just off Daniels Parkway, close to I-75, Exit 131

**ZONING:** CPD - Commercial Planned Development (Lee County)

**YEAR BUILT:** 2006

SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	CAM (PSF)	MONTHLY CAM	SALES TAX	MONTHLY TOTAL
2,340	\$13.50	\$2,632.50	\$5.37	\$1,047.15	\$220.78	\$3,900.43

### PROFESSIONAL OFFICE

Parker Commons is a professional & medical office park located along Daniels Parkway, between Six Mile Cypress Parkway and I-75. This suite offers nice new finishes in 8 private offices with a potential for 10, conference room, break room, secure reception/ lobby area and 2 restrooms. Office furniture available, make offer.

### CONTACT

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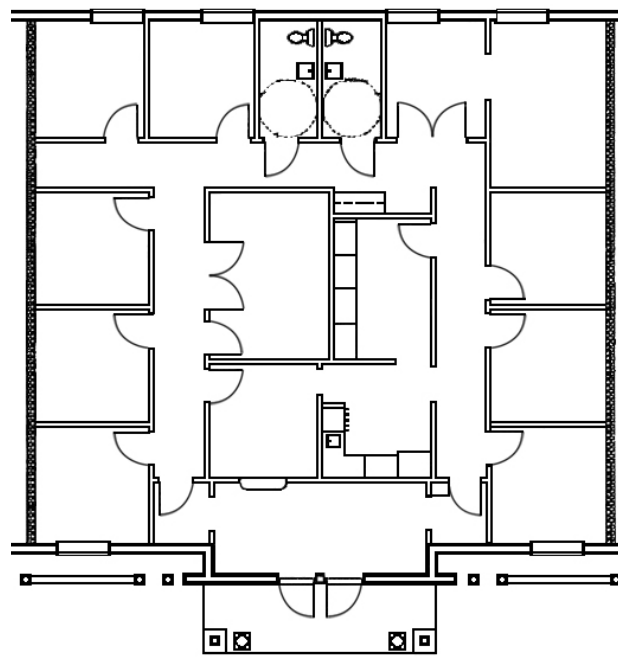
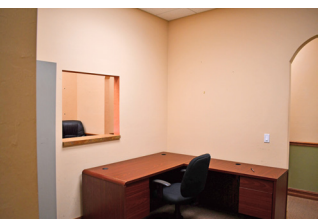
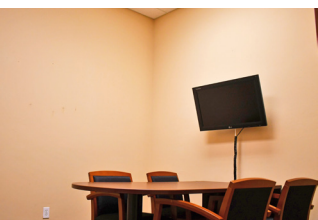
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### HIGHLIGHTS

- Office complex in park like setting
- Upscale finishes with cherry stained crown moldings, base moldings and chair rails
- Combination wood flooring, ceramic tile and carpet flooring
- 2' x 2' Acoustic ceiling tile
- Sprinklered building
- Security system
- Break room with Refrigerator and Microwave
- Convenient location



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### 2020 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,984	33,311	114,952
EST. HOUSEHOLDS	2,197	14,889	52,886
EST. MEDIAN HOUSEHOLD INCOME	\$81,654	\$76,150	\$57,620

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