## **FOR LEASE COLONIAL BUSINESS CENTER (10,000 - 32,770 ± SF)**

COMMERCIAL REAL ESTATE SERVICES

4220 Executive Circle, Fort Myers, FL 33916

## ATTRACTIVE CLASS "A" ARCHITECTURAL DESIGN



- 10,000 TO 32,770± SF AVAILABLE
- LEASE RATE STARTING AT \$10.00 PSF NNN
  - ♦ Includes \$10 PSF Build-Out Allowance
  - ♦ Built-To-Tenant Specifications
  - ♦ 6 Months free base rent from time of leasing signing
- **CURRENT OFFICE: 200 SF** Expandable To Tenant's Specifications
- READY FOR OCCUPANCY
- OFFICE, INDUSTRIAL, RETAIL
- 30'x 50'TYPICAL BAY SPACING
- 1 RESTROOM

To learn more, please contact:

**Lee & Associates | Naples-Ft. Myers** 6300 Techster Boulevard, Suite 1 Fort Myers, FL 33966 *www.lee-fl.com* 



PROPERTY FEATURES:

**Bob Johnston, SIOR** 

Direct 239.210.7601 **SIOR** 

bjohnston@lee-associates.com

Principal

- Concrete tilt-up
- 18' to 20' eave height
- 12' x 14' ground level "Drive thru" doors



125 amps - 120/208 volts (expandable to 3 phase)

Drive-thru capability

Sprinklered

Jerry Messonnier, SIOR

Principal
Direct 239 210 7

Direct 239.210.7610 **\$ | 0** *jmessonnier@lee-associates.com* 

SIOR

**Derek Bornhorst, CCIM** Senior Vice President

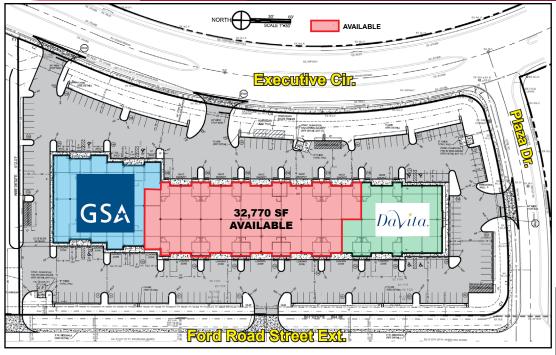
Direct 239.210.7607

dbornhorst@lee-associates.com



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## A Convenient Location To Service The Greater Fort Myers Area

- Colonial Business Center is located one block North of Colonial Boulevard at the corner of Ford Street, Plaza Drive and Executive Circle
- Close to Cape Coral and Lehigh Acres
- Easy access to US 41, Metro Parkway, Dr. Martin Luther King Boulevard and Colonial Boulevard
- Great accessibility to the Greater Fort Myers area
- Frontage on Ford Road Ext. (West), Executive Circle (East) and Plaza Drive (South)
- 2.5 miles to I-75 and 1 mile to US 41





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