

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

4220 Executive Circle, Fort Myers, FL 33916

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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**



PROPERTY FEATURES:

- 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

To learn more, please contact:

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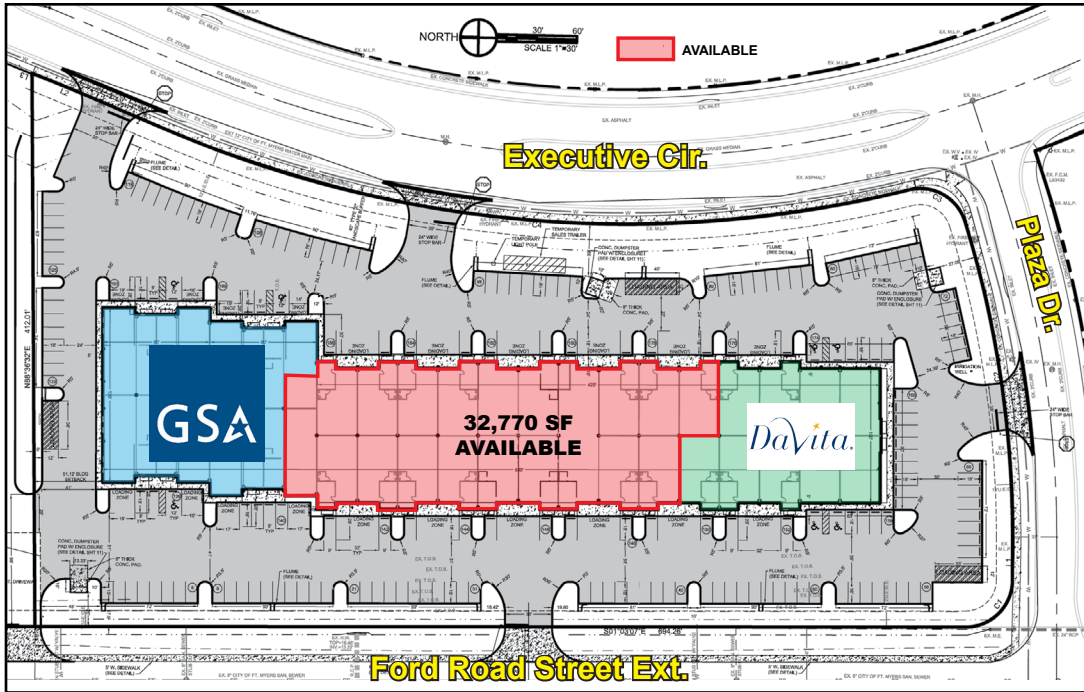
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YOUR LOCAL MARKET EXPERT

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

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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

