



**FOR LEASE | SHARED PROFESSIONAL OFFICE SPACE  
UNIVERSITY DRIVE FRONTAGE | ACROSS FROM FSW**



**PROPERTY DESCRIPTION**

- Location: 13131 University Drive, Fort Myers, FL 33907
- S.T.R.A.P. #: 23-45-24-00-00001.0090
- Year Built: 1995
- Available Space: 585± SF
- Zoning: CPD (Commercial Planned Development)
- Parking: 65 Shared Spaces
  
- Comments: This well-appointed professional office is seeking a new tenant to share the first-floor office space. The lease is a full-service gross, covering all utilities, internet access and the use of both large and small conference rooms, as well as kitchen facilities and restrooms on the first floor. Additionally, the building features keyless entry and offers 24/7 access. Conveniently located on University Drive, it is directly across from Florida SouthWestern State College, Barbara B. Mann Performing Arts Hall and Suncoast Credit Union Arena, easily accessible from the lighted intersection of Summerlin Road and University Center Blvd.

**Monthly Lease Rate: \$1,072.50**

