



8200 COLLEGE PKWY, SUITE 202 | FORT MYERS, FL 33907

## PROFESSIONAL OFFICE SPACE AVAILABLE

**FOR LEASE**

### CONTACT

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## *Parkway Professional Center: Exceptional Office Space with Spectacular Views*

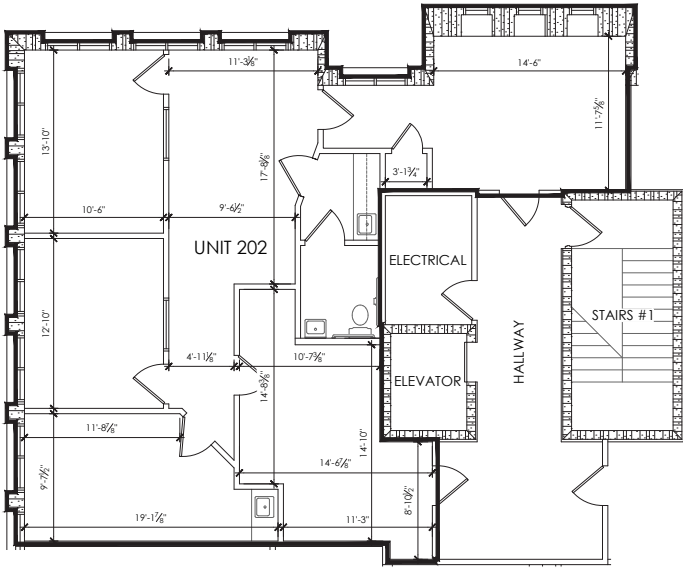
Parkway Professional Center is a stunning 12,000 SF building located on College Parkway that is sure to leave a lasting impression on your clients. Suite 202 offers 1,549 SF of office space with wonderful natural lighting and views. The suite features a waiting room, receptionist area, three private offices, a flex open space, kitchen, one restroom, and a compelling conference room with private entrance. Building and pylon signage available for an additional fee. With over 4.7 parking spots per 1,000 SF, convenience is ensured. Property is currently occupied, please arrange all tours with agent.

### PROPERTY DETAILS

AVAILABLE SPACE	1,549± SF
AVAILABLE DATE	January 1, 2027
LEASE RATE	\$19.50 NNN + \$8.61 CAM
MONTHLY RENT	\$3,628.53
BUILDING SIZE	12,000± SF
ZONING	CS-1 (Lee County)
ELEVATORS	1



## FLOOR PLAN



**PRIME LOCATION WITH EXCEPTIONAL EXPOSURE ON COLLEGE PARKWAY, WHICH SEES 37,000 AADT.**

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