

# For Sale: \$3,750,000 at 8.3% Cap Rate NNN Leases With Personal Guarantees

## 8961 Conference Dr Ft Myers FL 33919

**13,182 SF Office Building**  
**Net Annual Income**  
**STARTING**

**SEPTEMBER 1, 2026**

\$310,295 or

\$23.54 PSF NNN

3% Annual Increases

On March 1st Each Year

**Suite 1: 9,288 SF**

Markham Norton CPAs

10 Year NNN Lease

Started 3/1/2026

\$24.47 PSF NNN Rent

**Suite 2: 3,894 SF**

SPM Instruments

[www.SPMNORTHAMERICA.com](http://www.SPMNORTHAMERICA.com)

5 YR, 3 Mo Lease Term

Started 3/1/2026

\$21.32 PSF NNN Rent

**MarkhamNorton.com** has occupied Suites 1 & 2 for several decades. Following \$738,107 in property renovations recently completed by Landlord — which included a new 3.5 ton HVAC and extensive improvements to Suite 1, a new electric meter for Suite 2, repainting the exterior of the building and a new tenant directory outside — Markham Norton downsized to Suite 1 only. New Roof: 2015

The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



Feb 25, 2026 at 7:14:01 AM  
9041 College Pkwy  
Fort Myers FL 33919  
United States  
CPA Building A  
Store glass  
Window sill



Jan 28, 2026 at 3:44:56 PM  
CPA BUILDING A  
Clean up  
Glass cleaned

Jan 30, 2026 at 2:43:14 PM  
CPA BUILDING A  
Offices In sequence



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