

FOR SALE OFFICE PORTFOLIO

# WORLD PLAZA

THREE OFFICE BUILDINGS  
9,792 SF  
TRADITIONAL LEASES

COLLEGE PARKWAY  
FORT MYERS, FLORIDA

**CONTACT:**

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**PROFESSIONAL OFFICE CONDOMINIUM  
BUILDINGS FOR SALE**

## TRADITIONAL LEASED OFFICE BUILDINGS FOR SALE

# EXECUTIVE SUMMARY

Three free-standing condominium office buildings which comprise a total of 9,792 leasable SF. Located in the prestigious campus-style professional office park "WORLD PLAZA", near the signalized intersection of College Parkway and New Brittany Boulevard. College Parkway provides direct access to the South Cape Coral bridge, and has been long recognized as a premier location for professional offices of all types, including: medical; financial; and legal. Alternate access via Brantley Road, which connects to Summerlin Road to the west, and US 41 to the east.

- Free-standing buildings provide natural light around the perimeter
- Private front door entrances conveniently located to parking
- Each building has 3,264 SF divided into 2 units of different configurations
- Unit sizes range from approximately 1,230 to 2,000 SF, with flexibility
- Floor plans available upon request
- Leased to professional businesses, including 2 medical offices
- Typical 3 year modified gross leases at market rates, annual escalations at 5%
- Historically high occupancy levels
- Below market condominium fees
- Building identification and directory signs

### CAMPUS STYLE CT ZONED OFFICE PARK

- 25 buildings, 80,710 SF, 9.5 acres
- All new roofs, soffits, gutters; recently painted; mature landscaping
- Milled and paved asphalt parking lots completed in 2025
- Aggregate parking ratio:1:245 SF (approximately 4/1,000 SF) including the Employee Parking Lot
- Professional on-site management
- Established, well known, professional office park
- Convenient to restaurants, shopping, hospitals, airports

All information contained herein is from sources deemed reliable but is not guaranteed. Buyers should verify all information and consult a licensed real estate professional.

# INVESTMENT HIGHLIGHTS



Professional Office Campus



9,792 Total SF



Excellent Location



Intersection of College Pkwy  
and New Brittany Blvd



CT Zoning



Parking Ratio 1:245  
(4/1,000 SF)



Below Market  
Condominium Fees



Prestigious, Well Maintained  
Office Park





**\$2,550,000**  
*Offering Price*

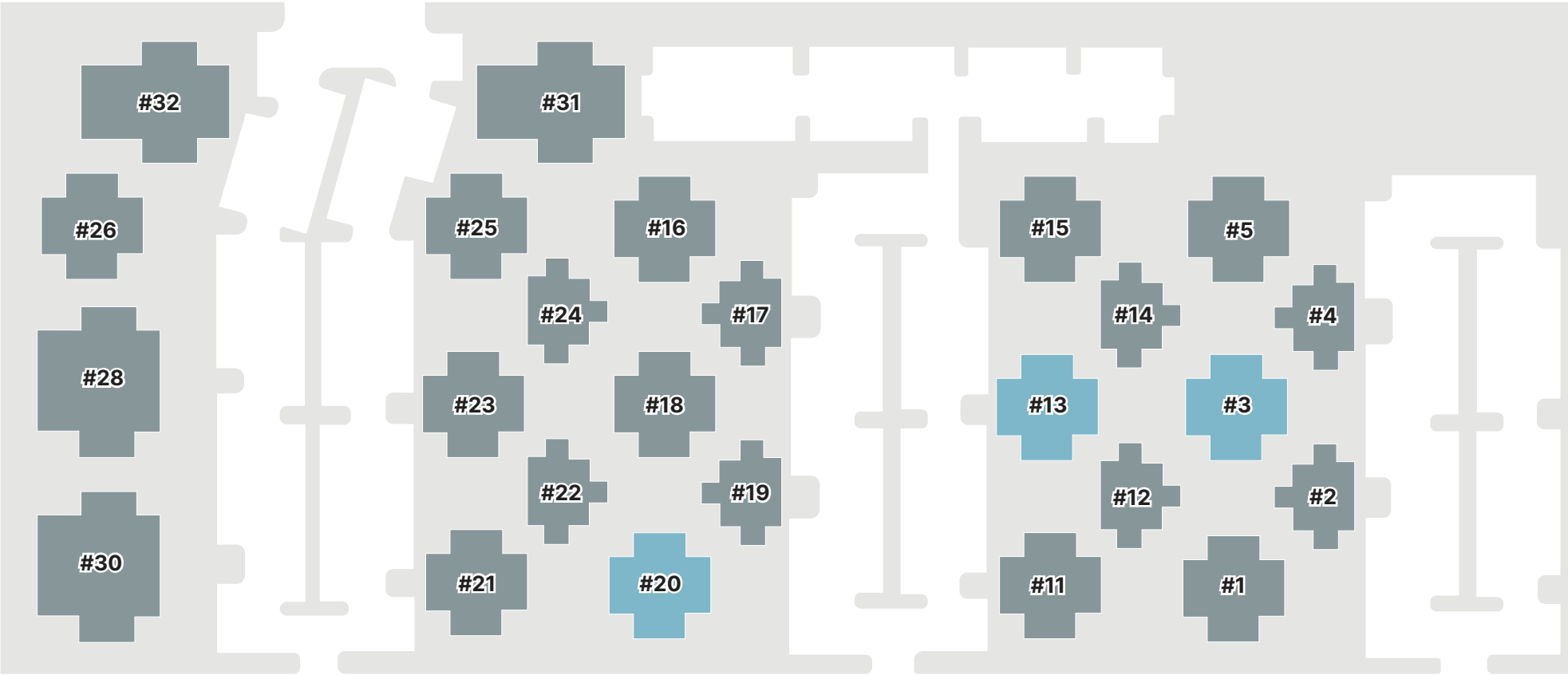
**9,792**  
*Square Feet*

**\$260.00**  
*Offering Price PSF*

**7.00%**  
*Cap Rate*



# SITE PLAN



NEW BRITTANY BLVD



**THE OFFERING**  
**NOT A PART**

# LEE COUNTY MARKET OVERVIEW

## A STRATEGIC GROWTH MARKET IN SOUTHWEST FLORIDA



**840,698**

*Estimated Population, 2024*



**760,822**

*Population, 2020*



**1,038,511**

*Projected Population, 2045*



**\$88,800**

*Med. Household Income, 2024*



**\$402,602**

*Median Home Value, 2024*



**2.4%**

*Unemployment Rate, 2024*



**4.69M (+38.2% YoY)**

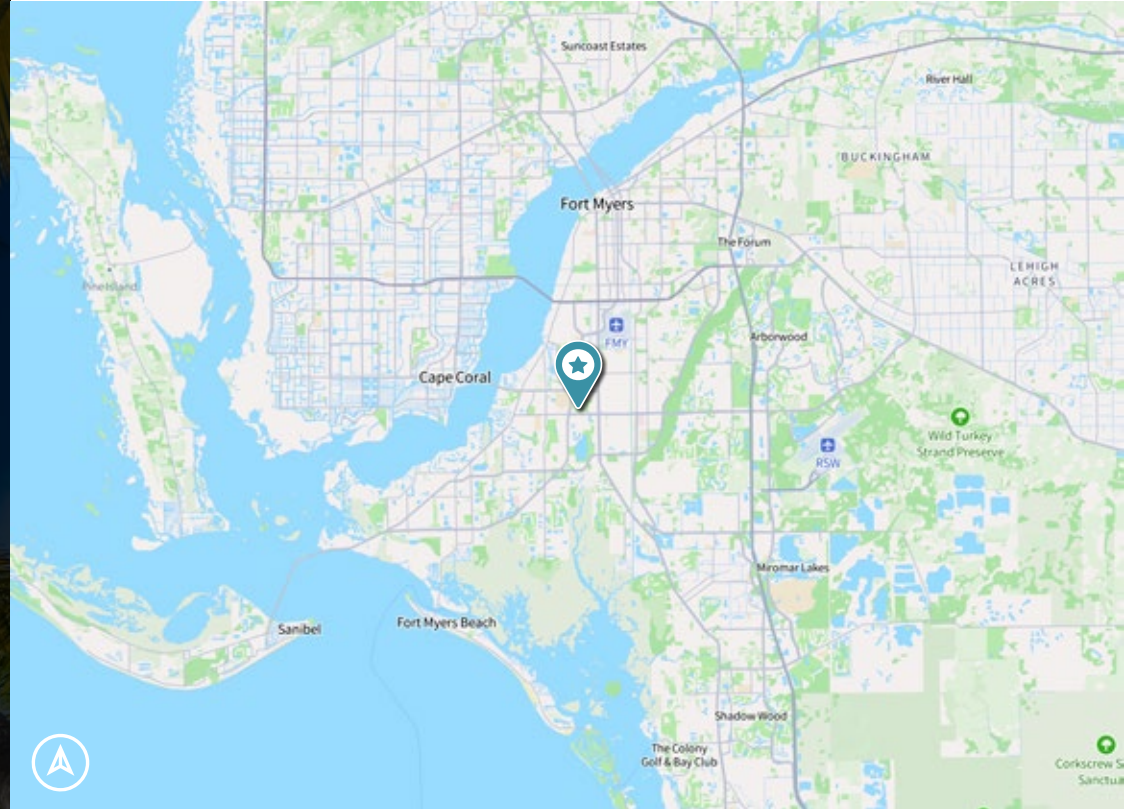
*Visitors, 2024*



**\$3.7B**

*Tourism Economic Impact, 2024*

Sources: Florida Office of Economic & Demographic Research, U.S. Census Bureau, U.S. Bureau of Labor Statistics



### TOP EMPLOYERS



### PRIMARY INDUSTRIES

**TOURISM**

**CONSTRUCTION**

**ADMIN/SALES**

**AGRICULTURE**

FORT MYERS

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# WORLD PLAZA

Physicians' Primary Care

COLLEGE PARKWAY

PROFESSIONAL OFFICE CONDOMINIUM BUILDINGS FOR SALE | FORT MYERS, FLORIDA





MIDPOINT BRIDGE

CAPE CORAL

CALOOSAHATCHEE RIVER

FORT MYERS

WORLD PLAZA

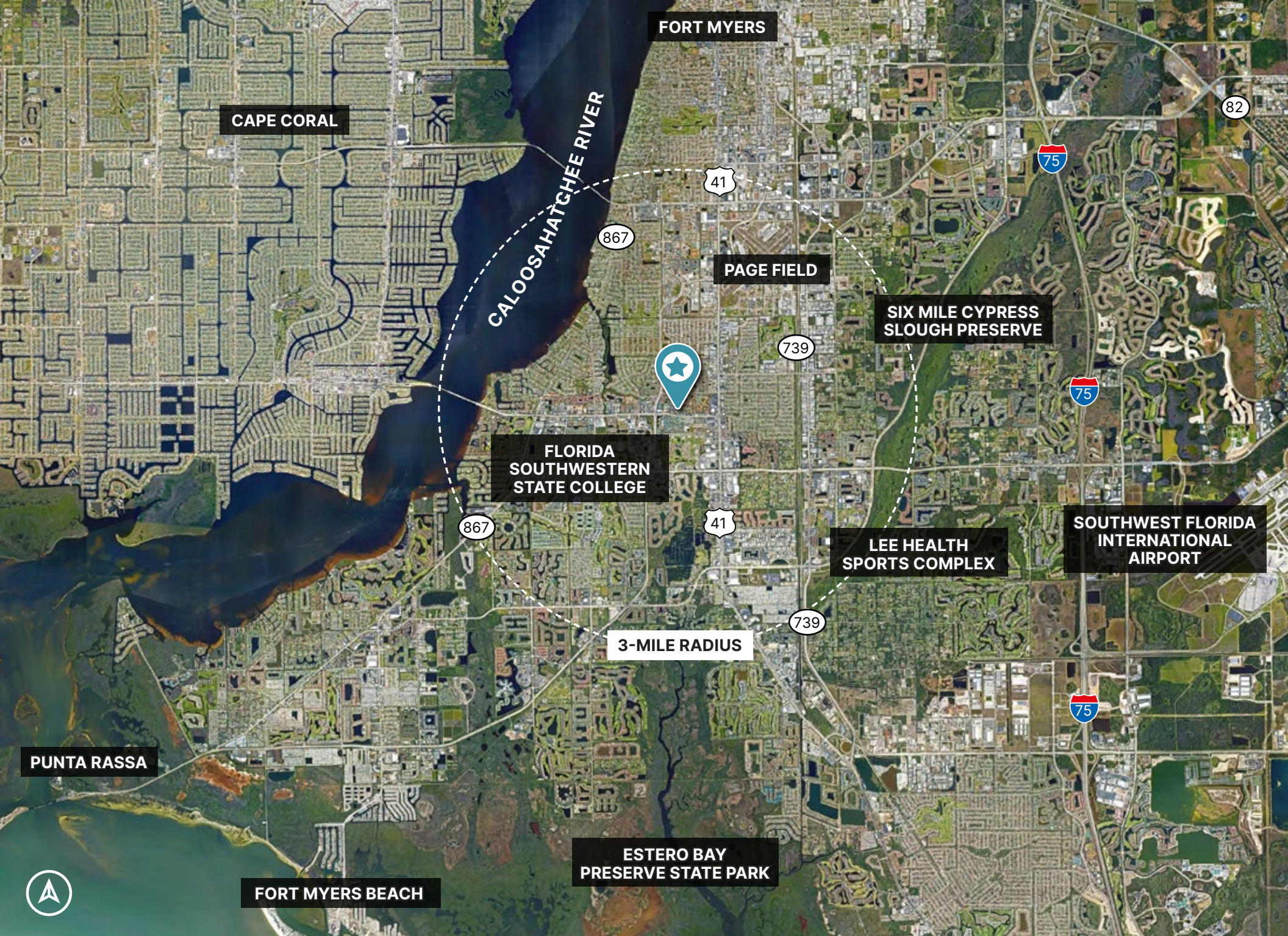
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FLORIDA SOUTHWESTERN STATE COLLEGE

BARBARA B. MANN PERFORMING ARTS HALL

SUMMERLIN ROAD





# WORLD PLAZA

COLLEGE PARKWAY — FORT MYERS, FLORIDA

## FOR MORE INFORMATION

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