



OFFICE SPACES FOR LEASE

DEMISABLE TO TENANT DEMAND: 1,000 SF - 8,752 SF

Property Highlights

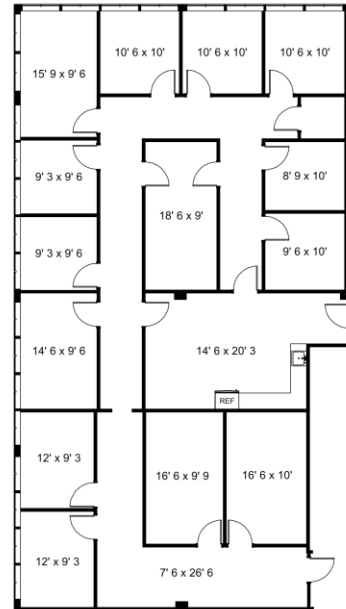
- Surface & covered parking
- Two-story office over covered parking
- Newly renovated 2022
- Updated elevators and roof
- Ideally positioned between Fort Myers and Cape Coral, directly on a major commuter route with excellent vehicular access
- Close proximity to downtown Fort Myers

GLA	± 37,806 SF
PROPERTY TYPE	Office
YEAR BUILT	1984
PARKING RATIO	3.36 / 1,000 SF
ZONING	C-1A
SUBMARKET	Cape Coral

Unit 208 Floor Plan



Unit 305 Floor Plan



Unit Highlights

- Professional office space
- Shared tenant lounge, conference room, and high-speed Wi-Fi
- 24-hour tenant access
- Unit 208 may be demised to a minimum of 1,000 SF
- Rent includes parking



Shared tenant lounge

Unit	Unit Size	Lease Rate	CAM
208	5,745 SF	\$19.50 NNN	TBD
305	3,007 SF	\$19.50 NNN	TBD

3434 Hancock Bridge Pkwy North Fort Myers, FL 33903



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



CENTRAL LOCATION:

PROMINENTLY LOCATED ALONG ONE OF NORTH FORT MYERS' MAIN THOROUGHFARES, OFFERING EXCELLENT VISIBILITY AND CONVENIENT ACCESS FOR CLIENTS AND EMPLOYEES. THE PROPERTY PROVIDES QUICK CONNECTIVITY TO DOWNTOWN FORT MYERS, US-41, AND NEARBY RESIDENTIAL AND COMMERCIAL AREAS, MAKING IT A HIGHLY ACCESSIBLE AND PRACTICAL LOCATION FOR PROFESSIONAL OFFICE USERS.

2024 Demographics	2-Miles	5-Miles	10-Miles
Total Population	21,648	156,600	466,496
Total Households	10,263	64,328	194,120
Annual Population Growth 2024-2029	3.8%	3.6%	3.8%
Average Household Income	\$71,262	\$67,082	\$80,007
Median Age	52.9	44	46.9

Better never settles

MICHAEL CURRAN
Senior Director
(239) 489-3600
mcurran@cpswfl.com