



SW MANAGEMENT
& REALTY
A Seagate Development Group Company



WESTLINKS BUSINESS PARK

BUILDING 3

12751 WESTLINKS DRIVE, FORT MYERS, FL 33913

8,320 SF OFFICE SPACE FOR LEASE

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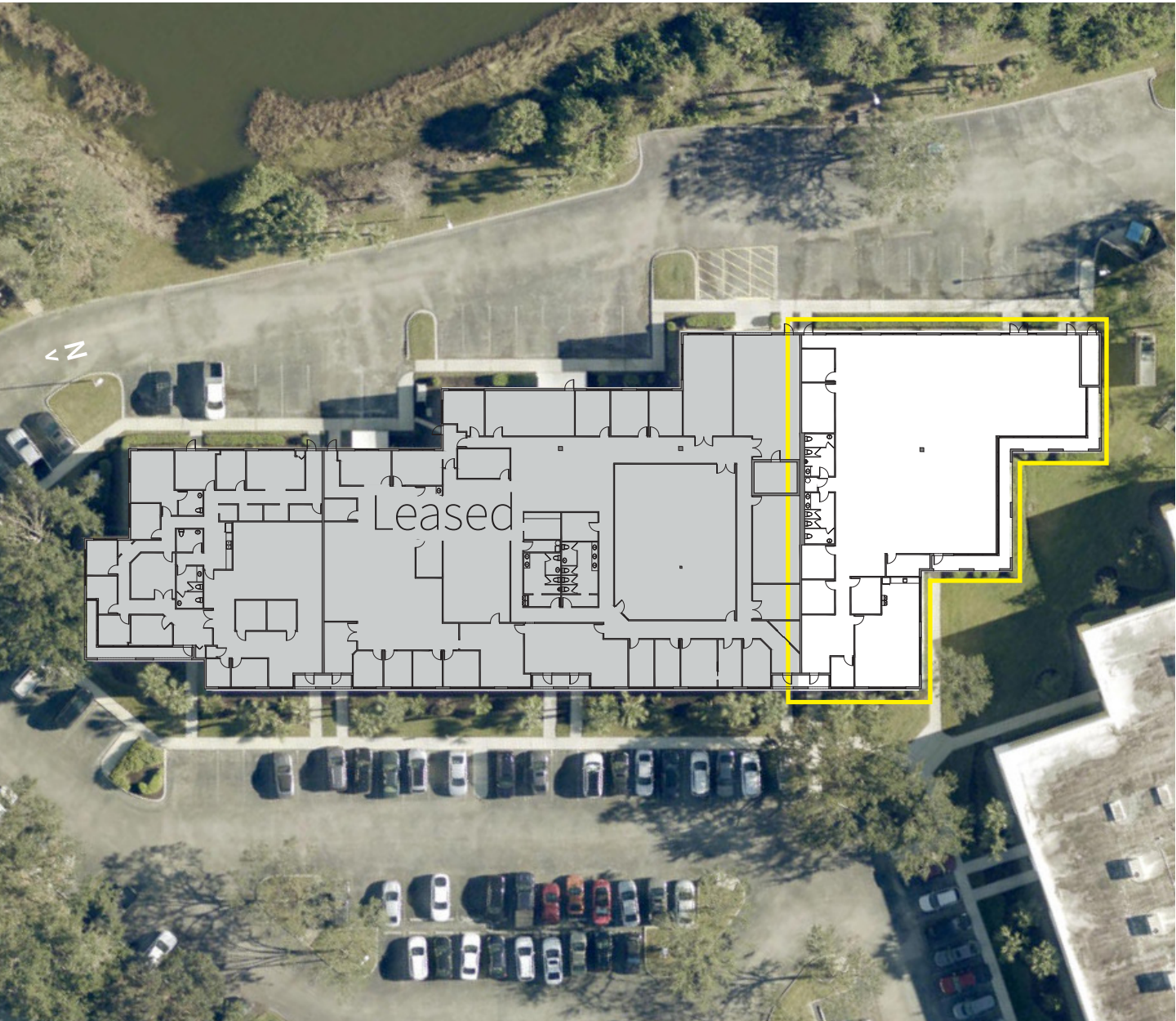
PROPERTY FEATURES & FLOOR PLAN

Available immediately, Westlinks 3 is one of 11 buildings in Westlinks Business Park which sits just east of I-75 on Daniels Parkway. This professionally landscaped business park is the largest in Southwest Florida and contains over 346,000 SF, with amenities in walking distance and the Gateway planned community surrounding the back of the project. The park is minutes from Southwest Florida International Airport (RSW) and offers immediate access to I-75 and Daniels Parkway.

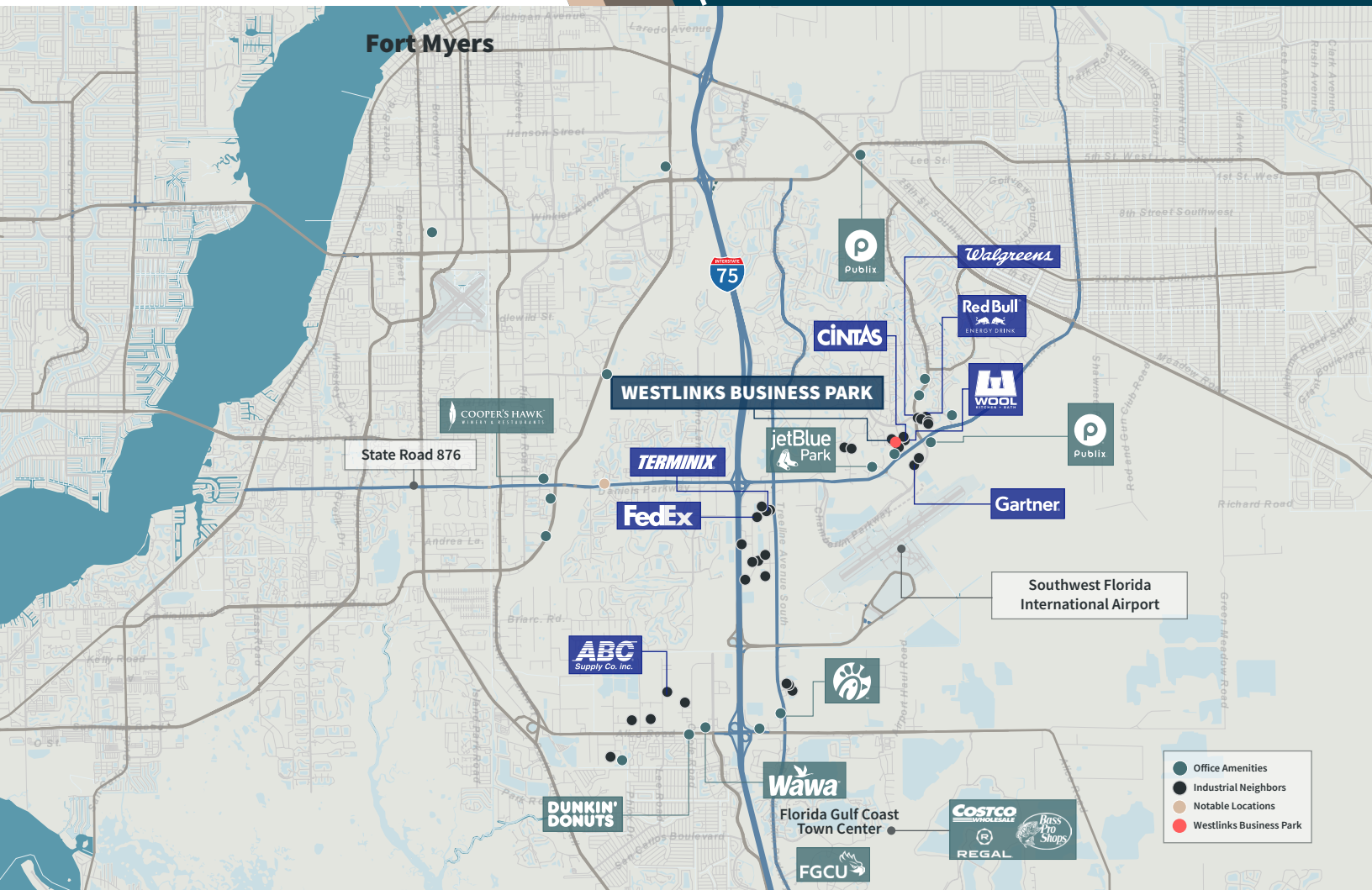
Westlinks 3 is a 29,900 square foot multi-tenant office building. There is ample dedicated office parking in front and the sides of the building. The Landlord will negotiate Tenant Improvements on a deal specific basis.

BUILDING FEATURES

SIZE	29,900 SF	PARKING	2.50/1,000 SF
AVAILABLE FOR LEASE	8,320 SF	HVAC	Roof-mounted units throughout
YEAR BUILT	2000	FIRE PROTECTION	Wet sprinkler
OFFICE SPACE	Turnkey office space	ASKING RENT	\$14.50 NNN
BUILDING TYPE	Concrete tilt-up		



PROPERTY MAP



SW FL INTL AIRPORT	1.5 miles	TAMPA	138 miles
SR-82	3 miles	MIAMI	140 miles
I-75	3.2 miles	ORLANDO	165 miles

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