

WELLS FARGO BUILDING

12751 South Cleveland Avenue | Fort Myers, FL 33907
Office Building For Lease



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



\$20.00 - 22.00 PSF NNN



563 - 5,408 SF



25,370 SF RBA

- Prime South Fort Myers location with direct US-41 frontage, strong visibility, and easy access to Downtown, I-75, and major residential areas.

- Modern second-floor professional office suites (5,408± SF total) available individually or combined, offering flexible configurations for medical, professional, or administrative users.

- Well-designed layout featuring multiple private offices, open work areas, and shared common spaces—including restrooms, kitchen, and mechanical rooms—to reduce build-out costs.

- Surrounded by established medical, professional, and retail users, providing a strong daytime population and consistent traffic patterns for clients and employees.

- Existing office build-out minimizes upfront capital investment while offering privacy, quiet workspace, and a polished client experience.



PROPERTIES.LQCRE.COM/WELLS-FARGO-BUILDING



ESTIMATED POPULATION
145,882



ESTIMATED HOUSEHOLDS
68,031



AVERAGE HH INCOME
\$115,796

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3555 Kraft Rd #260
Naples, FL 34105
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Mike Concilla
Principal

D: 239.275.4922 x405

C: 239.823.9882

mconcilla@lqcre.com

Nick Matson
Associate

D: 239.275.4922 x408

C: 239.351.0137

nmatson@lqcre.com

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12751 S. CLEVELAND AVENUE
FORT MYERS, FL
(Proposed Suites 201-206)



SUITE 201	LEASED
SUITE 202	LEASED
SUITE 203	1,498 SF
SUITE 204	2,320 SF
SUITE 205	1,027 SF
SUITE 206	563 SF

2nd FLOOR LOBBY 460 sq. ft. KITCHEN 246 sq. ft. MECHANICAL ROOM 326 sq. ft. TECHNICAL ROOM 122 sq. ft. RESTROOMS 568 sq. ft. HALLWAYS 905 sq. ft. SHADED AREA 124 sq. ft.

TOTAL COMMON AREA 2,751 sq. ft.

This floor plan is created from field measurements. The usable area calculations are based upon measurements from outside exterior walls to center of demising walls and to inside common area walls.

TOTAL USABLE AREA 13,698 SF

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STAIRS 240 sq. ft.
ELEVATOR 44 sq. ft.

VERTICAL PENETRATION 284 sq. ft.

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TOTAL FLOOR AREA 13,694 sq. ft.



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