



**LEASE**

# Office Building Near Downtown

**2080 MCGREGOR BOULEVARD SUITE 300**

Fort Myers, FL 33901

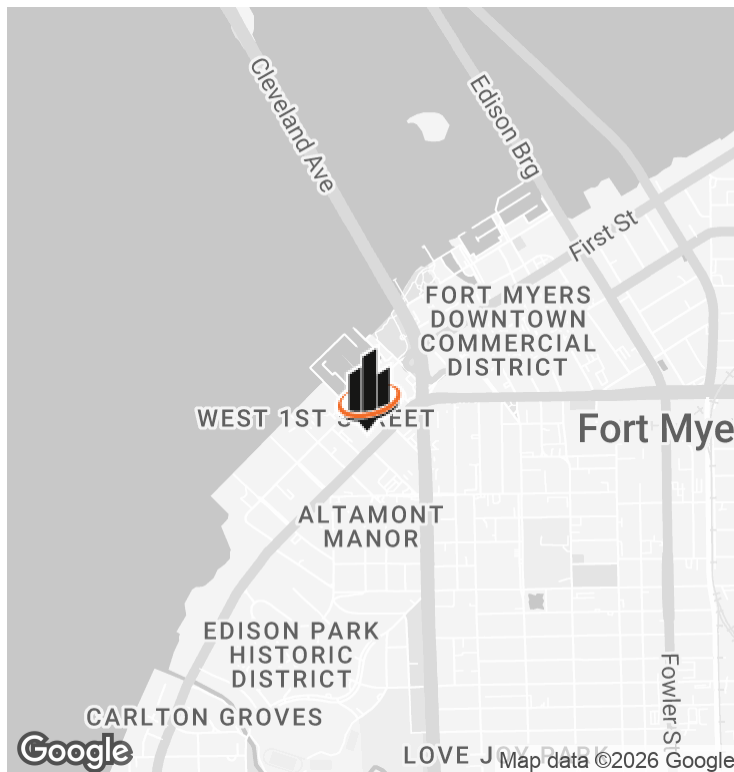
**PRESENTED BY:**

**LISA SANDS**

C: 239.470.5582

[lisa.sands@svn.com](mailto:lisa.sands@svn.com)

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$22 SF/yr (Full Service)
<b>AVAILABLE SF:</b>	2,192 SF
<b>BUILDING SIZE:</b>	3,574 SF

## PROPERTY DESCRIPTION

This well-maintained office building is located along McGregor Blvd. near downtown Ft. Myers. This office space is located on the 3rd floor of the building. It is newly painted with freshly cleaned carpets so this space is move in ready. Offering 5 private offices all with windows, 2 conference rooms, reception desk, waiting room, break room, copier room, storage area plus a private bathroom in addition to the 2 restrooms located in the common area.

This is a full service lease, tenant is responsible for their own Wi-Fi

## PROPERTY HIGHLIGHTS

- Signage on McGregor Blvd
- Minutes to the heart of downtown Ft. Myers
- Parking on site

**LISA SANDS**

C: 239.470.5582

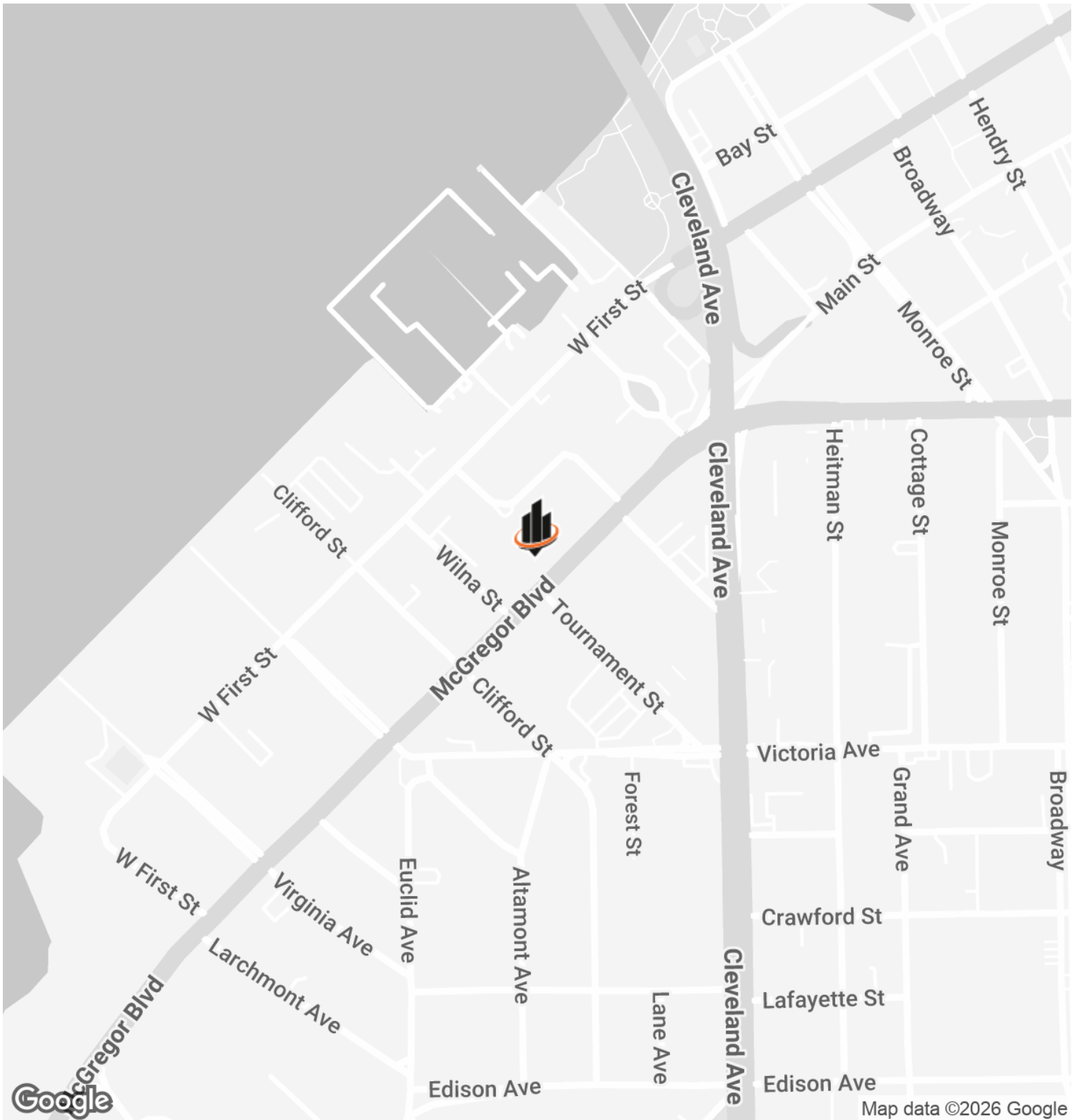
[lisa.sands@svn.com](mailto:lisa.sands@svn.com)

# ADDITIONAL PHOTOS



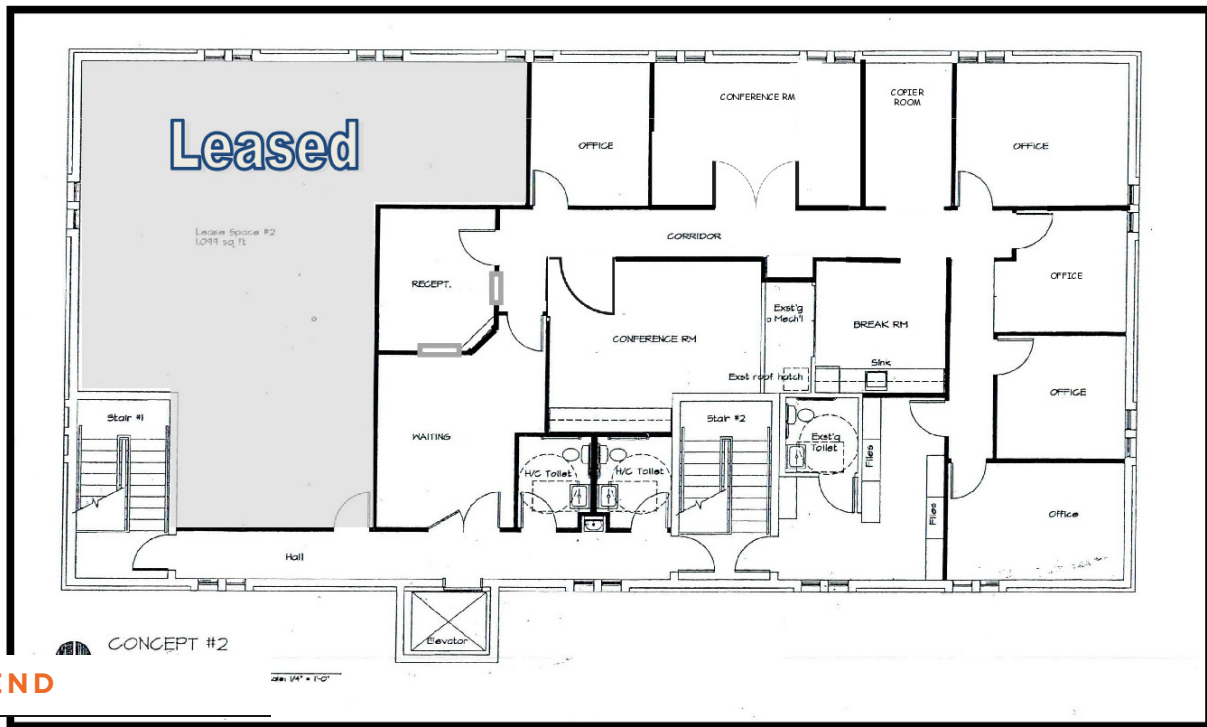
**LISA SANDS**  
C: 239.470.5582  
lisa.sands@svn.com

# LOCATION MAP



**LISA SANDS**  
C: 239.470.5582  
lisa.sands@svn.com

# PLANS



## LEGEND

### LEASE INFORMATION

<b>LEASE TYPE:</b>	Full Service	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	2,192 SF	<b>LEASE RATE:</b>	\$22 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
-------	--------	------	------	------	-------------

**LISA SANDS**  
 C: 239.470.5582  
 lisa.sands@svn.com