

3507 LEE BLVD

LEHIGH ACRES, FL 33971

Professional Office Building For Lease



PROPERTY HIGHLIGHTS

- Tailored for Medical and Professional Office Users
- Ample Parking
- Located on the only major East/West road in Lehigh Acres

PROPERTY DETAILS

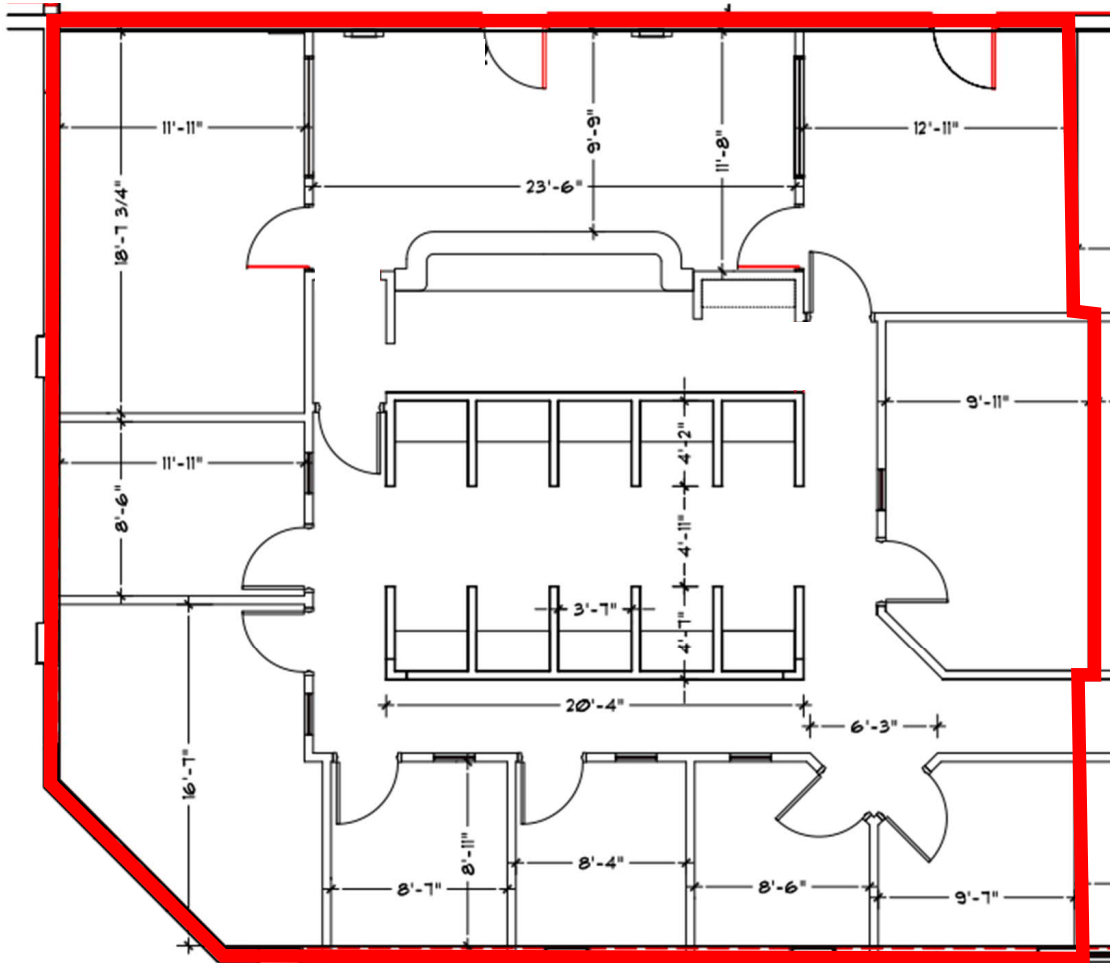
Lease Rate	\$20 - \$22 MG
Parking	114 surface spaces
Year Built	2007
Submarket	Lehigh



3507 LEE BLVD

LEHIGH ACRES, FL 33971

Suite	Size (SF)	Rate PSF	Monthly Total	Available Date
211-212	2,725 SF	\$20.00	\$4,541.67	04/01/2026



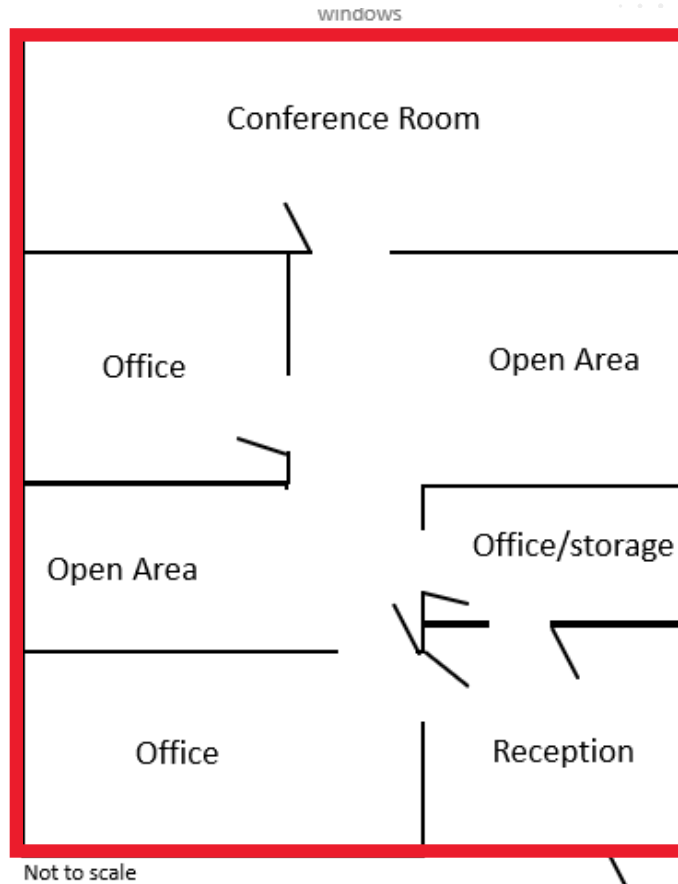
SPACE HIGHLIGHTS

- Multiple offices, reception, some glass enclosed offices
- Professional office space on second floor
- Tenant pays electric, telephone, internet
- Rent includes water and 24/7 access
- Landlord incentives may be available

3507 LEE BLVD

LEHIGH ACRES, FL 33971

Suite	Size (SF)	Rate PSF	Monthly Total	Available Date
230	1,361 SF	\$22.00	\$2,495.17	07/01/2026



SPACE HIGHLIGHTS

- Fully Built Out Office
- 2nd Floor Location
- Private Interior Space
- Move-In Ready
- Easy Access to Waiting Room
- Professional Environment

DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
TOTAL POPULATION	24,922	101,928	244,090
TOTAL HOUSEHOLDS	7,397	33,339	88,284
ANNUAL POPULATION GROWTH 2024-2029	3.6%	3.6%	3.8%