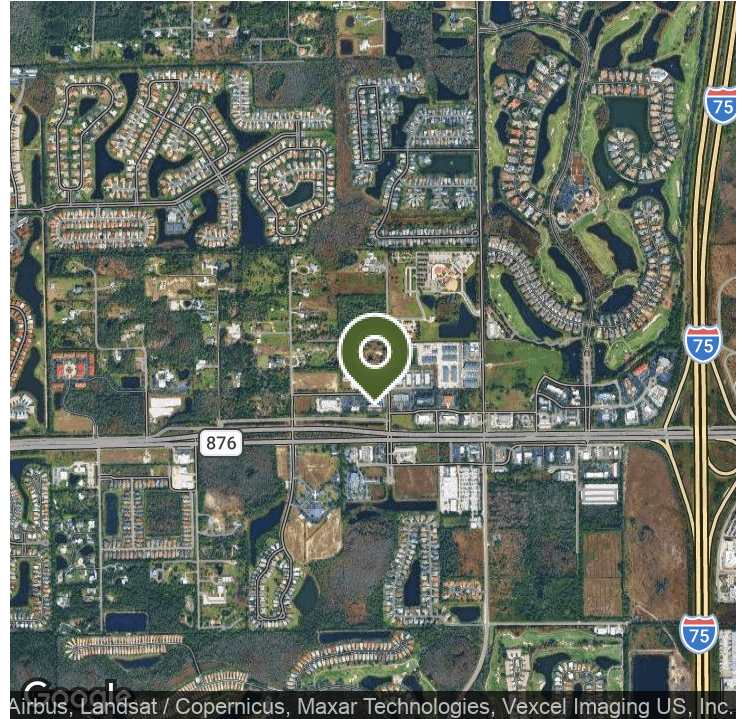


# PREMIUM OFFICE SPACE FOR LEASE // 8890 SALROSE LANE PREMIUM OFFICE SPACE FOR LEASE



## OFFERING SUMMARY

Available SF:	2,815 SF
Lease Rate:	\$22.00 SF/yr (NNN)
Lot Size:	1.43 Acres
Year Built:	2008
Building Size:	20,000 SF
Renovated:	2025
Zoning:	CPD
Market:	Southwest Florida
Traffic Count:	56,000

## PROPERTY OVERVIEW

Discover unparalleled office space at 8890 Salrose Lane, Fort Myers, FL. This premium property offers high-end finishes, well-maintained interiors, and professional on-site management, guaranteeing an exceptional leasing experience. The prime location provides convenient access to RSW, spring training facilities, and I-75, catering to both business and leisure needs. With its strategic positioning and impeccable amenities, this office space redefines the standard for modern workplaces. Elevate your business operations with a remarkable leasing opportunity that combines functionality, sophistication, and unparalleled convenience. Welcome to a new era of commercial real estate excellence.

## PROPERTY HIGHLIGHTS

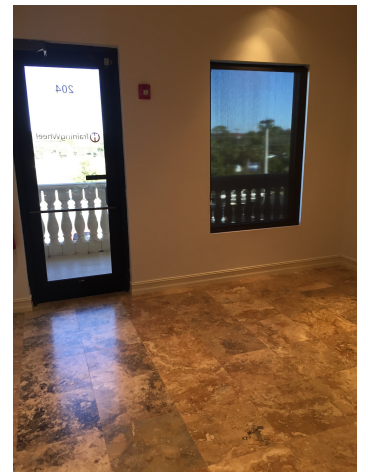
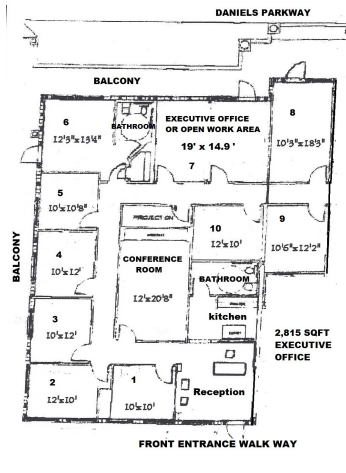
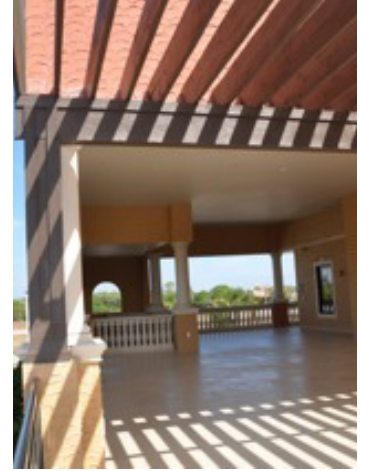
- Great location
- High-end finishes
- Well-maintained building
- Professional management in-place
- Convenient to RSW
- Close to I-75
- Modern amenities

**NICHOLAS PAULUS**

239.292.3031  
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FOR LEASE

# INTERIOR & EXTERIOR PHOTOS // 8890 SALROSE LANE INTERIOR & EXTERIOR PHOTOS



NICHOLAS PAULUS

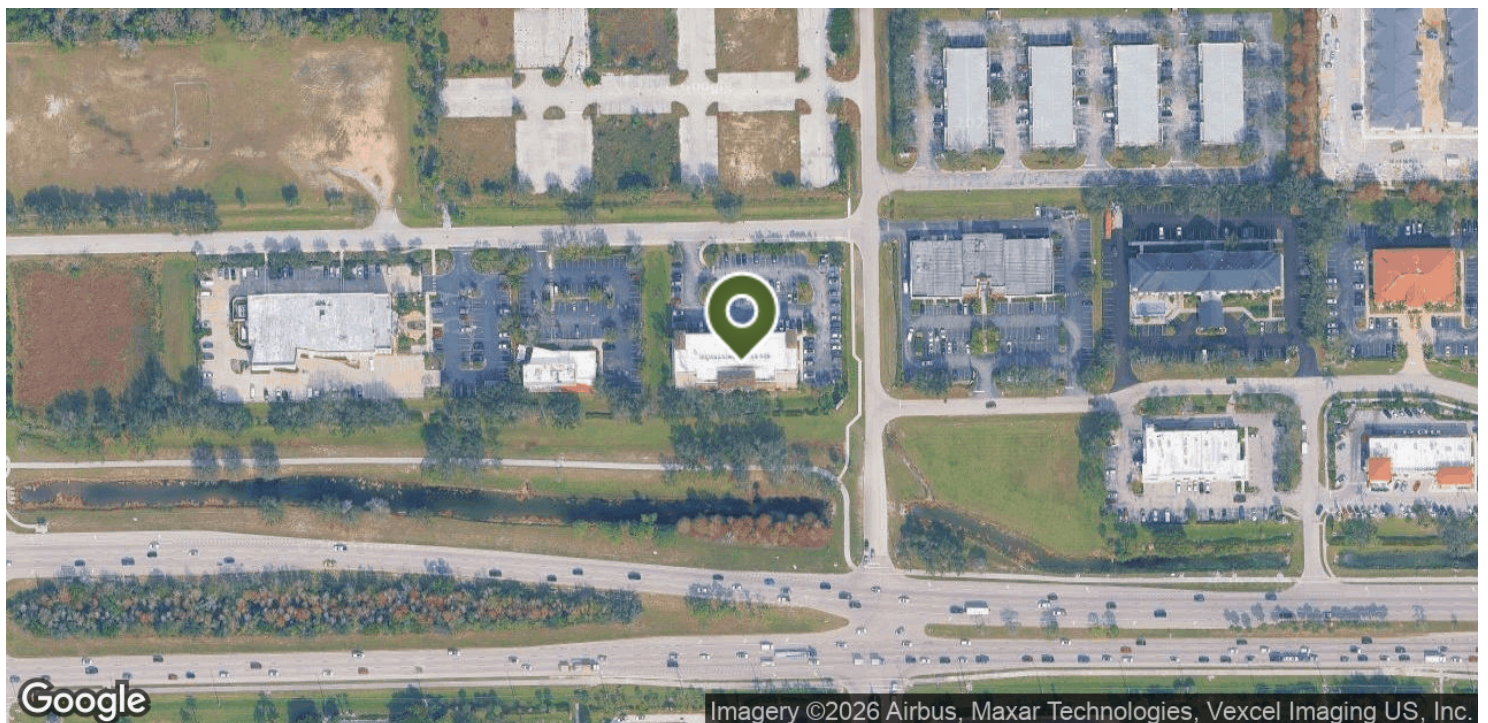
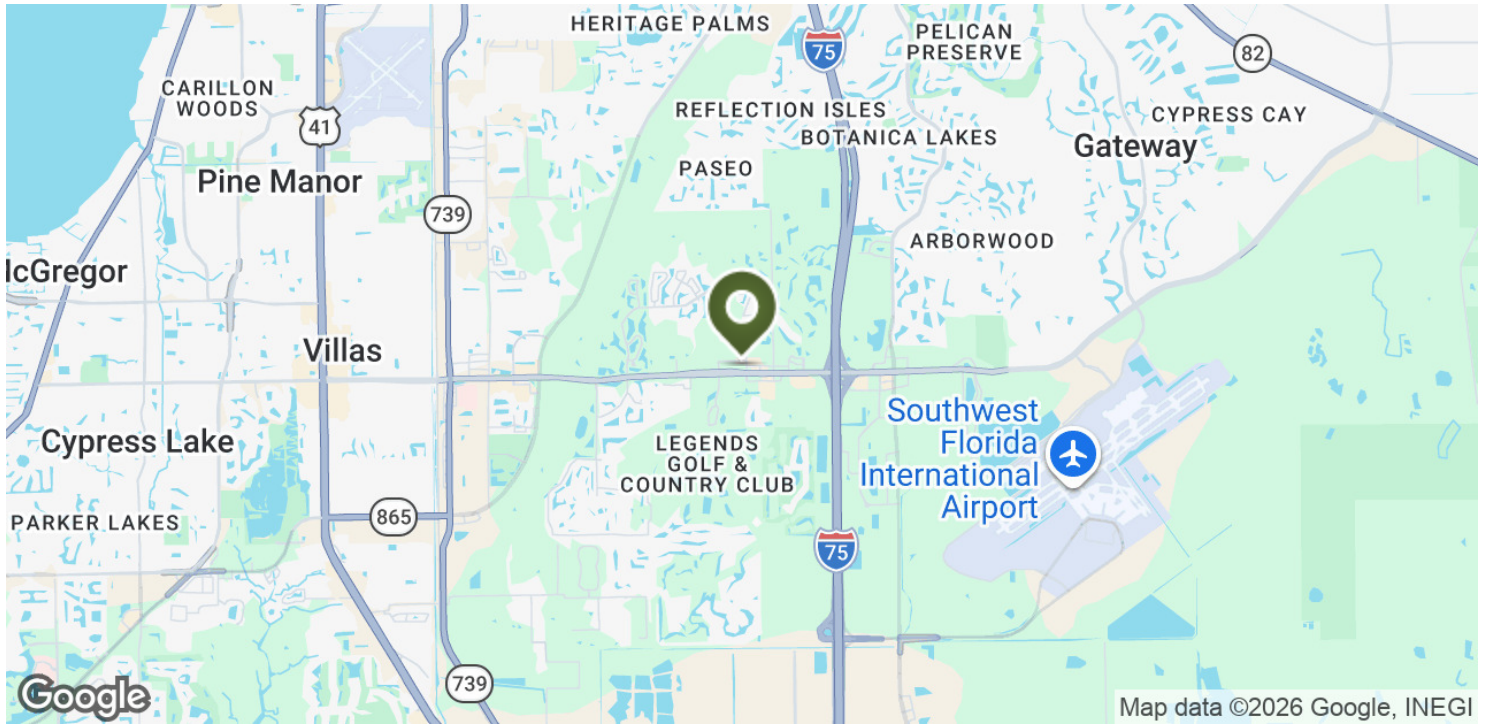
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AERIAL PHOTOS // 8890 SALROSE LANE

AERIAL PHOTOS

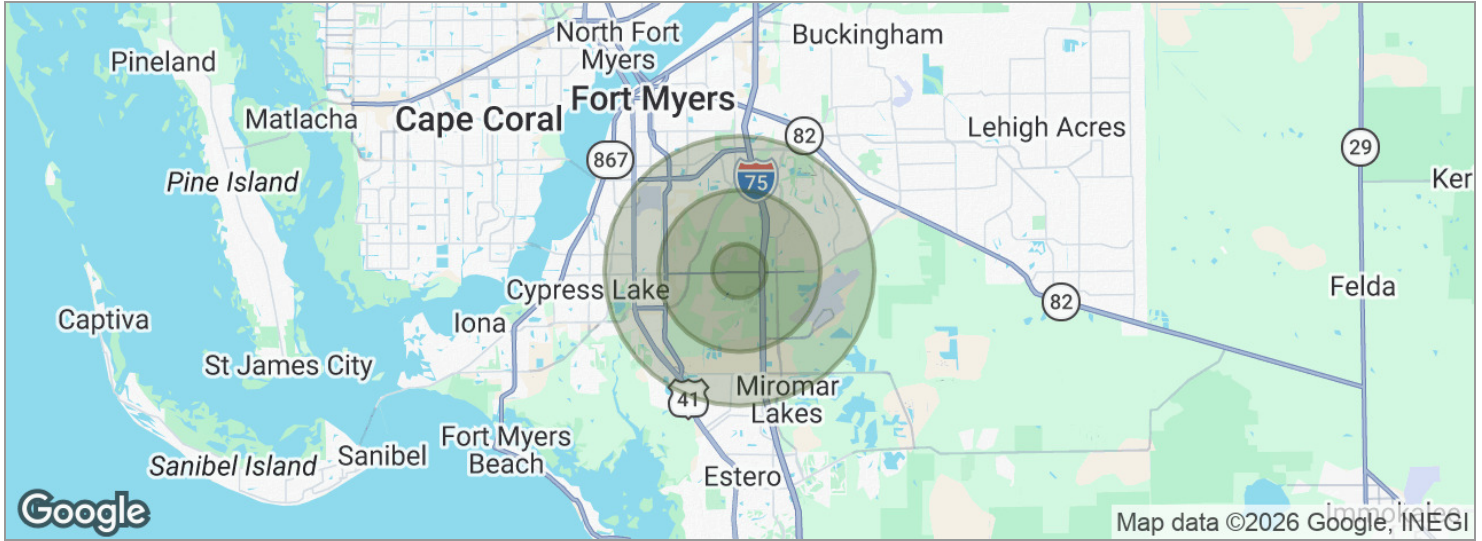


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DEMOGRAPHICS OF AREA // 8890 SALROSE LANE  
 DEMOGRAPHICS OF AREA



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,070	18,710	67,192
Median age	51.7	48.5	43.3
Median age (Male)	54.8	49.9	42.1
Median age (Female)	50.1	47.9	44.2

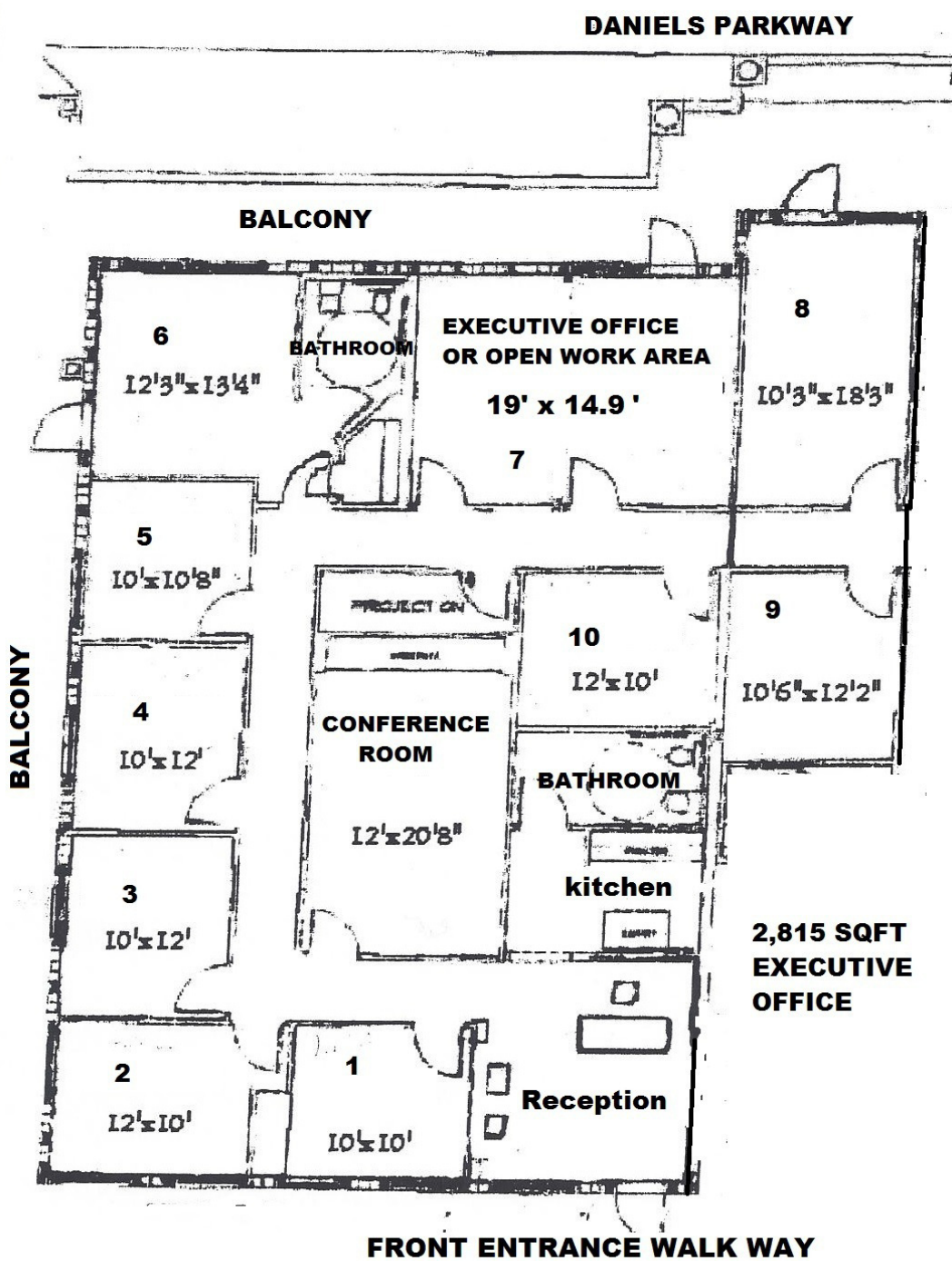
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,411	8,401	27,737
# of persons per HH	2.2	2.2	2.4
Average HH income	\$95,270	\$94,663	\$79,961
Average house value	\$341,851	\$334,193	\$291,207

\* Demographic data derived from 2020 ACS - US Census

FOR LEASE

OFFICE FLOOR PLAN // 8890 SALROSE LANE

# OFFICE FLOOR PLAN



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PROPERTY LEASING AGENT // 8890 SALROSE LANE  
 PROPERTY LEASING AGENT



**NICHOLAS PAULUS**

Managing Broker/Principle

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Direct: 239.292.3031

**PROFESSIONAL BACKGROUND**

Nicholas Paulus is the Founder and Managing Broker of Invest Florida, LLC. Over past two decades, he has cultivated a boutique firm servicing an exclusive and limited clientele in the following services: Buyer Representation, Seller Representation, Commercial Leasing, Property Management, Project Development, Business Consulting and Business Brokerage.

Invest Florida was founded in 2009 during the height of the economic downturn. The firm was established to meet the needs of a select real estate equity firms, family foundations, wealthy individuals and corporations. If your looking for boutique real estate asset management that is focused on professional service with integrity, achieving superior results then Invest Florida, LLC can meet your needs! Invest Florida, LLC is able to not only deliver incredible results since the beginning and continues to exceed client expectations today.

Prior to Invest Florida, Nicholas successfully built a multi-million dollar real estate portfolio. He spent several years in the financial industry at the Chicago Mercantile Exchange trading Euro Dollars and then as a financial advisor for Prudential Securities. Nicholas also has extensive knowledge and experience in developing and writing business plans and creating brand marketing strategies. All of which have helped him and his clients achieve superior results investing in Florida real estate.

**EDUCATION**

Culver Military Academy 1991

American Institute of Foreign Study London, England 1993

University of Tampa, John Sykes College of Business 1995

Passed Series 7, Series 63, Series 65 Security Licensing

Florida Real Estate Brokerage License since 2009

**MEMBERSHIPS**

Costar Power Broker Award 2012, 2014, 2015, 2017 & 2018, 2019

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