

**FOR LEASE**



**PROPERTY SUMMARY**

MOVE IN READY! Building 42 of World Plaza consists of 12 offices, kitchen, reception area with its own entrance, and 3 bathrooms. The entire space was recently updated, new LED lighting and LVT (tile in the kitchen and bathroom).



**DEMOGRAPHICS**

2024	1 Mile	3 Miles	5 Miles
Population- EST	12,932	68,570	159,224
Avg. HH Income	\$62,001	\$75,792	\$84,373
Households- EST	5,989	32,251	73,403

**PROPERTY HIGHLIGHTS**

BLDG 42:	2,999± SF
AVAILABLE:	Immediately
LEASE TERM	3 years
RENTAL RATE:	\$24.00 PSF Gross (includes water. Tenant pays electricity and high-speed internet & AC maintenance).
ZONING:	CPD – Commercial Planned Development

- Parking: 10 total spaces
- Building and Common Monument Signage
- Professional Office Uses
- Easy access to Cape Coral, Downtown Fort Myers, US 41 and Southwest Florida International Airport

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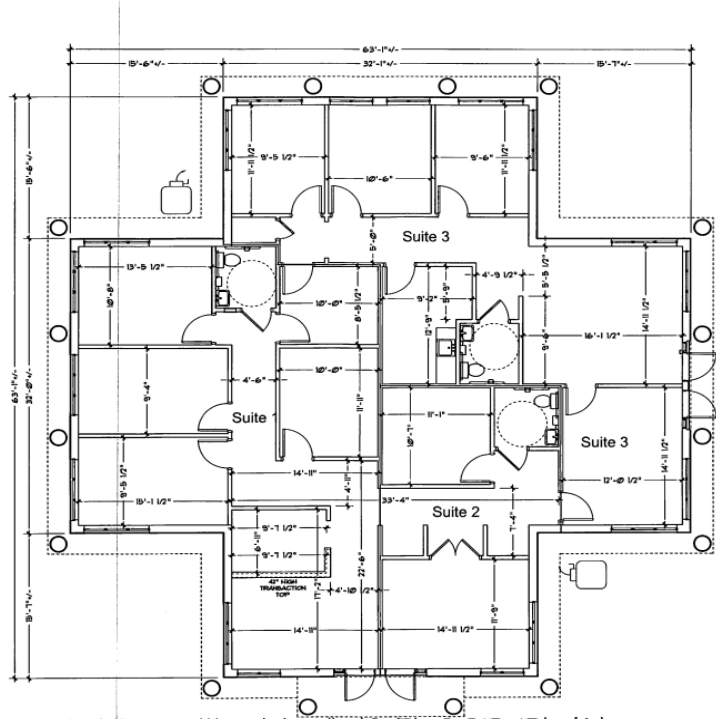
**World Plaza II, Bldg 42**

SIZE	LEASE RATE	COMMENTS
2,999±	\$24.00 Gross +	Available Immediately



World Plaza II is conveniently located in the heart of South Fort Myers with excellent access to Cape Coral, downtown Fort Myers and US 41.

This professionally managed office park in a beautiful park-like setting with mature landscaping offers monument signage and 16 assigned parking spaces are included.



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