

Key West Professional Centre

1342 Colonial Blvd, Fort Myers, FL 33061



LEASE RATE

\$22.50 MG/SF/YR

ZONING

CG

EXECUTIVE SUITES

\$40.00 Full Service

AVAILABLE NOW

12 of 21 Suites

PROPERTY SUMMARY

Not your average office park, this Key West-inspired property was intentionally designed to create a welcoming, relaxed business environment that's charming and enjoyable to work from. Most of the units here have an abundance of natural light, charming atriums, plenty of parking, and an easy move-in process. This property offers a distinctive alternative to conventional office settings and is located in a prime location.

PROPERTY HIGHLIGHTS

- Flexible Zoning (CG)
- Abundance of Parking / Covered Parking
- Landlord Incentives Available
- Easy Move-In Process
- Suites from 171 SF to 2,000 SF
- Executive Suites Available

Availability Summary

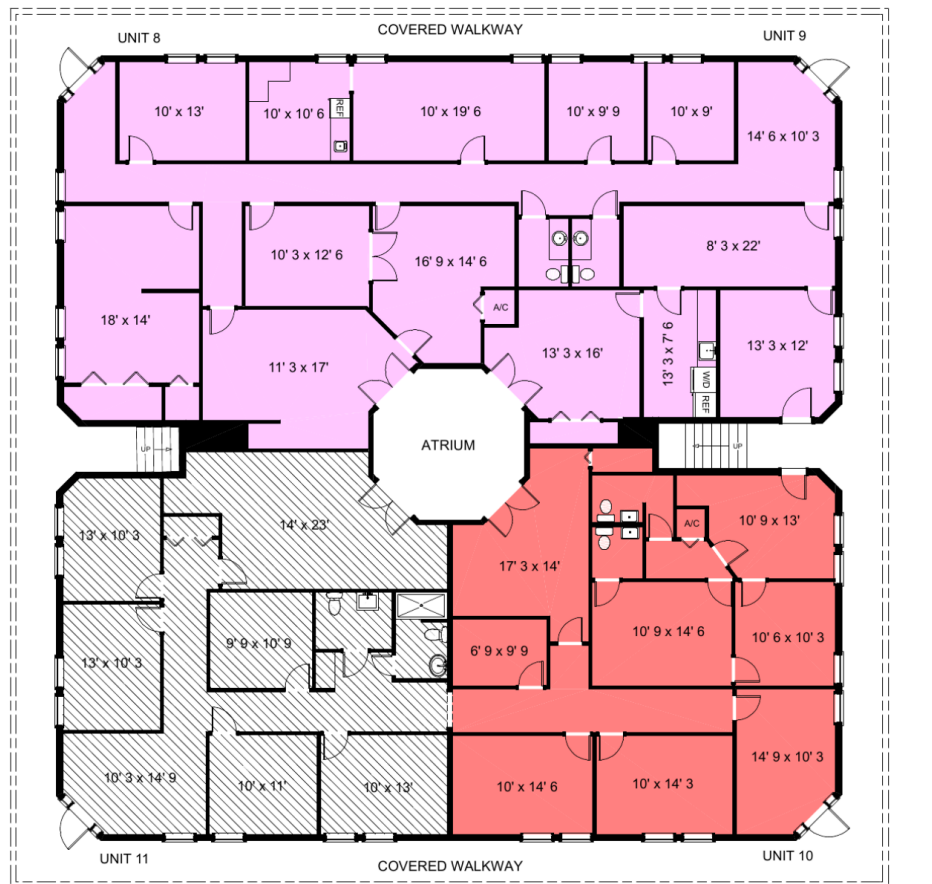
FOR LEASE

1342 Colonial Blvd, Fort Myers, FL 33061

Bldg	Suite	SF	Rate/YR	Monthly	Status
B	B-905	371	\$25.88	\$800.00	Available
B	B-013	745	\$22.50	\$1,396.88	Available
B	B-910	252	\$25.00	\$525.00	Coming Soon
D	D-26B	375	\$25.00	\$781.00	Coming Soon
E	E-033	1,926	\$22.50	\$3,611.25	Available
E	E-35B	1,026	\$22.50	\$1,923.75	Available
E	E-036	941	\$22.50	\$1,764.38	Available
E	E-37	870	\$22.50	\$1,631.25	Available
E	E-38A	614	\$22.50	\$1,151.25	Available
E	E-38B	327	\$22.50	\$613.13	Available
E	E-40	607	\$22.50	\$1,138.13	Available
F	F-42	1,465	\$22.50	\$2,746.88	Coming Soon
F	F-43	1,474	\$22.50	\$2,763.75	Coming Soon
F	F-44	1,419	\$22.50	\$2,660.63	Coming Soon
F	F-45	313	\$22.50	\$586.88	Coming Soon
F	F-46	550	\$22.50	\$1,031.25	Coming Soon
F	F-47	928	\$22.50	\$1,740.00	Coming Soon
F	F-48	1,179	\$22.50	\$2,210.63	Coming Soon
K	K-121	153	\$40.00	\$510.00	Available
K	K-226/227	321	\$40.00	\$1,070.00	Available
K	K-237	171	\$40.00	\$570.00	Available

Photos are available for suites marked "Available" in the pages that follow. Coming-soon suites will be photographed once vacated.

FLOOR PLAN

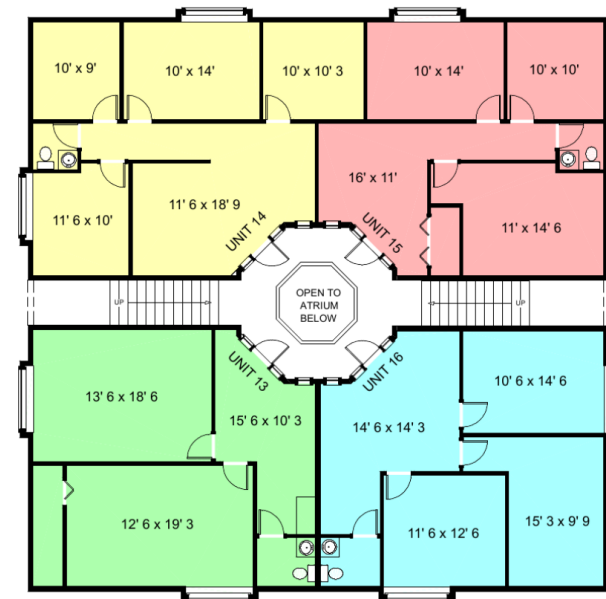


Prepared exclusively for Key West Enterprises
©2026 Precision Floorplans, Inc. This document is the copyright property of Precision Floorplans, Inc.
Any other user may not copy, modify, reproduce, republish, distribute, display, or transmit for commercial, nonprofit or public purposes all or
any portion of this document except to the extent authorized by Precision Floorplans, Inc. (239) 598-9411 precisionfloorplans@earthlink.net
Copyright Infringement (Title 17 Chapter 5 Section 501) in the U.S. Federal Court.
ALL INFORMATION IS DEEMED RELIABLE NOT GUARANTEED

Atrium	198 sq. ft.
Covered Walkway	1860 sq. ft.

TOTAL COMMON AREA 2058 sq. ft.

KEY WEST PROFESSIONAL CENTER
1342 COLONIAL BOULEVARD
FORT MYERS, FL
BUILDING B



UNITS 8 - 9	2281	sq. ft.
UNIT 905	371	sq. ft.
UNIT 910	252	sq. ft.
UNIT 10	1473	sq. ft.
UNIT 13	745	sq. ft.
UNIT 14	781	sq. ft.
UNIT 15	684	sq. ft.
UNIT 16	744	sq. ft.

TOTAL USABLE AREA 7331 sq. ft.

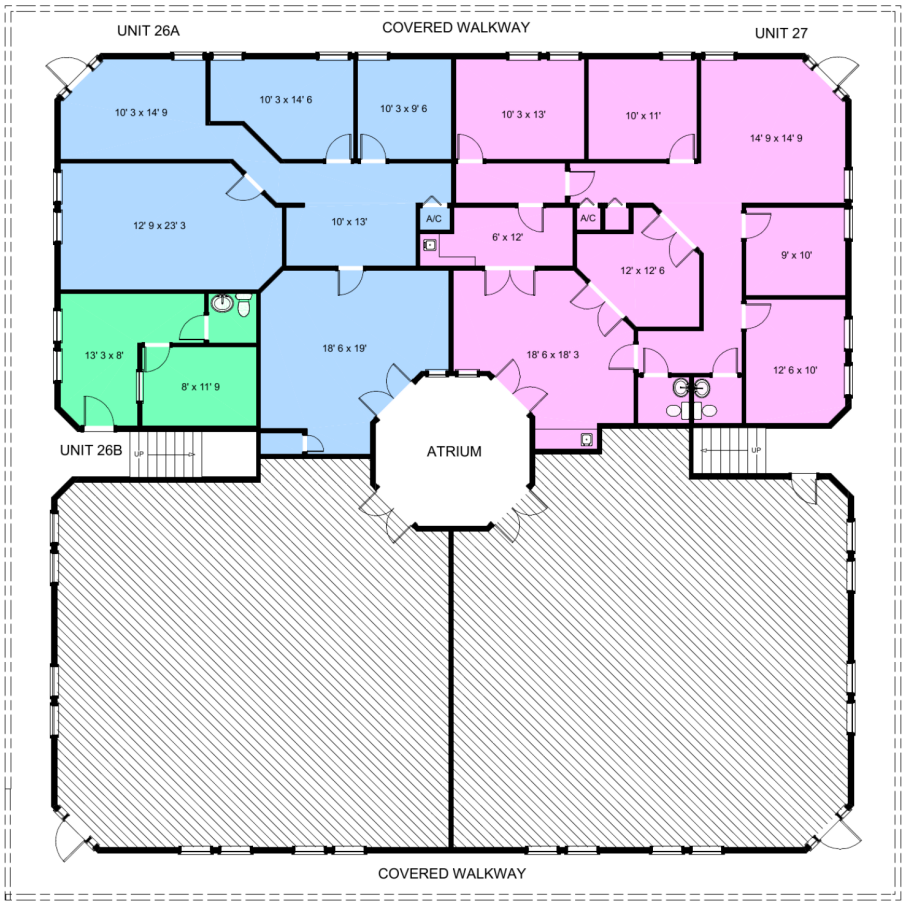
This floor plan is created from field measurements. The usable area calculations are based upon measurements from outside exterior walls to center of demising walls.

Floor Plan — Bldg D

FLOOR PLAN

Building D — Suite 26B

KEY WEST PROFESSIONAL CENTER
1342 COLONIAL BOULEVARD
FORT MYERS, FL
BUILDING D



UNIT 26A	1114 sq. ft.
UNIT 26B	375 sq. ft.
UNIT 27	1489 sq. ft.
TOTAL USABLE AREA	2978 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.

Atrium	198 sq. ft.
Covered Walkway	1860 sq. ft.
TOTAL COMMON AREA	2058 sq. ft.

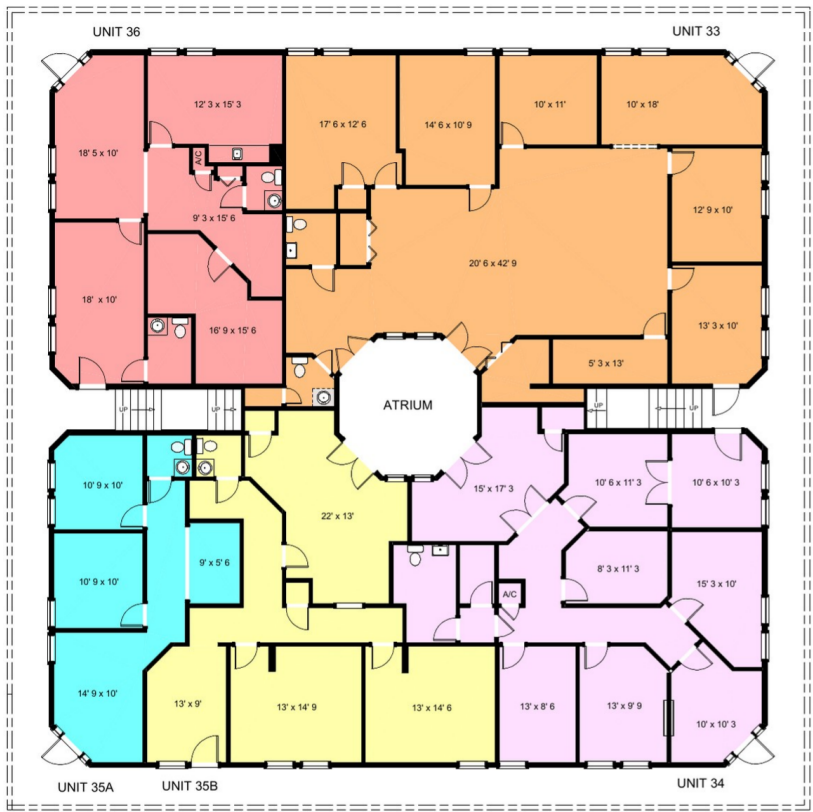
Floor Plan — Bldg E

FLOOR PLAN

Building E — Suites 033, 35B, 036, 37, 38A, 38B, 40

E-40	607	\$22.50	\$1,138.13	Available
------	-----	---------	------------	-----------

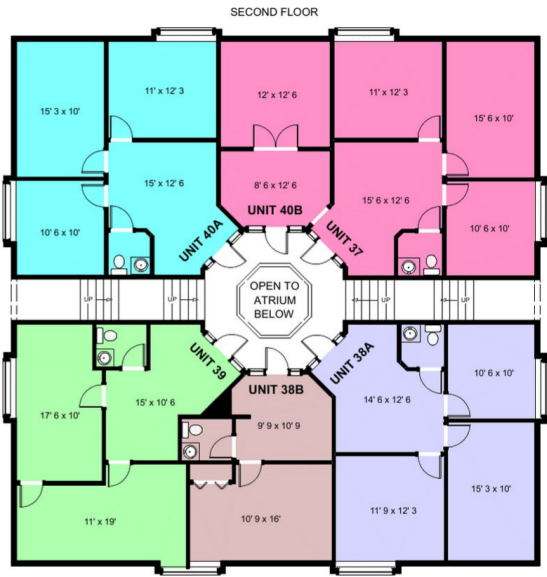
FLOOR PLAN



Atrium	198 sq. ft.
Covered Walkway	1860 sq. ft.
TOTAL COMMON AREA	2058 sq. ft.

TOTAL 1ST FLOOR SF
5776 sq. ft.

KEY WEST PROFESSIONAL CENTER 1342 COLONIAL BOULEVARD FORT MYERS, FL BUILDING E



UNIT 33	1926 sq. ft.
UNIT 34	1340 sq. ft.
UNIT 35A	543 sq. ft.
UNIT 35B	1026 sq. ft.
UNIT 36	941 sq. ft.
UNITS 37 & 40B	870 sq. ft.
UNIT 38A	614 sq. ft.
UNIT 38B	327 sq. ft.
UNIT 39	552 sq. ft.
UNIT 40A	607 sq. ft.

TOTAL USABLE AREA 8746 sq. ft.

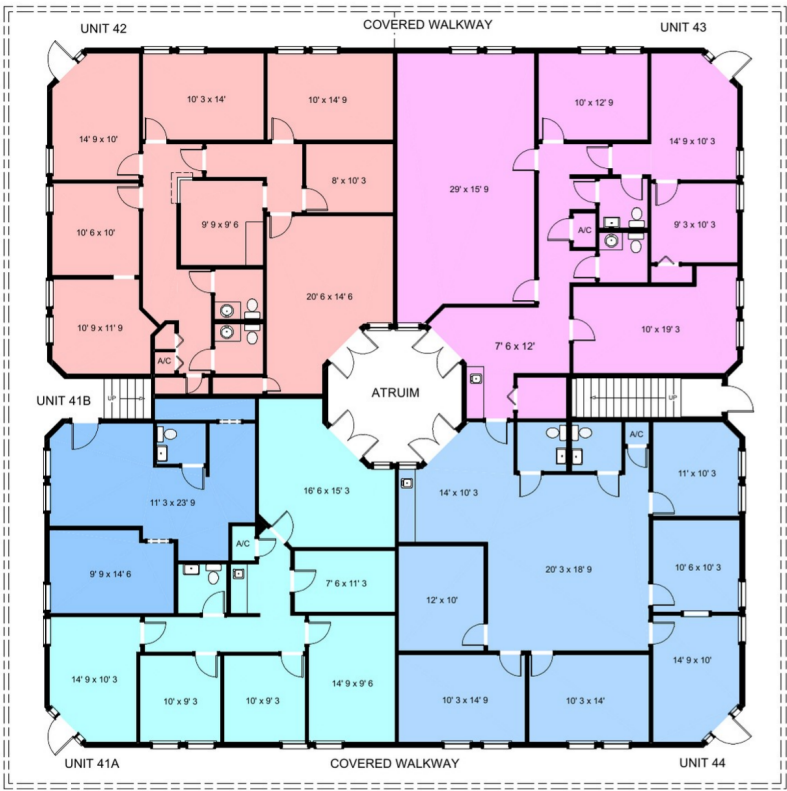
Floor Plan — Bldg F

FLOOR PLAN

Building F — Suites 42–48

F-48	1,179	\$22.50	\$2,210.63	Coming Soon
------	-------	---------	------------	-------------

FLOOR PLAN



Atrium	198 sq. ft.
Covered Walkway	1860 sq. ft.
TOTAL COMMON AREA	2058 sq. ft.

TOTAL 1ST FLOOR SF
5846 sq. ft.

Prepared exclusively for Key West Enterprises
©2026 Precision Floorplans, Inc. This document is the copyright property of Precision Floorplans, Inc.
Any other use may not copy, modify, reproduce, distribute, display, or transfer for commercial, nonprofit or public purposes all or
any portion of this document except to the extent authorized by Precision Floorplans, Inc. (239) 558-4411 | precisionfloorplans@precision.com
Copyright infringement (17 USC 501) in the U.S. Federal Court.
ALL INFORMATION IS DEEMED RELIABLE NOT GUARANTEED

KEY WEST PROFESSIONAL CENTER 1342 COLONIAL BOULEVARD FORT MYERS, FL BUILDING F



UNIT 41A	995 sq. ft.
UNIT 41B	493 sq. ft.
UNIT 42	1465 sq. ft.
UNIT 43	1474 sq. ft.
UNIT 44	1419 sq. ft.
UNIT 45	313 sq. ft.
UNIT 46	550 sq. ft.
UNIT 47	928 sq. ft.
UNIT 48	1179 sq. ft.

TOTAL USABLE AREA 8816 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

Floor Plan — Bldg K

FLOOR PLAN

Building K — Suites 121, 226/227, 237, 238

FLOOR PLAN



UNIT 82	1162 sq. ft.
UNIT 101	119 sq. ft.
UNIT 102	128 sq. ft.
UNIT 104	117 sq. ft.
UNIT 105	141 sq. ft.
UNIT 106	110 sq. ft.
UNIT 107/108	284 sq. ft.
UNIT 109/110	280 sq. ft.
UNIT 111	110 sq. ft.
UNIT 112	256 sq. ft.
UNIT 113	169 sq. ft.
UNIT 114	168 sq. ft.
UNIT 115	143 sq. ft.
UNIT 116	160 sq. ft.
UNIT 117	130 sq. ft.
UNIT 118	133 sq. ft.
UNIT 119	176 sq. ft.
UNIT 120	286 sq. ft.
UNIT 121	153 sq. ft.
UNIT 122	308 sq. ft.

ATRIUM	198 sq. ft.
RECEPTIONIST	106 sq. ft.
HALLWAY/RESTROOMS	1409 sq. ft.
STORAGE	1012 sq. ft.
HALLWAY/RESTROOMS	618 sq. ft.
COVERED WALKWAY	1860 sq. ft.

TOTAL COMMON AREA 5290 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.

KEY WEST PROFESSIONAL CENTER
1342 COLONIAL BOULEVARD
FORT MYERS, FL
BUILDING K

SECOND FLOOR



UNIT 223	169 sq. ft.
UNIT 224/225	324 sq. ft.
UNIT 226/227	321 sq. ft.
UNIT 228	157 sq. ft.
UNIT 229/230	327 sq. ft.
UNIT 231	155 sq. ft.
UNIT 232	145 sq. ft.
UNIT 233/234	348 sq. ft.
UNIT 235	159 sq. ft.
UNIT 236	164 sq. ft.
UNIT 237	171 sq. ft.
UNIT 238	174 sq. ft.

TOTAL USABLE AREA 3232 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.

Available Suites — Photos

SUITE PHOTOS

B-905, B-013

Suite B-905

Available

BUILDING

Bldg B

SIZE

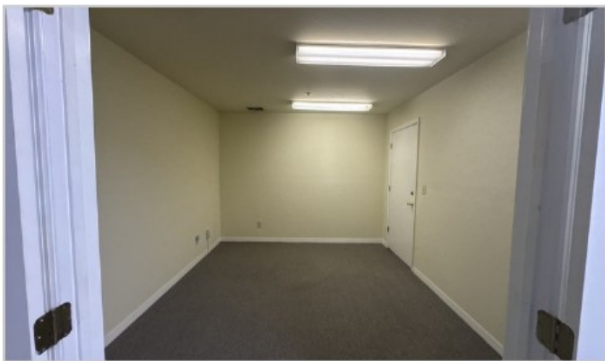
371 SF

RATE

\$25.88/SF/YR

MONTHLY

\$800.00/mo



Suite B-013

Available

BUILDING

Bldg B

SIZE

745 SF

RATE

\$22.50/SF/YR

MONTHLY

\$1,396.88/mo



Available Suites — Photos

SUITE PHOTOS

E-033, E-35B

Suite E-033

Available

BUILDING

Bldg E

SIZE

1,926 SF

RATE

\$22.50/SF/YR

MONTHLY

\$3,611.25/mo



Suite E-35B

Available

BUILDING

Bldg E

SIZE

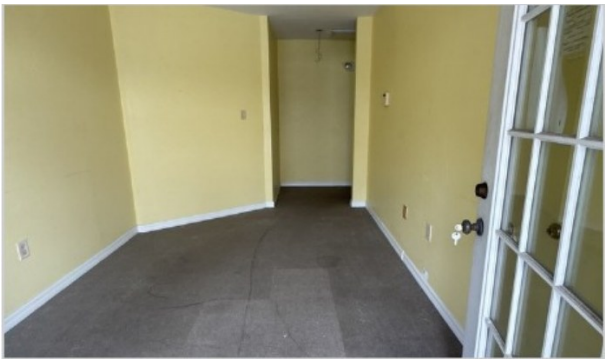
1,026 SF

RATE

\$22.50/SF/YR

MONTHLY

\$1,923.75/mo



Available Suites — Photos

SUITE PHOTOS

E-37, E-38A

Suite E-37

Available

BUILDING

Bldg E

SIZE

870 SF

RATE

\$22.50/SF/YR

MONTHLY

\$1,631.25/mo



Suite E-38A

Available

BUILDING

Bldg E

SIZE

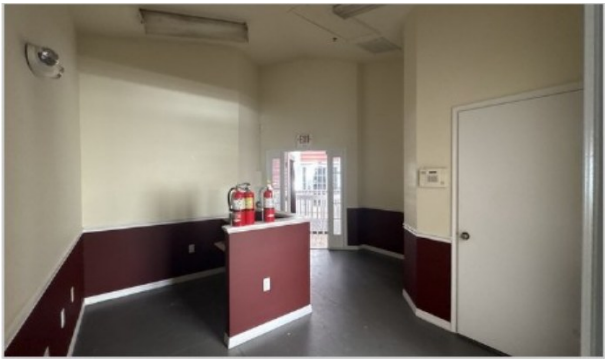
614 SF

RATE

\$22.50/SF/YR

MONTHLY

\$1,151.25/mo



Available Suites — Photos

SUITE PHOTOS

E-38B, E-40

Suite E-38B

Available

BUILDING

Bldg E

SIZE

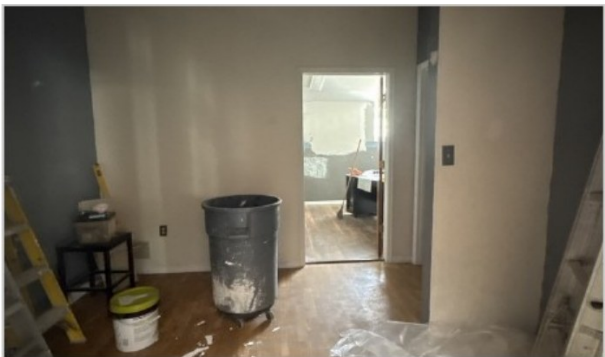
327 SF

RATE

\$22.50/SF/YR

MONTHLY

\$613.13/mo



Suite E-40

Available

BUILDING

Bldg E

SIZE

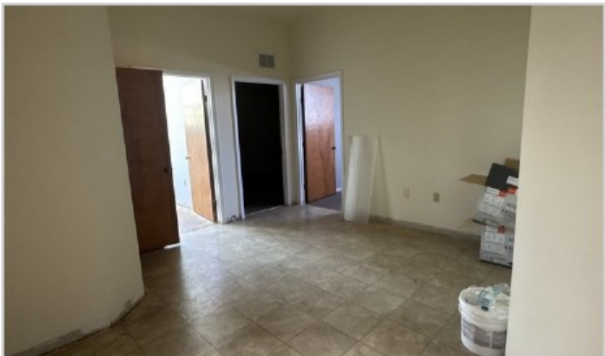
607 SF

RATE

\$22.50/SF/YR

MONTHLY

\$1,138.13/mo



Available Suites — Photos

SUITE PHOTOS

K-121, K-226/227

Suite K-121

Available

BUILDING	SIZE	RATE	MONTHLY
Bldg K	153 SF	\$40.00/SF/YR	\$510.00/mo

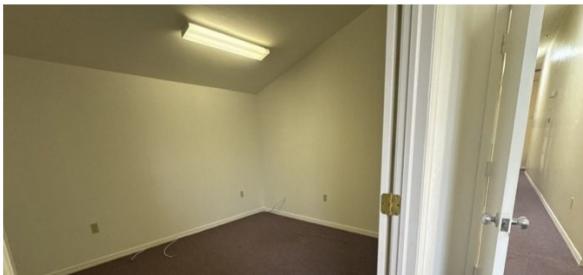


Suite K-226/227

Available

BUILDING	SIZE	RATE	MONTHLY
Bldg K	321 SF	\$40.00/SF/YR	\$1,070.00/mo

321 SF | \$40.00 SF/YR | \$1 70.00/mo



Available Suites — Photos

SUITE PHOTOS

K-237

Suite K-237

Available

BUILDING	SIZE	RATE	MONTHLY
Bldg K	171 SF	\$40.00/SF/YR	\$570.00/mo

