

FOR LEASE
900± SF Office Condo
Daniels Center / Fort Myers



LOCATION: 8961 Daniels Center Unit 407, Fort Myers, FL 33912

STRAP: 21-45-25-16-0000D.0407

ZONING: CPD - Commercial Planned Development

UTILITIES: County Water & Sewer

OCCUPANCY: May 1, 2023

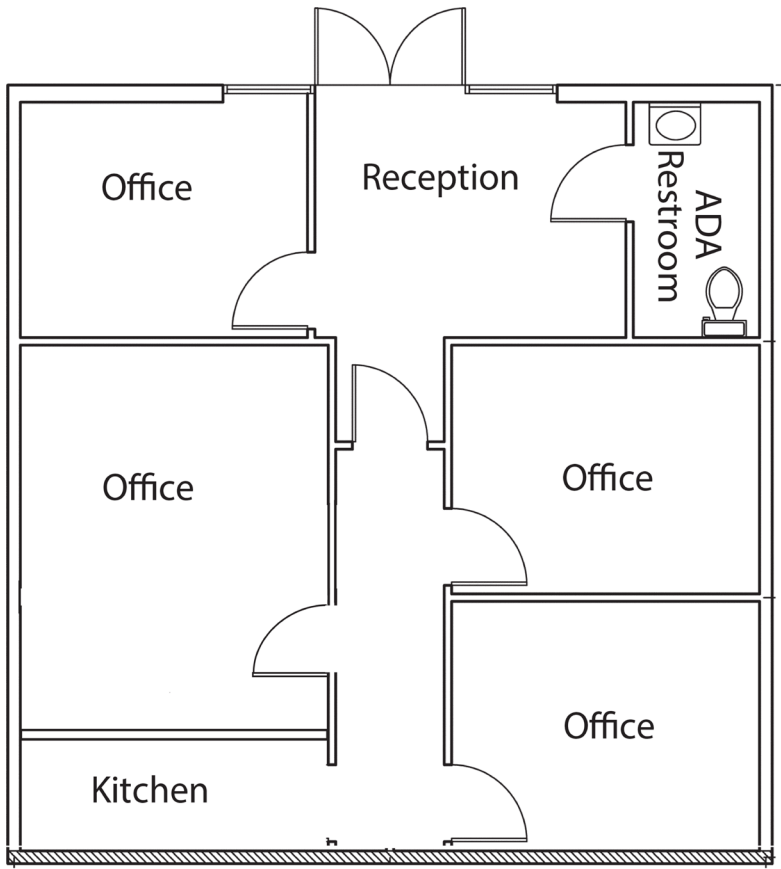
DESCRIPTION:	SIZE	RATE	OPEX	SALES TAX	MONTHLY RATE
	900± SF	\$1,350/mo (\$18.00 PSF)	\$536.25/mo (\$7.15 PSF)	\$113.18/mo	\$1,999.43/mo
3 Year Minimum Lease / 4% annual increases					

COMMENTS: 900± SF office condo at Daniels Center. Features 4 offices, ADA restroom, reception and kitchen. Located minutes from I 75/Daniels Rd. Interchange. Close to restaurants and shopping. Total rent including base rent, estimated OPEX (CAM) and sales taxes \$1,999.43 per month.

CONTACT: TODD HOLMAN
PHONE: (239) 425-6014
E-MAIL: tholman@wa-cr.com

The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

8961 Daniels Center #407, Fort Myers, FL 33912



Not to Scale



The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.