

# Office Condo For Lease



**LOCATION:** 2692-2740 Oak Ridge Court, Building 200, Unit B, Fort Myers, FL 33901

**STRAP #:** 36-44-24-P3-01200.0050

**ZONING:** B2 - Commercial  
Allows Extensive Commercial Uses

**TRAFFIC  
COUNTS:** 6,200 AADT 2005

**SIZE:** 1,050± Sq. Ft.

**LEASE RATE:** \$21.00 Per Sq. Ft. Plus CAM

**COMMENTS:** Occupancy January 15, 2007. Owners will do a one year lease. First unit available in buildings 200-600. Fully built out turn-key office condo with ample parking. Great location in rapidly growing area of Fort Myers. Located just north of Colonial Boulevard, the six-laned road connecting Cape Coral to Lehigh Acres. Easy access to all major corridors via signalized corners of Winkler Avenue, Evans Avenue & Colonial Boulevard.

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