

Pre-Leasing
Professional / Medical Space
Mid 2008 Occupancy



LOCATION: 14131 Metropolis Avenue, Fort Myers, FL 33912

STRAP #: 3045250100000.0040

ZONING: CPD - Commercial Planned Development

SIZE: 5,200± Sq. Ft. Available (May be divided)

LEASE RATE: \$20.00 Per Sq. Ft. Vanilla Shell
\$22.50 Per Sq. Ft. Fully Built-out

SALE PRICE: \$250.00 Per Sq. Ft. Gray Shell
\$290.00 Per Sq. Ft. Vanilla Shell
\$315.00 Per Sq. Ft. Built-out Office
\$340.00 Per Sq. Ft. Built-out Medical

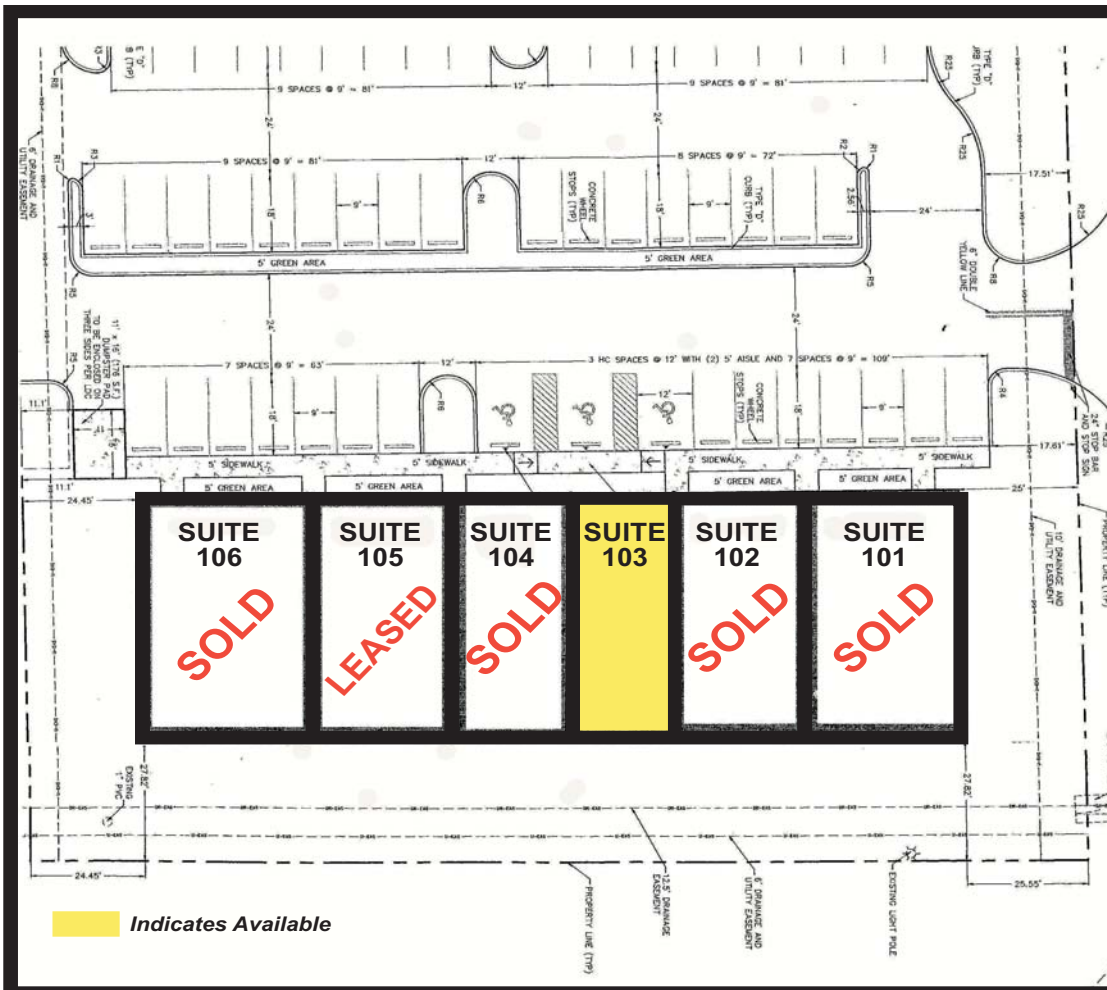
COMMENTS: New 11,000± Sq. Ft. building in the growing Metro Parkway area. Metro Road Frontage. Medical/Office impact fees paid! Build to suit! Four suites SOLD. Secure your space now before it's all gone!

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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.

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