

1,637± & 2,162± SF Offices
Lake & Golf Course Views
FOR LEASE in Gateway



LOCATION: 11932 & 11933 Fairway Lakes Drive, Fort Myers, FL 33913

STRAP: 07-45-26-07-0000A.005H

ZONING: PUD - Planned Unit Development

SIZE:

Unit #	Square Feet	Gross Rent	Sales Tax	Total Monthly Rent
11932	1,673±	\$ 1,812.42	\$108.75	\$1,921.17
11933	2,162±	\$ 2,342.17	\$140.53	\$2,482.70
3 Year Minimum Lease / 3% Annual Escalation				

PRICE: \$13.00 PSF Gross Rent + Applicable Sales Tax

COMMENTS: Free standing building with two spacious office units overlooking the lake and golf course in Gateway. Suitable for one or two tenants. 2 kitchen areas, large showroom/conference area, 2 restrooms, 9 individual offices plus an open area behind the showroom. Ample parking. Conveniently located with close access to I-75, Fort Myers International Airport, or SR 82.

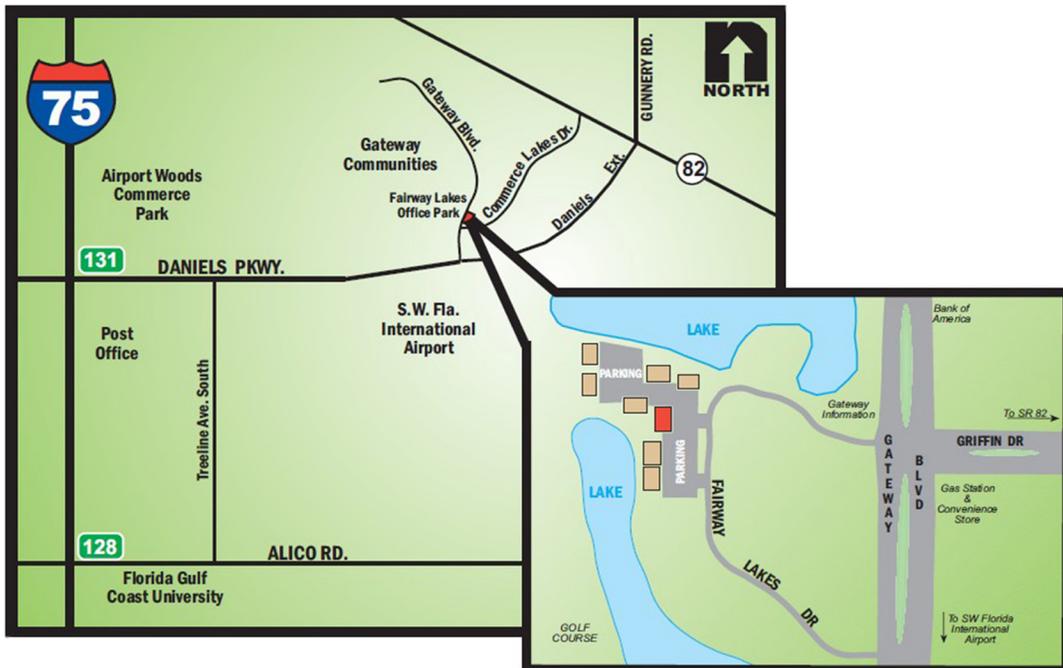
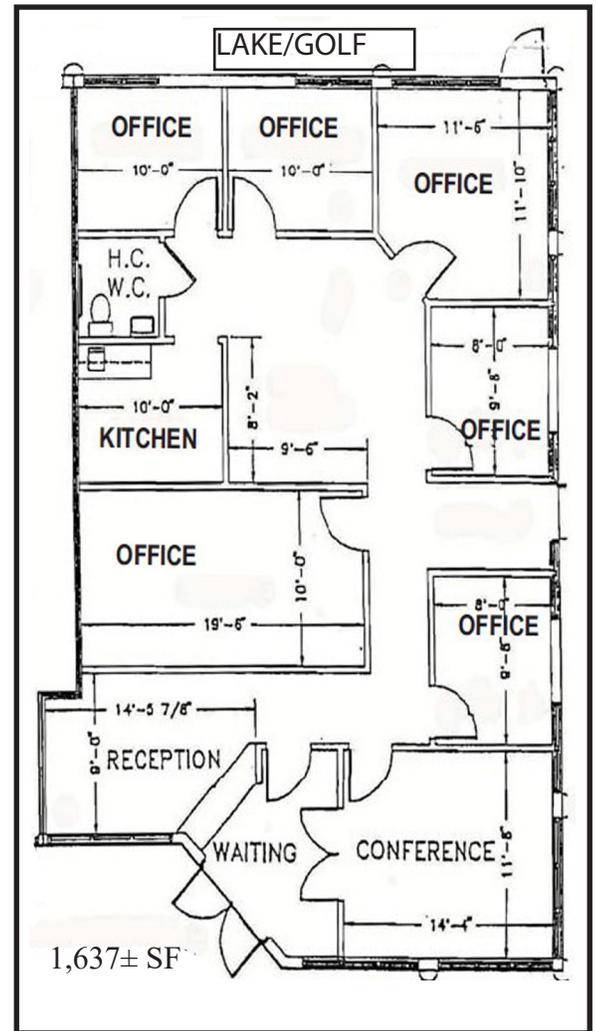
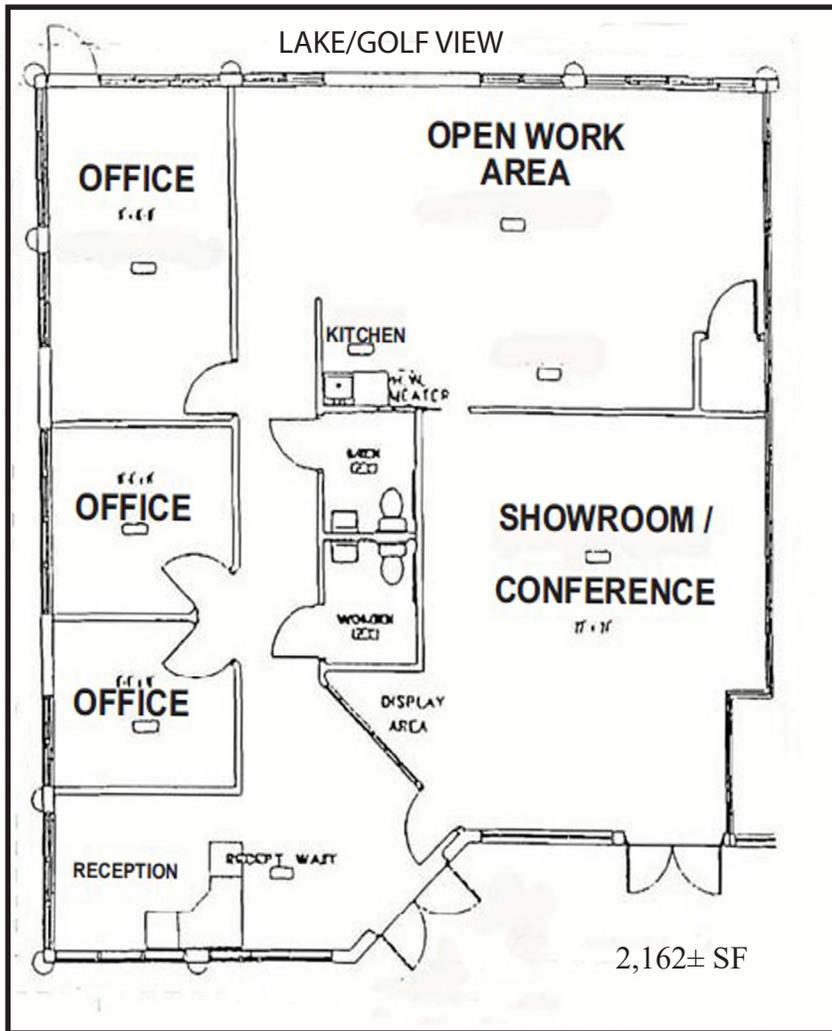
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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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