

## Office Building For Lease



**LOCATION:** 2036 McGregor Boulevard, Fort Myers, FL 33901

**STRAP #:** 23-44-24-P2-00300.0010

**ZONING:** Urban Center - Mixed Use

**TRAFFIC COUNTS:** 17,100 (2004)

**SIZE:** 3,117± Sq. Ft.

**LEASE TERM:** 3-5 Years

Price Per Sq. Ft.	Base Rent	Estimated Monthly CAM	Sales Tax	Monthly Total
\$18.00 NNN	\$4,675.00	\$1,558.80	\$374.04	\$6,608.04

**COMMENTS:** Six parking spaces on site and eight parking spaces available across the street. Close to Downtown Fort Myers which is undergoing redevelopment. New development in Downtown Fort Myers will focus on mixed land use, pedestrian-friendly walkways, residences, dining, and entertainment within a five minute walk of urban workplaces.

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