

12800 UNIVERSITY DRIVE, FORT MYERS, FL 33907

UNIVERSITY PARK



ELEVATE YOUR BUSINESS PREMIER CLASS A OFFICE SPACE

University Park is Southwest Florida's premier corporate address, strategically located in Fort Myers, in the heart of Lee County's prime business and financial district.

CONTACT

ENN LUTHRINGER, CCIM

Partner

239.481.3800 x206

enn.luthringer@creconsultants.com

MORE THAN JUST AN OFFICE

CRECONSULTANTS.com



AVAILABILITY

SUITE	SIZE (RSF)	LEASE RATE (RSF)	MONTHLY BASE RENT	CAM (RSF)	MONTHLY CAM	SALES TAX	MONTHLY TOTAL	NOTES
260	5,934	\$18.00	\$8,901.00	\$11.15	\$5,513.68	\$720.73	\$15,135.41	Available now
370	2,811	\$18.00	\$4,216.50	\$11.15	\$2,611.89	\$341.42	\$7,169.81	Customized Build-out Available
380	1,733	\$18.00	\$2,599.50	\$11.15	\$1,610.25	\$210.49	\$4,420.23	Customized Build-out Available
525	5,482	\$18.00	\$8,223.00	\$11.15	\$5,093.69	\$665.83	\$13,982.53	Can expand to 22,511 SF

LEASE RATE
\$18.00 PSF NNN

FULL SERVICE CAM
\$11.15 PSF
Includes 5-day janitorial service & electric

PARKING
449 Parking Spaces
(3.5/1,000 RSF)



HIGHLIGHTS

- Premier Class A office building reflecting quality and class
- Exquisite two-story lobby and commons areas with contemporary layout and high-end finishes
- TI Incentives Available
- Equipped with backup generator & fiber-optic communications
- Parking garage with covered walkways to building
- On-site Café

CONTACT
ENN LUTHRINGER, CCIM
239.481.3800 x206 | enn.luthringer@creconsultants.com

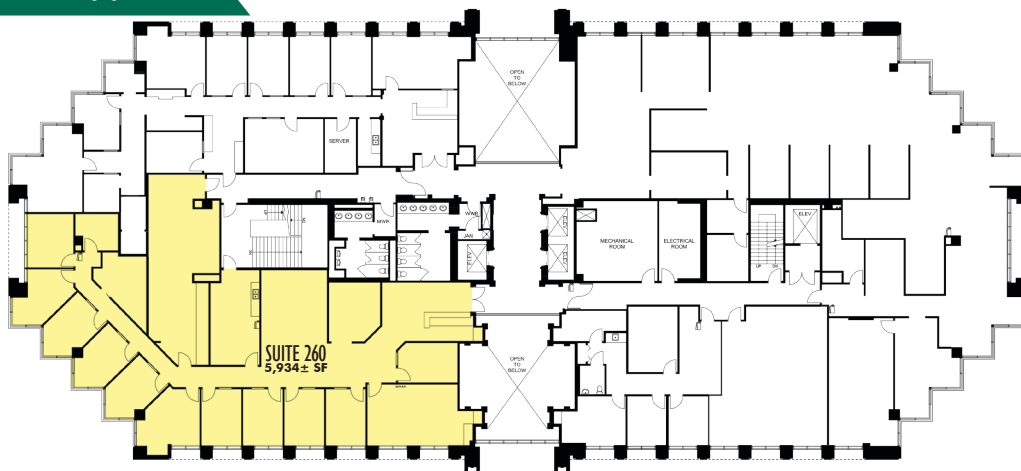
CRE
CONSULTANTS
Commercial Real Estate Consultants, LLC

MORE THAN JUST AN OFFICE

A COMPETITIVE ADVANTAGE

This Class-A business Campus is designed with your professional image in mind. When leasing office space at University Park, you will enjoy extraordinary design, amenities and competitive rental rates with premier building visibility and exposure.

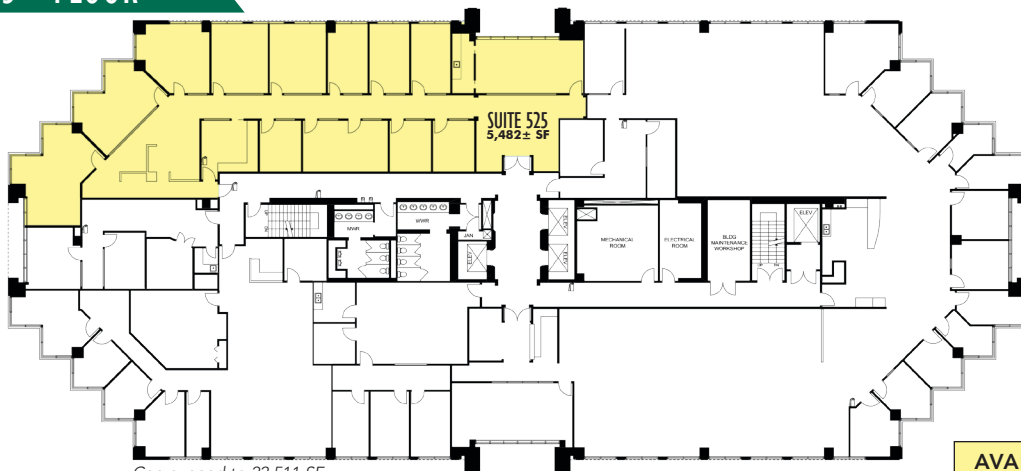
2ND FLOOR



3RD FLOOR



5TH FLOOR



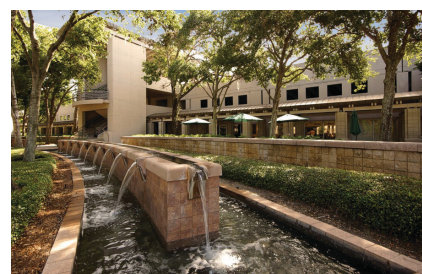
AVAILABLE



MAIN LOBBY



TURN-KEY OFFICE SOLUTIONS



PARK-LIKE SETTING



REFINED OFFICE CAMPUS



ON-SITE CAFE



COVERED WALKWAYS

CONTACT

ENN LUTHRINGER, CCIM

239.481.3800 x206 | enn.luthringer@creconsultants.com

UNIVERSITY PARK I

12800 UNIVERSITY DRIVE, FORT MYERS, FL 33907

EVERYTHING WITHIN REACH

at the heart of a highly-developed hub comprised of retail, office and medical uses

Prominently situated on College Parkway, a heavily traveled thoroughfare connecting Cape Coral and Fort Myers. This prime corridor serves as a dynamic hub for businesses and professional services, ensuring unrivaled visibility and accessibility.

Experience the unbeatable combination of high-quality Class A office space and easy access to major areas, numerous nearby restaurants and attractions, as well as convenient access to I-75, the airport and more. Embrace the advantages of this exceptional location and elevate your company's potential to new heights.

UNPARALLELED
LOCATION & VISIBILITY

PARKING GARAGE
FOR AMPLE PARKING

ACCESSIBILITY FROM
TWO MAJOR CORRIDORS



LEASING INFORMATION



ENN LUTHRINGER, CCIM

Partner

239.481.3800 x206

enn.luthringer@creconsultants.com



CRECONSULTANTS.com

12140 Carissa Commerce Ct, Suite 102, Fort Myers, FL 33966 | 1100 Fifth Ave. S, Suite 404, Naples, FL 34102

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

01/25/2024