



# Freestanding Office

## World Plaza Building #87

12771 World Plaza Lane, Fort Myers | FL

Excellent opportunity for **owner-occupant** with **in-place income** to offset costs. World Plaza is an exceptionally **well-maintained**, professionally managed south Fort Myers office park. Great **College Parkway Corridor** location, convenient to everything. **Low association fees** - \$4.20/sf/year includes roof replacement, exterior painting, building insurance, and park maintenance.

### Contact:

**Jim Tamblyn, CCIM**

Senior Associate, Commercial Services

239 985 8076

[jim.tamblyn@colliers.com](mailto:jim.tamblyn@colliers.com)

Sale Price:

**\$350,000**

**\*\*Owner Financing Available**



Colliers International

13241 University Drive | Suite 101

Fort Myers, FL 33907

P: 239 418 0300

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.



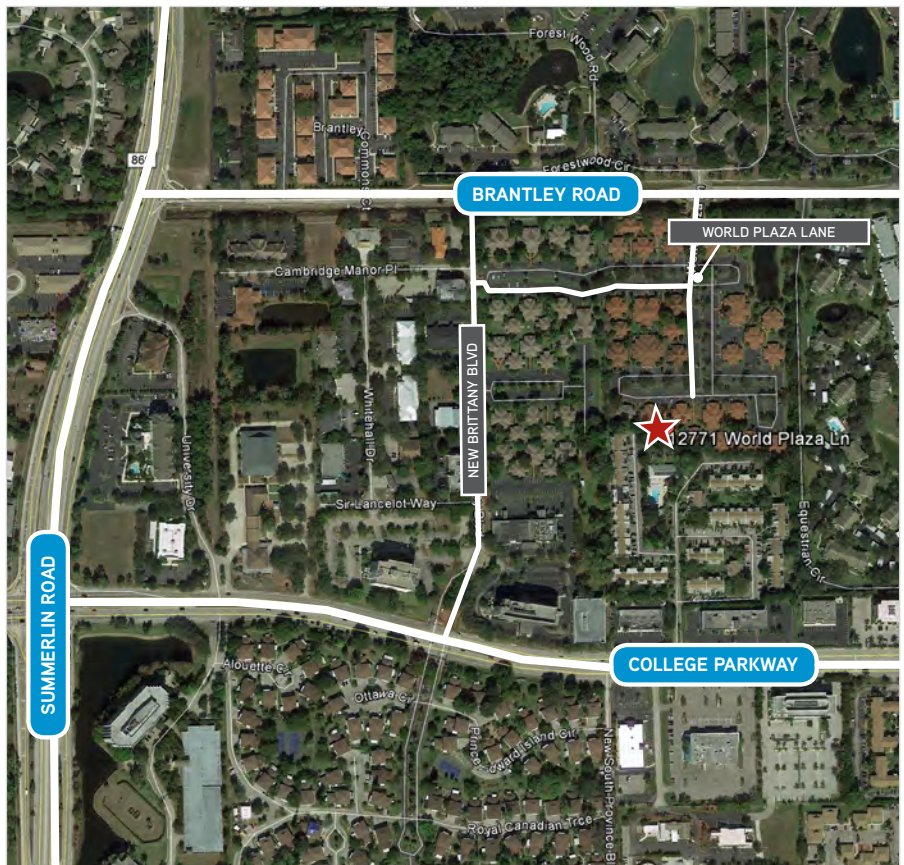
# WORLD PLAZA II

40-2 PM GROUP INTL. INC.	50 APC OF SWFL	53 SPEC REPRO MED / EDI	60-1 SPHERION STAFFING	70 JENNIFER TRATHEN D.D.S.	82 JEFFREY GREENHILL D.D.S.
40-3 HEAR USA - (Side Door)	51 FINEMARK OPERATIONS	54 BACK PAIN INSTITUTE	60-2 DAVIS DAVIS CPAS	70 DR. ERIC TRATHEN D.P.M.	83-1 VSV INFO LLC
42-1 JOHN R. LONERGAN ESQ.	52 KELLY FAYER PA	55 TUSCAN & COMPANY	60-3 AMERIPRISE FINANCIAL	71 U FIRST SURGERY CENTER	84-1 SYLVAN LEARNING
42-1 SUSAN L. RAY ESQ.	52 A&S FINANCIAL	56 DMS PROFESSIONAL CENTER	61-2 ATLAS ENGINEERING	72 U FIRST HEALTH	85 CRN OF FLORIDA
42-3 ASSOC. PSYCHOTHERAPY	52-1 HISS DENTAL		62-1 HANEY & WHEAT CPA	72-2 INVEST REALTY LLC	86-2 TRAINING DOMAIN
43-1 ALL ABOARD TRAVEL			62-2 HEART BODY & MIND HOMECARE	73 LUTGERT INSURANCE	87-1 RMA GEOLOGIC
44 ARTHUR RUTENBURG			63 MAXWELL - HENDRY	80 CHIROPRACTIC ACCIDENT	88-1 LEE CANCER CLINIC
				81 CURTRIGHT TRUITT PA	89 KATZ PSYCHOLOGY



## Specifications

Size:	3,014± SF
Type:	Freestanding, 2 Tenant office building
Tenant-Suite 1:	1,166 SF leased through December 31, 2019 (in place since 2014)
Tenant-Suite 2:	1,848 SF occupied by same tenant since 2008 - month to month tenancy since 2010
Rental Rates:	Below market - provides for upside potential
Built:	1995
2018 Gross Income:	\$31,145
2018 Association Fee:	\$12,633
2017 RE Taxes:	\$4,132
Zoning:	CPD (Lee County)
Construction:	CBS
Access:	New Brittany Blvd. and Brantley Road



LOCATION / ACCESS

Contact:

**Jim Tamblyn, CCIM**

Senior Associate, Commercial Services  
239 985 8076  
jim.tamblyn@colliers.com



Accelerating success.