



# Lease Opportunity

**William Mankin**  
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## 12370 New Brittany Blvd Fort Myers, Florida

Professional Office space available

Great visibility with one of the highest traffic corridors in Fort Myers. Four class A spaces ranging from 1,256 to 10,530± square feet available on two floors. Modified gross rental rate includes business day electricity and janitorial service. Building has secured key card entry system. Emergency life safety back up power provided by generator. Ample parking - 229 on site spaces plus additional off-site spaces.

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12800 University Drive, Suite 400  
Fort Myers, FL 33907  
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# For Lease

Lobby



## Availabilities

	Rentable SF	Usable SF	Monthly Rent + Tax
Suite 100:	5,013	4,355	\$10,234.88
Suite 101	2,486	2,160	\$5,075.58
Suite 303	1,775	1,542	\$3,623.96
Suite 304	1,256	1,290	\$2,564.33

## Feature

Suite Size:	1,256 - 10,530± square feet professional office
Improvements:	Negotiable
Parking:	229 surface spaces with additional off-site parking
Zoning:	CS-1 Lee County
Traffic Count:	37,000 daily vehicles
Elevators:	Two
Rate Includes:	Business day electricity and janitorial
Security:	24 hour key fob access
<b>Modified Gross</b>	<b>\$22.00/ square foot</b>

### Contact us:

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