

**1,000± SF PROFESSIONAL OFFICE CONDO**  
**HANCOCK BRIDGE PKWY & US41/NORTH CLEVELAND AVE.**



**PROPERTY DESCRIPTION**

- Location: 3403 Hancock Bridge Parkway, Suite 1  
North Fort Myers, FL 33903
- STRAP: 11-44-24-25-00002.0002
- Space Available: 1,000± SF
- Zoning: C1-A (Commercial) Lee County
- Year Built: 1984
- Utilities: Water/Sewer & Trash Included
- Parking: 4 Surface Spaces with additional parking available nearby.
- Comments: This office condo is nicely built-out with dark finishes throughout and is ready to move in! The condo consists of (3) offices, an open work space, storage room/breakroom and (1) restroom. It is located just off Hancock Bridge Parkway and US41/North Cleveland Avenue, offering easy access to the surrounding area making this an ideal location for many professional office users.

**LEASE RATE: \$1,000.00 PER MONTH + SALES TAX**

**(\$1,060.00 - Total Base Rent Including Sales Tax)**

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