



**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 within Neel Plaza.
- 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. This condo and the adjoining condo are also available for sale for \$195,900. Suite 2 is currently occupied, with a lease expiration date of December 31, 2018.

**LEASE RATE: \$1,000.00 PER MONTH + SALES TAX  
(\$1,058.00 - Total Base Rent Including Sales Tax)**





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