



# COMMERCIAL

**For More Information Contact:**

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## FOR LEASE | 3,000± SF PROFESSIONAL / MEDICAL OFFICE CONDO WORLD PLAZA LANE | COLLEGE PARKWAY CORRIDOR



**LANDLORD SPECIAL!**  
\*Below Market Rent!  
Save \$1,200  
Year 1!

### PROPERTY DESCRIPTION

- **Location:** 12631 World Plaza Lane, Bldg. 54, Fort Myers, FL 33907
- **S.T.R.A.P. #:** 14-45-24-47-00000.0540
- **Year Built:** 1991
- **Building Size:** 3,000± SF
- **Zoning:** CPD (Commercial Planned Development) Lee County
- **Parking:** 20+ Shared Spaces
- **Comments:** This single tenant, freestanding professional office condo was formerly a Chiropractor's office. The office layout consists of (7) exam rooms/offices, an x-ray room with shielded wall, (1) private office, a large reception desk and work area, a large waiting area with handicap accessible restroom, a break room/kitchen, IT room with storage, a supply room, and (2) additional handicap accessible restrooms. In addition, the office has two private entrances and lots of natural light with windows throughout. World Plaza has continued to be an excellent location for many medical and professional office users due to its central location and convenient access. The building is located in World Plaza II and can be accessed via Brantley Road from US41/Cleveland Ave. from the east, Summerlin Road from the west, or College Parkway and New Brittany Blvd from the south.

MONTH	SF	GROSS RENT	CAM PSF *SUBJECT TO CHANGE	SUBTOTAL	SALES TAX *SUBJECT TO CHANGE	TOTAL MONTHLY RENT
1-12*	3,000	\$1,447.50	\$1,177.50	\$2,625.00	\$152.25	\$2,777.25
13-18	3,000	\$1,547.50	\$1,177.50	\$2,725.00	\$158.05	\$2,883.05
19-24	3,000	\$1,647.50	\$1,177.50	\$2,825.00	\$163.85	\$2,988.85

**Lease rate includes sales tax, and water and sewer.**

**VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907  
Phone 239.489.3303**



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**Floor Plan - Not to Scale**

Key features and labels on the floor plan include:

- WORKROOM (12'-4" x 16'-0")
- NURSE STATION
- LAB (5'-9" x 7'-0")
- BATH (5'-9" x 5'-0")
- HALL (5'-0" x 10'-0")
- WAITING (5'-0" x 10'-0")
- CLOSET (20' x 12')
- FLOOR DRAIN (B) ADJ. SHVS.
- ADJ. PART. BD. SHELVES
- H.C. GRAB BAR
- H.C. BATH #2
- H.C. BATH #1
- ROUGH-IN ONLY
- UNLOCKED DURING BVS, HOURS
- ADJ. FOR NURS. (2) WALLS
- FLOOR STOP
- SEE TILE CARPET
- FULL HEIGHT RECEPTION CAB
- ADJ. SHVS. (A) 9'-0"
- ADJ. SHVS. (B) 9'-0"
- ADJ. SHVS. (C) 9'-0"
- ADJ. SHVS. (D) 9'-0"
- ADJ. SHVS. (E) 9'-0"
- ADJ. SHVS. (F) 9'-0"
- ADJ. SHVS. (G) 9'-0"
- ADJ. SHVS. (H) 9'-0"
- ADJ. SHVS. (I) 9'-0"
- ADJ. SHVS. (J) 9'-0"
- ADJ. SHVS. (K) 9'-0"
- ADJ. SHVS. (L) 9'-0"
- ADJ. SHVS. (M) 9'-0"
- ADJ. SHVS. (N) 9'-0"
- ADJ. SHVS. (O) 9'-0"
- ADJ. SHVS. (P) 9'-0"
- ADJ. SHVS. (Q) 9'-0"
- ADJ. SHVS. (R) 9'-0"
- ADJ. SHVS. (S) 9'-0"
- ADJ. SHVS. (T) 9'-0"
- ADJ. SHVS. (U) 9'-0"
- ADJ. SHVS. (V) 9'-0"
- ADJ. SHVS. (W) 9'-0"
- ADJ. SHVS. (X) 9'-0"
- ADJ. SHVS. (Y) 9'-0"
- ADJ. SHVS. (Z) 9'-0"

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