



# COMMERCIAL

For More Information Contact:

**Lisa Farrell-Sands**

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## FOR LEASE | 1,685± SF PROFESSIONAL OFFICE CONDO CORNER OF EVANS AVENUE & WINKLER ROAD



### PROPERTY DESCRIPTION

- **Location:** 3949 Evans Avenue, Suites 104-105, Fort Myers, FL 33901
- **S.T.R.A.P. #'s:** 36-44-24-P2-00300.1040 & 36-44-24-P2-00300.1050
- **Suite Size:** 1,685± SF
- **Zoning:** CI (Commercial Intensive) within the City of Fort Myers
- **Year Built:** 1975
- **Parking:** Approximately 188 Free Surface Spaces
- **Utilities:** All available to the Site

**Comments:** Located in the Landmark Building, this 1st floor office condo is available for lease. The building is a well maintained and has a nicely appointed lobby with covered entrances. The space offers a reception desk and waiting area, five offices, two conference rooms and a kitchenette. The property is located on the northeast corner of Evans Avenue and Winkler Avenue, with Fowler Street one block to the west and Colonial Blvd. approximately two blocks to the south. Water/Sewer and trash are included in the lease rate.

**LEASE RATE: \$1,488.42 (\$10.00 PSF)  
(Price Includes 6% Sales Tax)**

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

This is not intended to solicit property already listed. All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.



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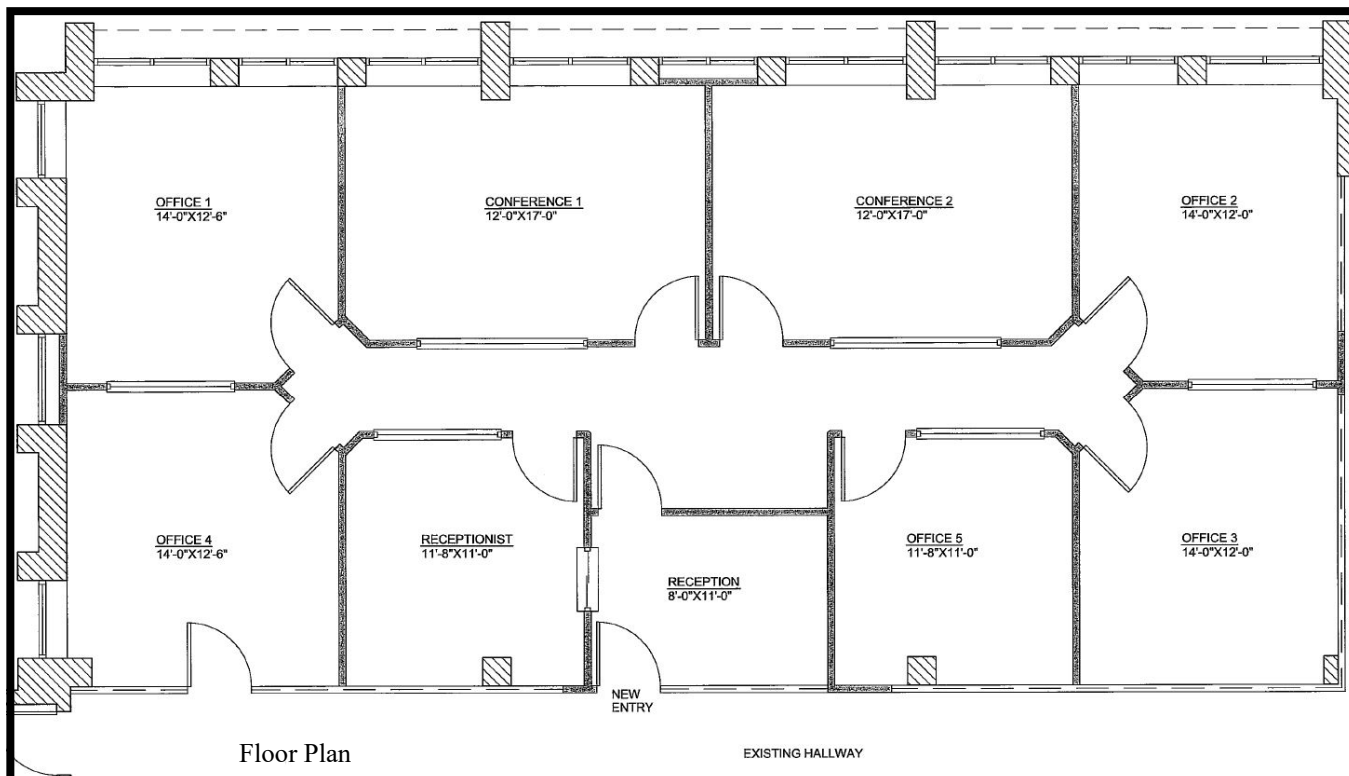
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