



# COMMERCIAL

For More Information Contact:

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## FOR LEASE | 1,178± SF PROFESSIONAL OFFICE McGREGOR BLVD. | NEAR DOWNTOWN FORT MYERS



### PROPERTY DESCRIPTION

- **Location:** 2080 McGregor Blvd., Suite 200, Fort Myers, FL 33901
- **S.T.R.A.P. #'s:** 23-44-24-P2-03000.0020
- **Leaseable Area:** 1,397± SF (Includes Common Areas)
- **Zoning:** U-CTR (Urban Center) within the City of Fort Myers
- **Year Built:** 1985
- **Parking:** 36 Shared Onsite Parking Spaces

**Comments:** Join tenants, Old Florida Title, Attorney's Coleman & Coleman, and O'Halloran & O'Halloran in this well maintained professional office building located along McGregor Blvd. between Wilna Street and Bayside Parkway and just minutes to downtown Fort Myers. This second floor office space is 1,178± SF and consists of four private offices, a conference room and a reception area. The lease includes electric, water/sewer and trash. The Tenant is responsible for their own internet / phone and office janitorial services. The building has an elevator and 24/7 access.

**LEASE RATE: \$2,221.23 Per Month**  
**(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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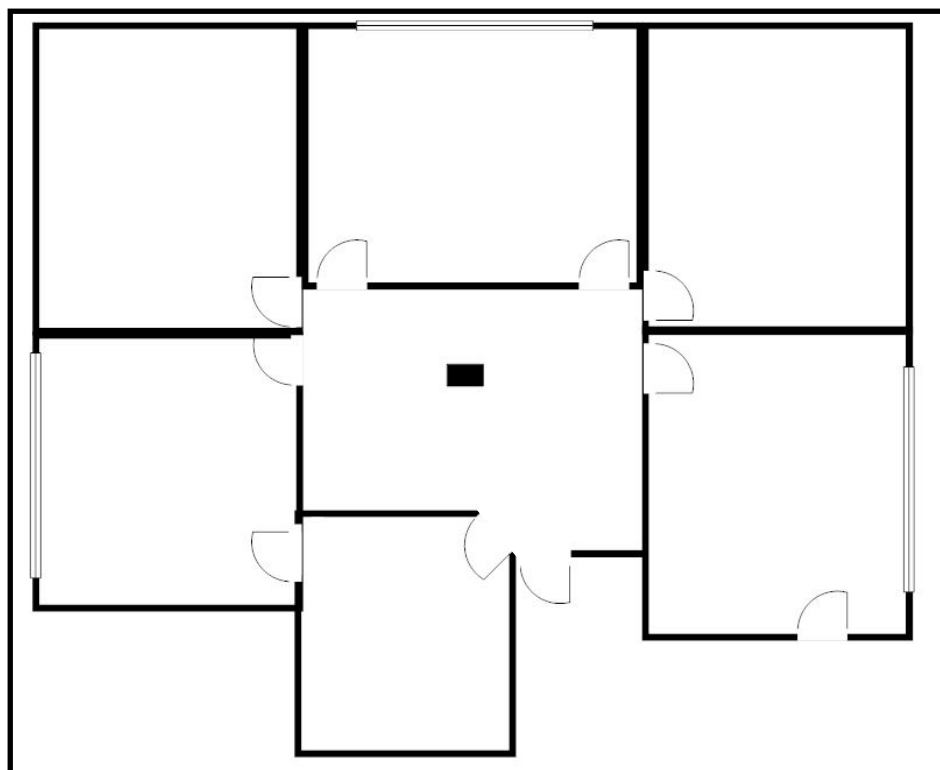
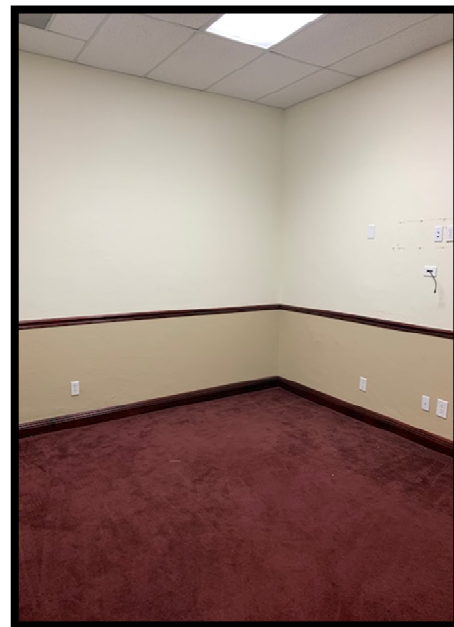
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Approximate  
Office Layout

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