

**FOR LEASE | 3,334± SF PROFESSIONAL OFFICE CONDO  
ROYAL PALM SQUARE BLVD. | NEAR COLONIAL BLVD. & SUMMERLIN RD.**



**“FREE RENT”  
AVAILABLE  
FOR QUALIFIED  
TENANT!**



**PROPERTY DESCRIPTION**

- **Location:** 1412 Royal Palm Square Blvd., Suite 101  
Fort Myers, FL 33919
- **STRAP #:** 02-45-24-P1-02500.0010
- **Year Built:** 1984
- **Condo Size:** 3,334± SF  
(2,406± SF 1st Floor and 928± SF 2nd Floor)
- **Zoning:** CG (Commercial General) City of Fort Myers
- **Parking:** Shared Parking
- **Signage:** Monument Signage

**Comments:** This 3,334± SF office condo is ideally located for many office and medical professionals. The 1st floor consists of a large reception area with kitchenette and restroom, (4) private offices, a conference room, a large open work area and several storage areas. The 2nd floor loft overlooks the 1st floor and consists of (2) private offices, a large open workspace, restroom, additional storage space, as well as 12 built-in storage cabinets. The condo also offers additional access to the 1st and 2nd floor, as well as addition parking, in the rear of the building. Located within the City of Fort Myers, the property can be accessed via the lighted intersection of McGregor Blvd. or Summerlin Road, and is just minutes from Colonial Blvd. and the Midpoint Memorial Bridge to Cape Coral.

**LEASE RATE REDUCED!**

**\$3,000 PER MONTH PLUS SALES TAX**

*Water and Trash Included*

*(Available approximately June 1, 2021)*

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Reception & Kitchen Area



First Floor Office



Second Floor Loft



First Floor Office



Conference Room



First Floor Office



Kitchenette