



2,063± SF PROFESSIONAL OFFICE CONDO HANCOCK BRIDGE PKWY & US41/NORTH CLEVELAND AVE.



PROPERTY DESCRIPTION

- Location: 3403 Hancock Bridge Parkway, Suite 3-4
North Fort Myers, FL 33903
- STRAP: 11-44-24-25-00003.0003
- Space Available: 2,063± 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 professional office condo is move-in-ready with new paint and flooring throughout. The condo consists of (2) large offices, (2) open work areas, a conference room, (2) restrooms and a kitchenette. The condo is located in Neel Plaza, 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.

LEASE RATE: \$2,551.23 PER MONTH (INCLUDES SALES TAX)



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