



COMMERCIAL

For More Information Contact:

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BANK OF AMERICA BUILDING | "CLASS A" OFFICE 4,251± SF PROFESSIONAL OFFICE SUBLET



PROPERTY DESCRIPTION

- **Location:** 13099 S. Cleveland Avenue, Suite 300
Fort Myers, Florida 33907
- **S.T.R.A.P. #:** 24-45-24-00-00005.1060
- **Size:** 4,251± SF
- **Zoning:** C-1
- **Parking:** Abundant
- **Comments:** The prestigious Bank of America Building currently has 4,251± SF of office space ready for a new Tenant. The space consists of 13 private offices (almost all with windows), a conference room, separate reception and waiting areas, a copier room and breakroom, and 2 storage closets. The current Tenant had to relocate and they are looking to sublet. The space is vacant and ready for occupancy with a lease expiration of October 31, 2025. The lease also offers (2) two Options to Renew for (3) three years. The building is conveniently located just north of the Daniels Parkway/US41 Intersection with easy access and an abundance of restaurant and shopping nearby.

LEASE RATE: \$9,751.40 PER MONTH
(PRICE INCLUDES CAM AND 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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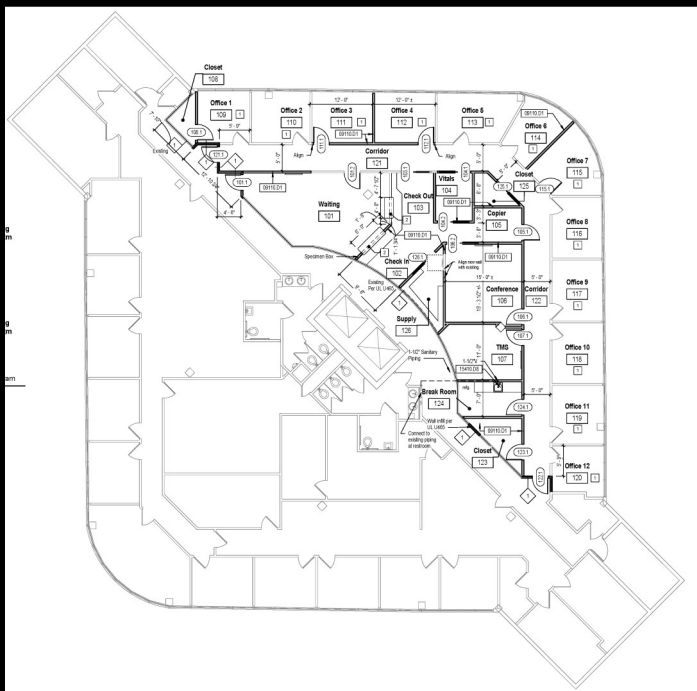
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