



COMMERCIAL

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1,500-5,625± SF AVAILABLE FOR LEASE MORSE SHORES PROFESSIONAL CENTER | PALM BEACH BLVD.



PROPERTY DESCRIPTION

- **Location:** 4857 Palm Beach Blvd. Fort Myers, FL 33905
- **S.T.R.A.P. #** 03-44-25-04-0000A.0120
- **Total Building Size:** 7,125± SF
- **Year Built:** 2008
- **Zoning:** CC (Community Commercial) Lee County
- **Parking:** Abundant Shared Parking
- **Utilities:** All Available to the Site
- **Comments:** Morse Shores Professional Center is a very well-maintained neighborhood center located on Palm Beach Blvd. just minutes from Downtown Fort Myers and close to I75. This is a multi-tenant building consisting of (4) separate units. Unit 1 is 1,500± SF and currently occupied by a pharmacy. Units 2, 3, and 4 are available for lease and were formerly occupied by Millenium Physicians Group and used as their training center. Unit 2 & 3 are built out as office and Unit 4 consist of a large open work area and 4 private offices. All units have a kitchenette and private restrooms.

Unit #	SF	PSF	Monthly	Sales Tax	Total
Unit 2	1,500± SF	\$26.15	\$3,268.75	\$196.13	\$3,464.88
Unit 3	1,500± SF	\$26.15	\$3,268.75	\$196.13	\$3,464.88
Unit 4	2,625± SF	\$26.15	\$5,720.31	\$343.22	\$6,063.53

VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303

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Unit 2 Open Workspace



Unit 2 Kitchenette and Restroom



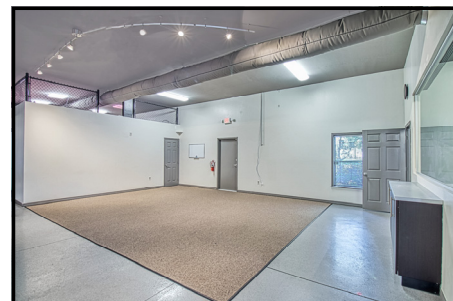
Unit 2 Conference Room



Unit 3 Reception Area



Unit 3 Breakroom



Unit 4 Open Workspace



Unit 4 Office



Unit 4 Kitchenette



Unit 4 Entrance



Aerial - Location to I75



Exterior



Entrance Unit 2 & 3

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