



COMMERCIAL

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1,500-4,125± 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 & 3 are currently occupied. Units 2, and 4 are available for lease and were formerly occupied by Millenium Physicians Group and used as their training center. Unit 2 is 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	\$163.44	\$3,432.19
Unit 4	2,625± SF	\$26.15	\$5,720.31	\$286.02	\$6,006.33

VIP Realty - 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.

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



Unit 2 Open Workspace



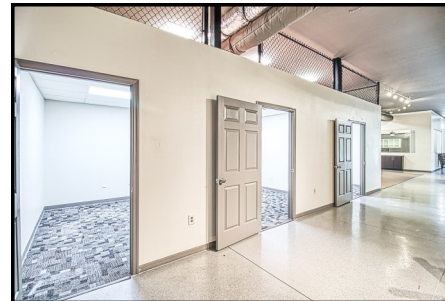
Unit 2 Kitchenette and Restroom



Unit 2 Conference Room



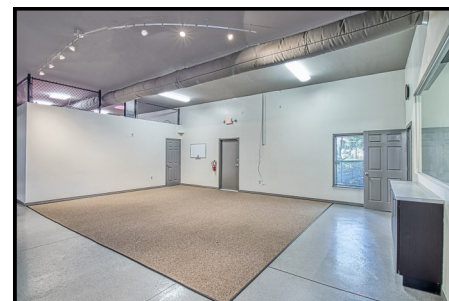
Unit 2 Office



Unit 4 Offices



Unit 4 Office



Unit 4 Open Work Area



Unit 4 Kitchenette



Unit 4 Entrance



Aerial - Location to I75



Exterior



Entrance Unit 2 & 3