



FOR LEASE

**14440 METROPOLIS AVE.
UNITS 101/102
FORT MYERS, FL 33912**

- Built Out Medical Office Space
- Central Fort Myers Location
- Within 1 Mile of Gulf Coast Hospital
- Building, Front Door, Parking Lot Entrance & Pylon Signage Available
- Available For Occupancy April 1, 2024
- 8 Exam Rooms (7 with Sinks) + 1 Procedure Room w/Sink
- Multiple Access Points to Property for Patients

Suite Information: Suites 101/102 have been combined to create a beautifully built out 3,607 sq. ft. medical office suite consisting of 8 exam rooms (7 w/sinks), 1 procedure room w/ sink, 3 offices, lab, nurses station, 4 HC restrooms (2 his & 2 hers), lobby, business /administrative area & break room. Current interior remodel was completed in 2015. Building, front door, pylon and parking entrance signage available. Space available for occupancy April 1, 2024.

- **24 hour notice requested for showings/tour**
- **Please Do Not Disturb the Tenant**

Monthly Rent: \$9,717.86* (\$7,514.58 Base Rent + \$2,203.28 CAM + *FL State Sales Tax/County Surtax)

Property Information: 14440 Metropolis Avenue is a 5,403 sq. ft. single story building located on the west side of Metro Parkway between Daniels Parkway and Six Mile Cypress. Total of 28 cross easement parking spaces for the building. Approximately 1 mile south of Gulf Coast Hospital.

Lease Rate: \$25.00 NNN*

Est. CAM: \$7.33*

* Plus FL State Sales Tax & Lee County Surtax

Suite Size: 3,607 RSF

Year Built: 2006

Zoned: CPD

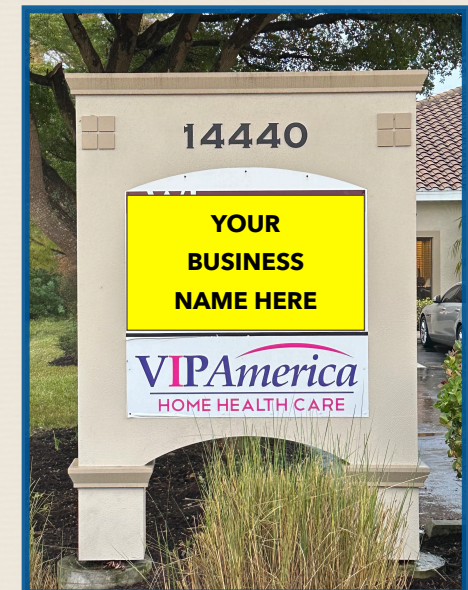
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