



OFFICE FOR LEASE
 17041 ALICO
 COMMERCE COURT
 FORT MYERS, FL 33967

- * Beautifully Built Out Industrial Building
- * 4,159 RSF Office Space
- * Energy Saving Solar/Photovoltaic Cells
- * Building & Door Signage Available
- * Ample Paking
- * Comcast Internet
- * Available October 1, 2022

Suite Information: Office space available in this beautifully built out industrial-flex building. Unit 1 is 4,159 SF +/- with multiple offices, kitchenette, 3 bathrooms and a conference room. Building & door signage available. Solar/Photovoltaic cells on roof - great energy saver, reduced electric bills!

Location: Located within the Alico Commerce Center midway between I-75 and US 41 on the south side of Alico Road.

Lease Rate: \$11.50 NNN

Est. CAM: \$3.25 (incl. water/sewer/trash)

Monthly Rent: \$5,112.11* (\$3,985.71 Base Rent + \$1,126.40 Est. CAM) *Plus FL State Sales Tax/County Surtax

Ideal location for users that service both Lee and Collier counties. Easily accessible from I-75, US41, Michael G. Rippe Parkway, Three Oaks Parkway and Ben Hill Griffin Parkway. Close to SW Florida International Airport

Year Built: 2004

Building: 11,100 +/- Sq. Ft.

Suite Size: 4,159 +/- RSF

Zoned: IPD

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