

**FOR SALE / FOR LEASE**

**Built For Better Results.**



Commercial Real Estate Advisors

Each office is independently owned and operated

**Office**

**Metropolis Building**



**For Lease : \$16.00 PSF NNN**

**For Sale : \$3,000,000.00**

EXCLUSIVELY OFFERED BY:

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**LOCATION**

14241 METROPOLIS AVENUE

FORT MYERS

FLORIDA

33912

**FEATURES**

- Free Standing Building – Totaling 10,700 SF.
- 8,817 SF and 1,883 SF Available.
- Frontage on Metro Parkway.
- Medical Use Available.
- Close to Gulf Coast Hospital.
- Class A Location and Facility.

**954.771.1212**

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[www.SVNCR.com](http://www.SVNCR.com)  
[www.svnFlorida.com](http://www.svnFlorida.com)

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# Office

# Metropolis Building



CROSS STREET	Metro Pkwy & Atlantis Lane
MARKET	Lee County
SUB MARKET	Fort Myers
ZONING TYPE	CPD
NO. OF BUILDINGS	1
NO. OF STORIES	1
BUILDING CLASS	A
BUILDING SQ. FT.	10,700
ACRES	1.04
AVAILABLE FOR LEASE	10,700 SF   1,883 SF   8,817 SF

## PROPERTY DESCRIPTION INFORMATION

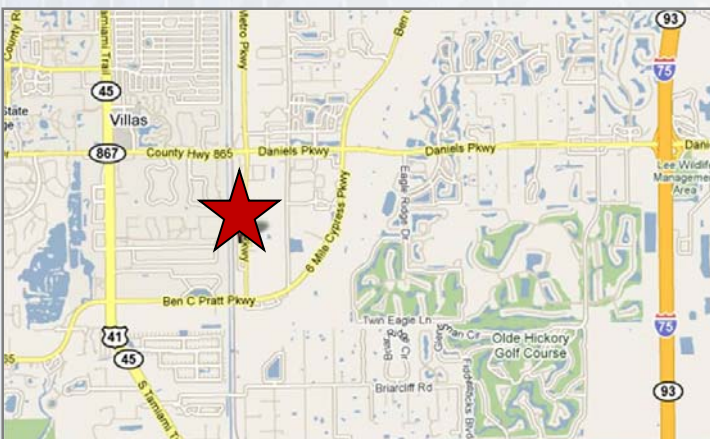
Freestanding upscale medical/professional building totaling 10,700 SF. Entire building is available for lease or divisible to 1,883 SF or 8,817 SF units. Operating Expenses at \$5.00 PSF.

## CONSTRUCTION

CBS Stucco, Barrel Tile Roof .

## AREA

Frontage on Metro Parkway with close proximity to Gulf Coast Hospital. Just minutes from I-75. High traffic counts and excellent signage.



<http://Sale.Svn.Com/83493>

<http://Lease.Svn.Com/83500>

All information contained herein is believed accurate, but is not warranted or guaranteed and should be independently verified.