



Developers • Brokers • Investment Consultants

Web Site: [www.rarco.com](http://www.rarco.com) • Email: [rarco@msn.com](mailto:rarco@msn.com)

6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



## Spacious and Airy, Professional Setting 1500 Colonial Boulevard, #230 Fort Myers, FL 33907

#230 - Colonial Executive Offices - 787 Square Feet



The Colonial Executive Office Building is the best in Executive Offices!

In the heart of the central business hub of Fort Myers, this location has excellent access to major roads, Page Airfield and the MidPoint Bridge.

Ample Parking, on-site management, great business associates!



Information Last Updated 10/24/2011

The information herein is believed to be true and correct but is not warranted by the Broker.  
This offering is subject to prior sale, price change or withdrawal without notice.



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## Suite 230, 1500 Colonial Boulevard, Fort Myers, FL Project Information

**Address: 1500 Colonial Boulevard, #230**

City: Fort Myers  
State: Florida  
ZIP: 33907  
Comments: Contact: Diane Coffman, Sales Associate  
Office Phone: 239-939-0033  
Cell Phone: 239-826-2543  
Email: [Diane@rarco.com](mailto:Diane@rarco.com)

**UTILITIES:**

Water: Paid by Owner  
FPL: Paid by Business Associate.  
PHONE: Century Link - Paid by Business Associate  
INTERNET: Century Link - Paid by Business Associate

**OCCUPATIONAL LICENSE: Lee County and City of Fort Myers**

**LISTING DATA:**

Unit is on the 2nd floor. Building has elevator and beautiful staircase.

Lease Term: 3, 4 or 5 year Lease term negotiable.

Unit is spacious with a separate conference room and has reception area, separate office and kitchenette.

**Move-in Costs:**

Suite 230 (787 Square Feet)

\$10.00 psf + \$5.00 CAM = \$15.00 gross psf

Rent is \$983.75 per month + \$59.00 sales tax = \$1,042.78 per month.

Security Deposit = \$983.00

Total move-in = \$2,025.78

Business Associates will have 24 hour access to the building with key system. Building is unlocked at 8:00 am and locked at 5:00 pm. There is on-site management during the business hours to assist with any needs.

Covered parking is available at \$35.00 a month plus 6% sales tax = \$2.10. Total \$37.10.

In-House Internet System Wireless available for \$50.00 per month. Multiple computers will be prorated.

Phone Answering Services Available: \$250.00 per month. Modern system with V/M capabilities or email notifications.

Marquee Signage Rental: \$265.00 per year for 2 sides of electric marquee on Colonial Blvd. Design and installation cost separate (@ \$350.00).

Fed Ex and UPS overnight pick up boxes on site.

Comments: Great building for Attorneys, Accountants, Real Estate Professionals, Software/Computer Developers, Financial Planners or any business that is growing. This is the right place for those who want to have a professional appearance for their company.

Excellent access to I75/Cape Coral/North and South Fort Myers/Estero

Excellent parking.

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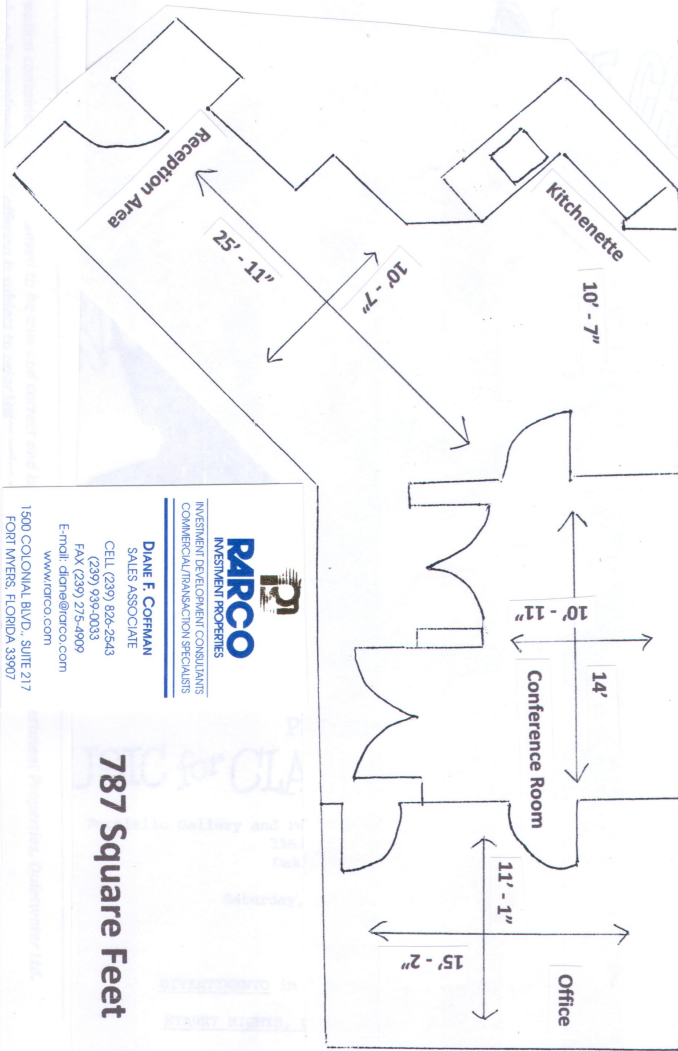


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**COLONIAL EXECUTIVE OFFICES**  
**1500 Colonial Boulevard, Suite 230**  
**Fort Myers, FL 33907**



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**RARCO**  
 INVESTMENT PROPERTIES  
 INTERMEDIATE BROKER/GENERAL CONSULTANTS  
 COMMERCIAL TRANSACTION SPECIALISTS

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 (239) 939-0033  
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[www.rarco.com](http://www.rarco.com)  
 1500 COLONIAL BLVD., SUITE 217  
 FORT MYERS, FLORIDA 33907

**787 Square Feet**

MIKE CHOIR - JAMES GREENING, KATE STENBERG, violins PATRICK KROBOTH, viola  
 DIANNE COFFMAN, cello LICORICE EDDY - TOM ROSE, clarinet