



Developers • Brokers • Investment Consultants
Web Site: www.rarco.com • Email: rarco@msn.com
6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



Suite 232 - Spacious and Bright 1500 Colonial Boulevard Fort Myers, FL 33907

#232 - Colonial Executive Office Building - 738 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.

Beautifully maintained building with marquee signage on Colonial.



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 232, 1500 Colonial Boulevard, Fort Myers, FL Project Information

Address: 1500 Colonial Boulevard, #232

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

UTILITIES:

Water: Paid by Owner

FPL: Paid by Business Associate.

PHONE: Embarq - Paid by Business Associate

INTERNET: Embarq - 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)

\$13.00 psf + \$5.00 CAM = \$18.00 gross psf

Rent is \$1,107.00 per month + \$66.42 sales tax = \$1,173.42 per month.

Security Deposit = \$1,107.00

Total move-in = \$2,280.42

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: \$212.00 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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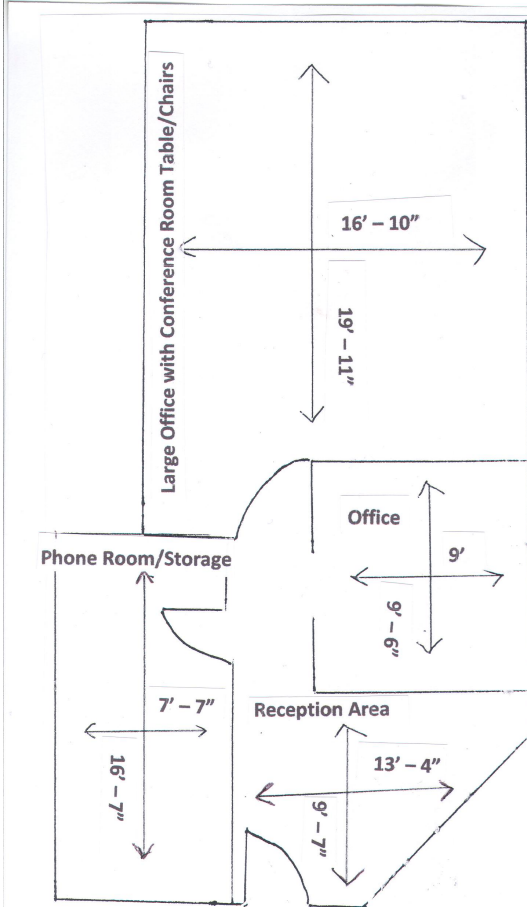
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738 Square Feet

INVESTMENT DEVELOPMENT CONSULTANTS
 COMMERCIAL/TRANSACTION SPECIALISTS

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 SALES ASSOCIATE
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1500 COLONIAL BLVD., SUITE 217
 FORT MYERS, FLORIDA 33907

COLONIAL EXECUTIVE OFFICES
1500 Colonial Boulevard, Suite 232
Fort Myers, FL 33907

The information contained herein is believed to be true and correct and is not warranted by RARCO Investment Properties, Quietwater Ltd. Partnership or its employees. Said offering is subject to prior lease sales or withdrawal without notice.

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