



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)



COLONIAL BOULEVARD 20,726 SQ. FT. OFFICE FOR SALE PRIME LOCATION

COLONIAL BOULEVARD OFFICE BUILDING



Located on Colonial Blvd. just west of Summerlin Road this two story with elevator office building sits just to the east of Cape Coral and to the west of Lehigh Acres.

Easy access to downtown Fort Myers via McGregor Blvd. and to all points in the southern county via Summerlin Road.

Mixed use office building housing 18 executive office suites with central reception services and 11 individual general offices ranging from 750 square feet to 2800 square feet.

18 Covered parking spaces.



Information Last Updated 01/21/2013

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COLONIAL BOULEVARD OFFICE BUILDING

Project Information

OWNERSHIP: Quietwater LTD Partnership

Name:
Phone:
Address: 1500 Colonial Blvd
Address:
City: Fort Myers
State: FL
ZIP: 33907
Comments:

Millage Rate:
Millage Code:
Current Yr. Taxes: \$21,859
Spcl. Assessments:
Spec. Assessments:

PROPERTY DESCRIPTION:

Address: 1500 Colonial Blvd. Fort Myers 33907
Legal:
Size in Acres:
Size in Sq. Ft.: 56,741
Frontage: 198+
Average Depth: 286+
Natural Elevation:
Finish Floor El:
Flood Zone: 3
Map Number: 0410 Version F 2/28/08
Soil Class: N/A
Comments:

UTILITIES:

Water: Yes
Line Size:
Capacity:
Dist. to Hydrant:
Sanitary Sewer: Yes
Line Size:
Capacity:
Gravity:
Franchise Dist.: City Of Fort Myers
Power Company: FP&L
Fire District: City Of Fort Myers
Drainage District:
Comments:

LAND USE INFORMATION:

Zoning: Commercial
Ordinance #: N/A
Prelim. Dev. Ord.:
Expir. Date:
Final Dev. Ord.:
Expir. Date:
Land Use Category:
Spcl. Ordinances:
Zoning Comments:
Zoning Comments:
Comm/Council Dist.:
Who's District:

PRIMARY ACCESS:

Primary Access: Colonial Blvd.
Number of Lanes: 6
Right of Way:
Road Ownership: Lee County
Class: Arterial
Service Level: D
Traffic Count: 57,000
Date:
Growth Rate:

TAX INFORMATION:

STRAP Number: 02-45-24-P1-00060.0010
STRAP Number:
Assessed Value: \$972,000.00
Date Assessed: 2010

SECONDARY ACCESS:

Secondary Access: Summerlin Road
Number of Lanes: 4
Right of Way:
Road Ownership: Lee County
Class: Arterial
Service Level: C
Traffic Count:
Date:
Direct Access:
Dist. to Median:

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Signalized:
Dist. to Inter.:

LISTING DATA:

Offering Date: 9/15/11

Offering Price: 1,400,000.00

Price Per Acre:

Price Per Front Foot:

Gross Price Per Square Foot: \$67.54

Terms:

Comments:

YOUR PERSONAL NOTES:

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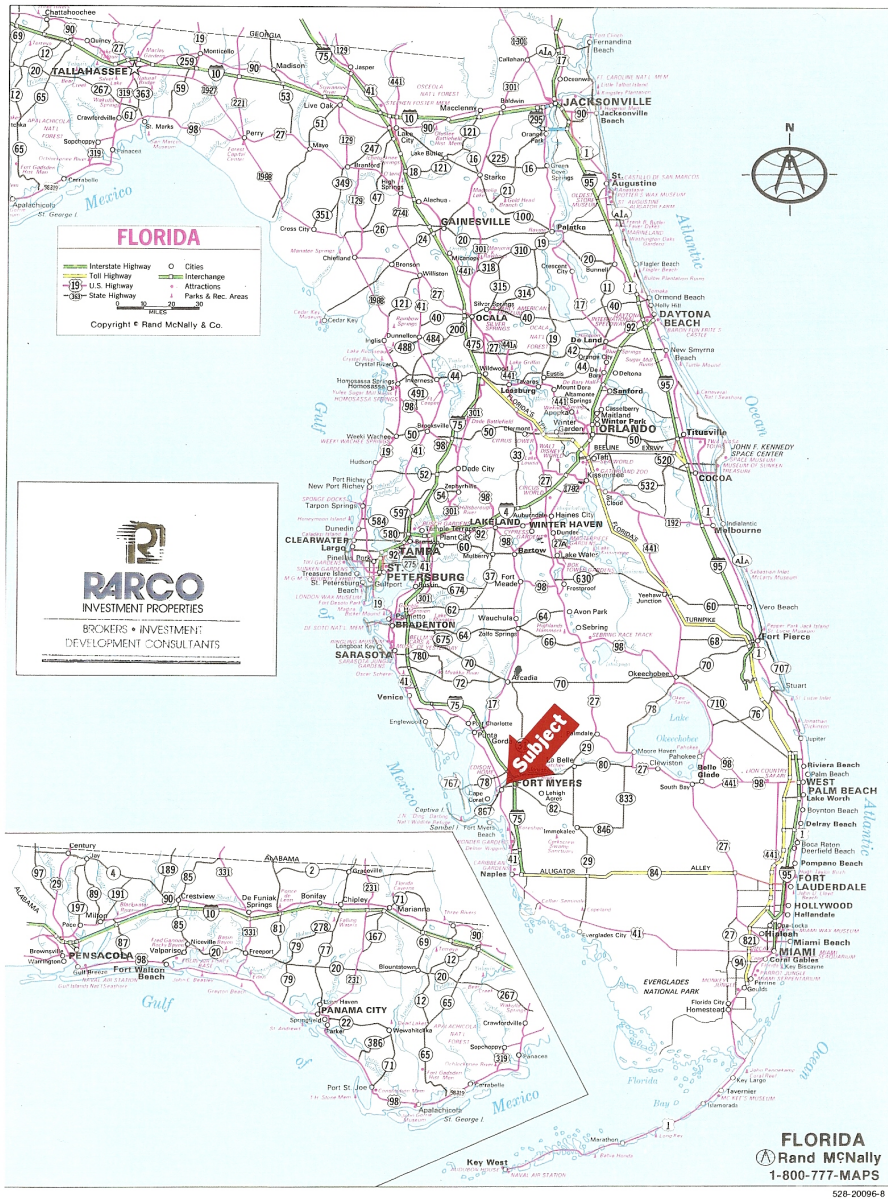
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COLONIAL BOULEVARD OFFICE BUILDING Project Information



Florida Location Map

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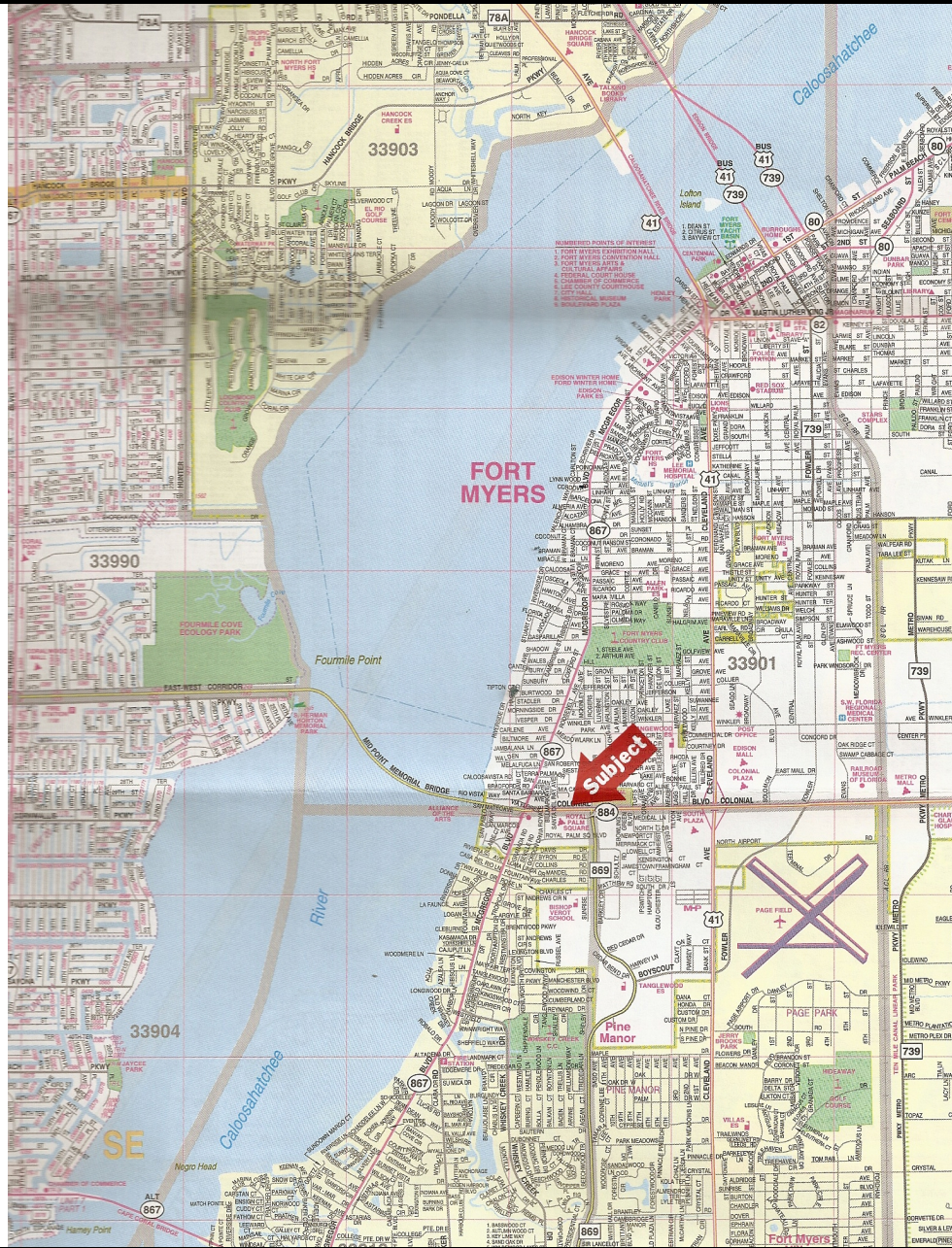
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Local Road Location

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Land						
Land Tracts						
Use Code	Use Code Description	Number of Units			Unit of Measure	
1700	Office Building, One Story	56741.00			Square Feet	
Land Features						
Description		Year Added			Units	
BLACK TOP - IMPROVED		1989			9,245	
BLACK TOP - IMPROVED		1990			28,627	
Buildings						
Building 1 of 1						
Building Characteristics						
Improvement Type	Model Type	Stories	Bedrooms	Bathrooms	Year Built	Effective Year Built
49 - offices - low rise	4 - commercial	2.0	0	33.0	1990	1990
Building Subareas						
Description				Area (Sq Ft)		
BAS - BASE				41		
BAS - BASE				9,587		
FCP - FINISHED CARPORT				735		
FCP - FINISHED CARPORT				1,610		
FOP - FINISHED OPEN PORCH				772		
FOP - FINISHED OPEN PORCH				224		
FOP - FINISHED OPEN PORCH				748		
FOP - FINISHED OPEN PORCH				25		
FUS - FINISHED UPPER STORY				25		
FUS - FINISHED UPPER STORY				1,610		
FUS - FINISHED UPPER STORY				9,587		
LBA - LOBBY AVERAGE				499		
SPRINKLER SYSTEM (INTERIOR)				1990	25,945	
VAULT DOOR - RECTANGULAR (10-12 FT) CLA				1990	1	
ELEVATOR - PASSENGER				1990	2	
CARPORT - UNFINISHED				1998	2,200	
Building Front Photo				Building Footprint		

Lee County Tax Data

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COLONIAL BOULEVARD OFFICE BUILDING

Project Information



Interior Shots

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COLONIAL BOULEVARD OFFICE BUILDING

Project Information

2/13/2006
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CERTIFICATE OF RENTABLE AREAS
 1500 COLONIAL PKWY.
 FT. MYERS, FL. 33907



FLOOR R/U RATIO	BASIC RENTALBE AREA(S)			RENTABLE AREA			TOTAL RENTABLE AREA	
	OFFICE AREA	STORE AREA	BUILDING COMMON AREA	BUILDING RENTABLE AREA	BUILDING R/U RATIO	OFFICE AREA		STORE AREA
	2,925.3	0.0	0.0			3,145.0	0.0	3,145.0
	1,832.4	0.0	0.0			1,969.9	0.0	1,969.9
	997.1	0.0	0.0			1,072.0	0.0	1,072.0
	1,210.5	0.0	0.0			1,301.4	0.0	1,301.4
3.52%	1,603.3	0.0	0.0			1,723.6	0.0	1,723.6
1.0352	8,568.6	0.0	1,232.0			9,211.9	0.0	9,211.9
	4,764.2	0.0	0.0			5,121.9	0.0	5,121.9
	2,834.3	0.0	0.0			3,047.0	0.0	3,047.0
	1,669.7	0.0	0.0			1,795.0	0.0	1,795.0
	841.1	0.0	0.0			904.2	0.0	904.2
11.18%	601.6	0.0	0.0			646.7	0.0	646.7
1.1118	10,710.7	0.0	215.4			11,514.8	0.0	11,514.8
					7.5%			
	19,279.3	0.0	1,447.4	20,726.7	1.0751	20,726.7	0.0	20,726.7

rentable area measuring of office buildings to the BOMA Standard

www.abcalc.biz

American Building Calculations

2209 Collier Pky, Suite 118, Land O Lakes, FL. 34639

phone: 813.600.5472

Floor Plans Sq. Footage