



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)



# Bright Ground Floor Unit 1500 Colonial Boulevard, Suite 104 Fort Myers, FL 33907 1,169 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. Excellent parking.



Information Last Updated 01/21/2013

The information herein is believed to be true and correct but is not warranted by the Broker.  
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## 1500 Colonial Blvd., Suite 104 Project Information

**Address: 1500 Colonial Boulevard, #104**

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 or Comcast - Paid by Business Associate

INTERNET: Century Link or Comcast - Paid by Business Associate

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

**LISTING DATA:**

Unit is on the 1st floor. Building has a beautiful staircase that is curved and very nice first impression to clients. The building is surrounded by retail and professional offices.

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

Unit has a reception area with 2 very nice offices, phone data room/closet and a separate conference room.

**Move-in Costs:**

**Suite 104 (1,169.30 Square Feet)**

**\$9.00 psf + \$4.00 CAM = \$13.00 gross psf**

Rent is \$1,267.00 per month + \$76.00 sales tax = \$1,343.00 per month.

**Security Deposit = \$1,267.00**

**Total move-in = \$2,610.00**

**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: \$35.00 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 a Travel Agency, Home Health Care Agencies, 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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## 1500 Colonial Blvd., Suite 104 Project Information

1500 Colonial Boulevard  
Fort Myers, FL 33907

Suite 104  
1,169.30 sq. ft.

Reception Area

Office

Office

Storage and Phone Data Room

Conference Room

Hallway to parking lot

**DIANE F. COFFMAN**  
SALES ASSOCIATE  
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FAX (239) 275-4809  
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1500 COLONIAL BLVD., SUITE 217  
FORT MYERS, FLORIDA, 33907

Suite 104

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