



RARCO
INVESTMENT PROPERTIES

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 EXECUTIVE OFFICES
1500 Colonial Boulevard, #102
Fort Myers, Florida 33907
1,770 Square Feet with Beautiful Large Arched Windows



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.

Great building with solid business



Information Last Updated 01/21/2013

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 102 Colonial Executive Offices Project Information

Address: 1500 Colonial Boulevard, #102

City: Fort Myers

State: Florida

ZIP: 33907

Comments: Contact: Steven Weisberg, Broker,
Diane Coffman, Sales Associate

Office Phone: 239-939-0033

Email: rarco@msn.com, diane@rarco.com

UTILITIES:

Water: Paid by Owner

FPL: Paid by Business Associate.

PHONE: Comcast or Century Link - Paid by
Business Associate

INTERNET: Comcast or Century Link - Paid by
Business Associate

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

LISTING DATA:

Unit is on the 1st floor. Building has open lobby
area with a beautiful curved staircase.

Lease Term: Lease term negotiable (2, 3 to 5
years).

Unit is spacious with a large conference room
and has separate offices within and break room.

Move-in Costs:

Suite 102 (1,770 Square Feet)

\$13.00 gross psf

Rent is \$1,917.50 per month + \$115.05 sales tax =
\$2,032.55 per month.

Security Deposit = \$1,917.00

Total move-in = \$3,949.55

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 in Suite 200 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 Cable or Wireless
available for \$50.00 per month. Multiple
computers will be prorated.

Phone Answering Services Available: \$35.00 per
month/per line. 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 (@ \$300.00).

Fed Ex and UPS overnight pick up boxes on site.
Individual mail boxes.

Comments: Great building for Home Health Care
Agencies, Attorneys, Accountants, Real Estate
Professionals, Software/Computer Developers,
Financial Planners or any business that want to
have a professional office setting for their
company.

Excellent access to the Midpoint Bridge,
Summerlin Road, I75/Cape Coral/North and South
Fort Myers/Estero

Excellent parking.

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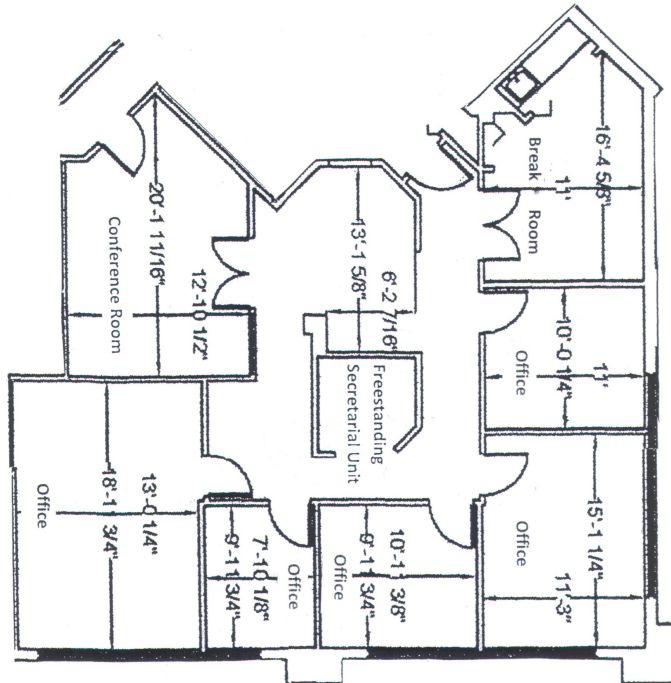
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1,770 Square Feet

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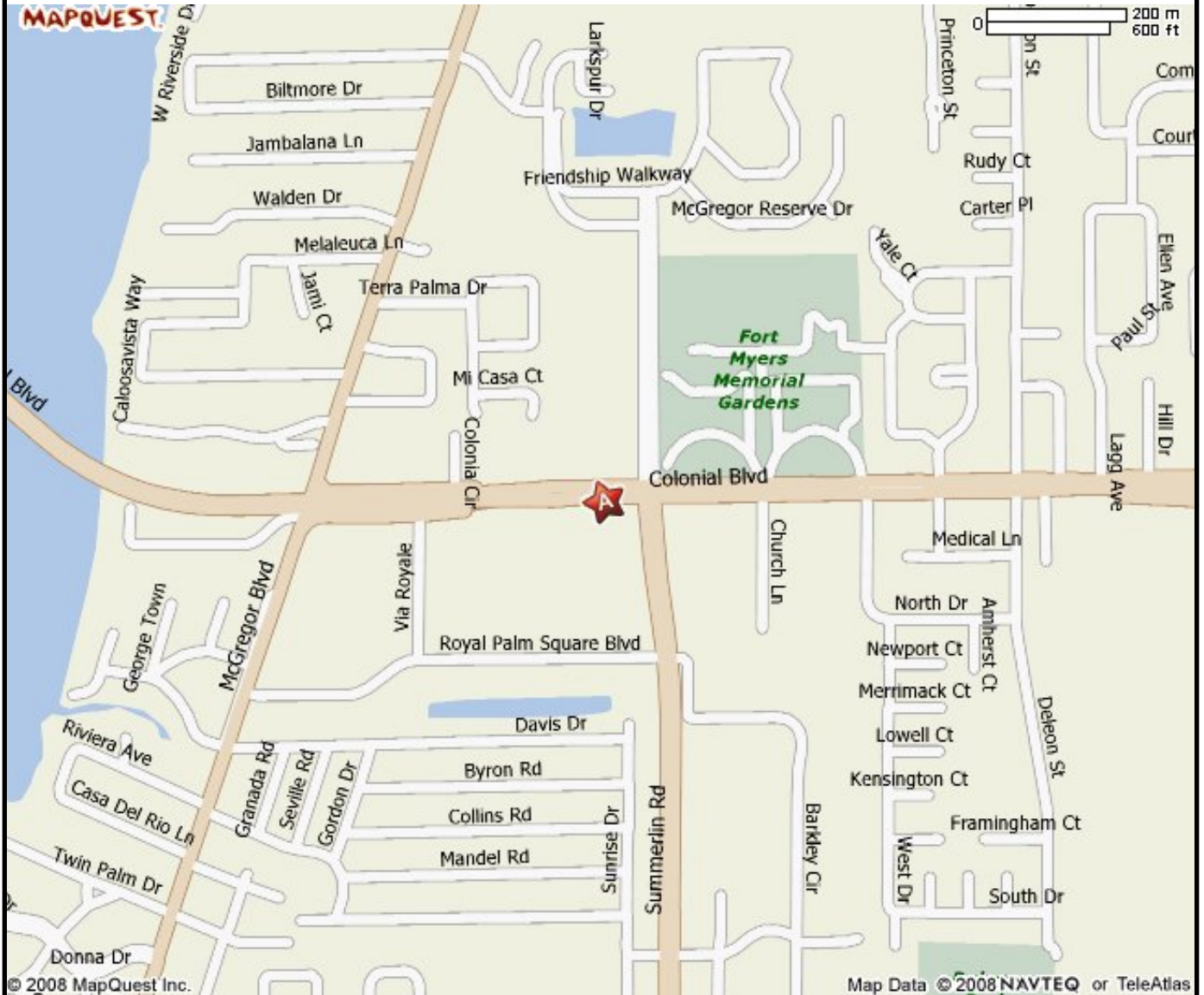
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map location

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