



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 233

Beautiful and Open Multi Office Suite

1500 Colonial Blvd, Fort Myers, FL 33907



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 04/22/2013

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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1500 Colonial Blvd., Suite 233 Project Information

Address: 1500 Colonial Boulevard, #233

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: 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 2nd floor. Building has elevator and beautiful staircase. Matching desks and file storage have been left to help with needs.

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

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

Move-in Costs:

Suite 233 (1,501.80 Square Feet)

$\$9.00 \text{ psf} + \$4.50 \text{ CAM} = \$13.50 \text{ gross psf}$

Rent is $\$1,689.53$ per month + $\$101.37$ sales tax = $\$1,790.90$ per month.

Security Deposit = $\$1,689.00$

Total move-in = $\$3,479.90$

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 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.

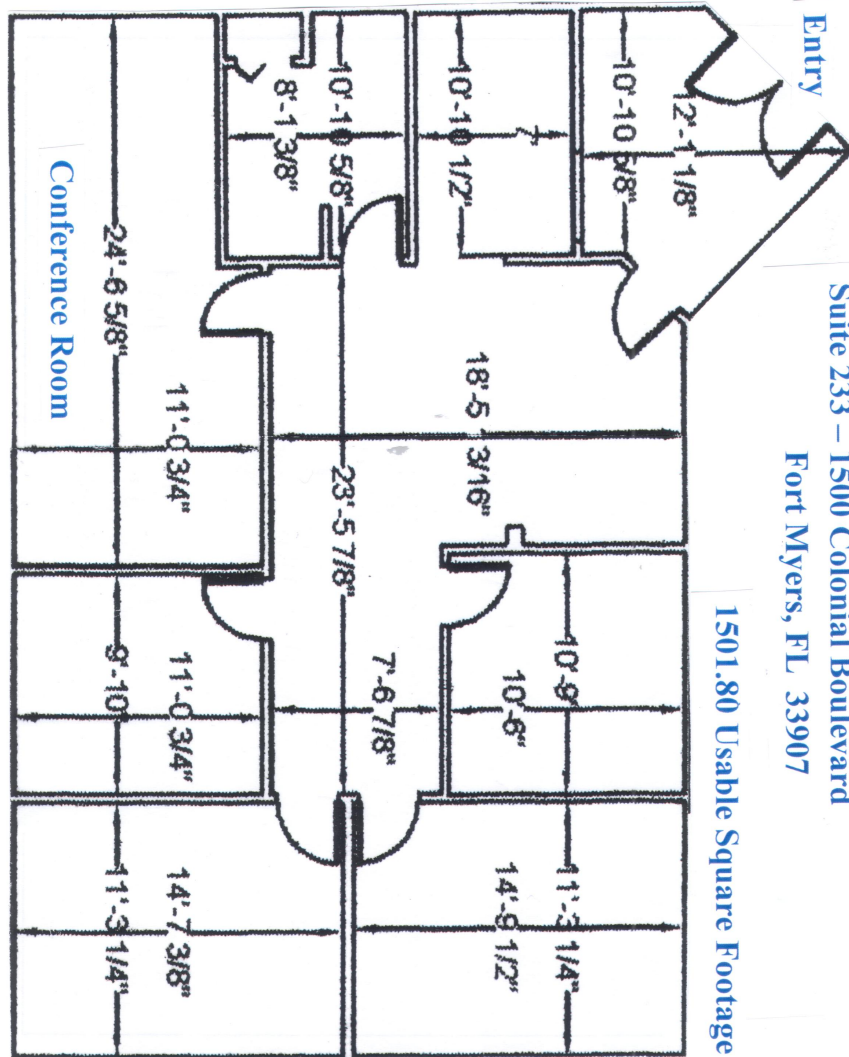
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