

COLLEGE PARKWAY OFFICE

PRIME BUSINESS CORRIDOR



FOR LEASE

8191 COLLEGE PARKWAY, FORT MYERS, FL 33919



UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	AVAILABILITY
201	1,992	\$21.00	\$3,486.00	Immediately
202	4,000	\$18.00	\$6,000.00	Immediately

- PRICE:** \$18.00 - \$22.00 PSF Modified Gross
- LOCATION:** On College Parkway, just west of Summerlin Road
- ZONING:** CT - Tourist Commercial (Lee County)
- YEAR BUILT:** 1987 (Renovated 2021)
- PARKING:** 131 Spaces (1 Reserved Covered Space Per Tenant)

This office property offers an exceptional opportunity for businesses seeking a prime location in Southwest Florida. Situated along College Parkway—one of the area’s most prominent business corridors—it provides excellent visibility and accessibility. Suites feature well-designed layouts with private offices, open workspaces, and abundant natural light. Tenants enjoy ample parking, including one reserved covered space per suite, along with professional onsite management. Conveniently located next to Canterbury School and near Florida SouthWestern State College (FSW), this property offers easy access to major roadways, making it an ideal choice for general office or medical office users.



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HIGHLIGHTS

- Prime Location on College Parkway, next to Canterbury School and near FSW
- Convenient Parking with ample parking and one reserved covered space per tenant
- High Traffic / Access to Markets: The property's location offers strong access to major markets and routes within Southwest Florida, amplifying visibility and business reach.
- Professional On-Site Management: Tenants benefit from managed services and a multi-tenant office environment that blends visibility with flexibility.



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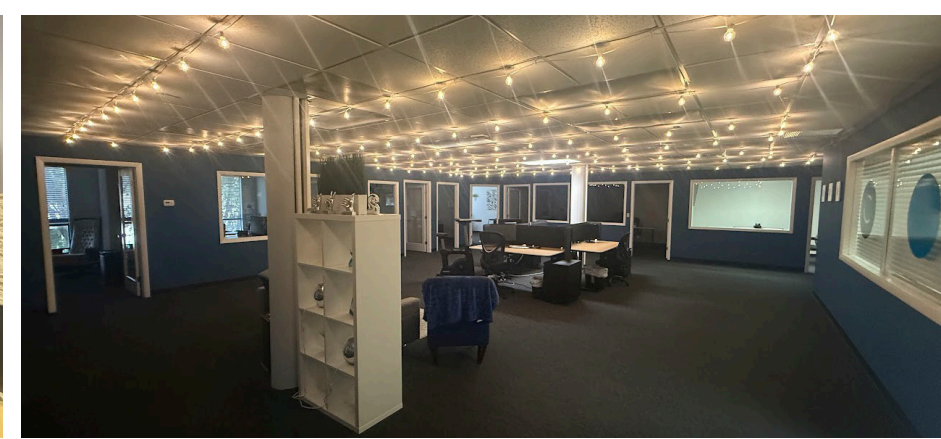
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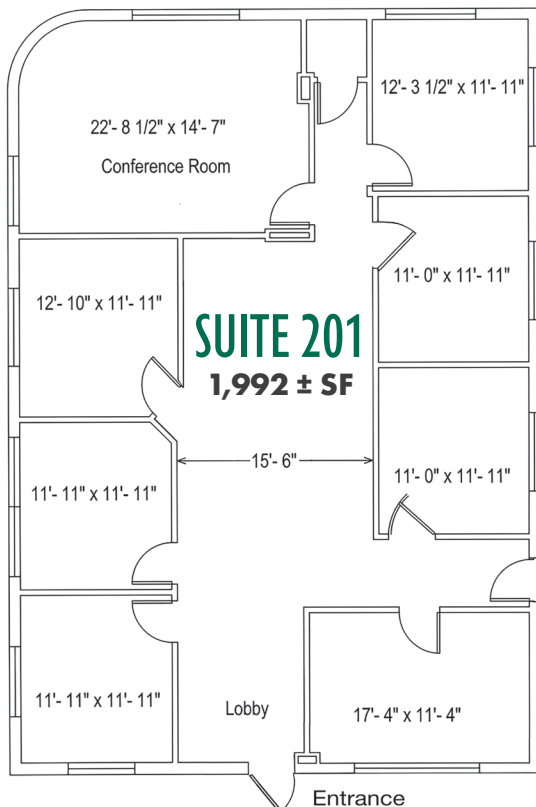
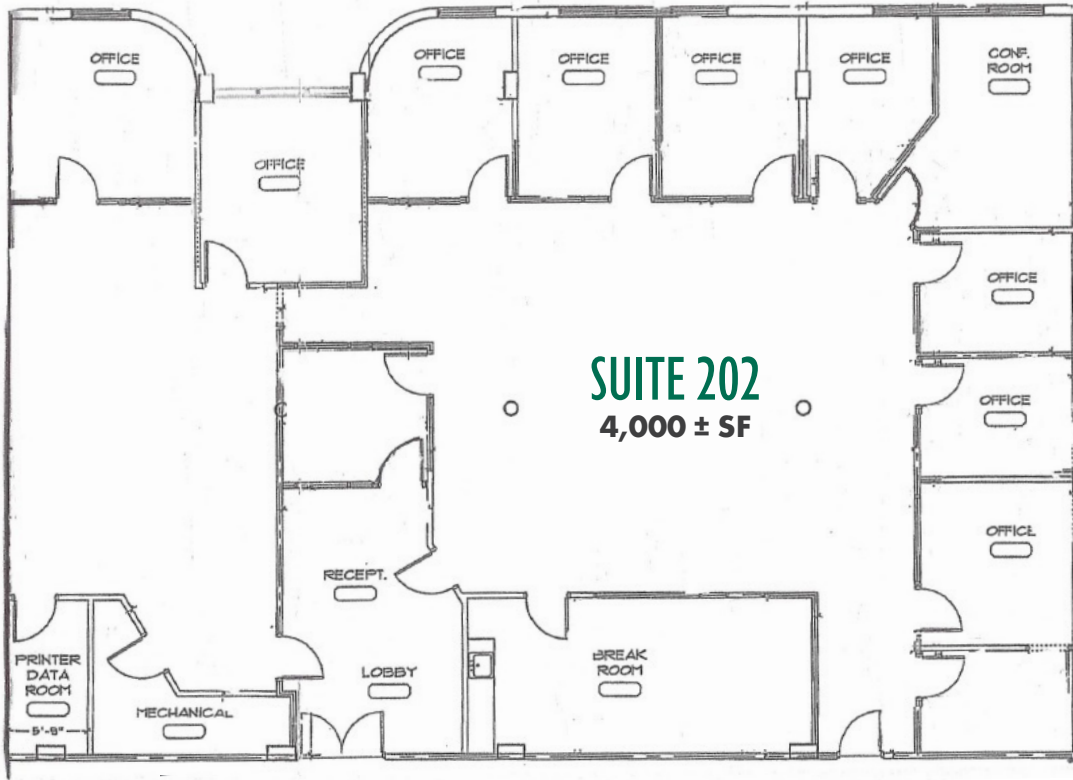
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HIGHLIGHTS

- **Premier Corridor Location:** Positioned along the high-visibility business corridor of College Parkway, one of Southwest Florida's most prominent professional thoroughfares.
- **Proximity to Educational Anchors:** Directly adjacent to Canterbury School (8141 College Parkway) and near Florida SouthWestern State College (FSW), supporting daytime population and prestige.
- **Recent Renovation / Modernization:** Built in 1987, the building underwent renovation in 2021—enhancing building systems and aesthetics
- **Ideal for Medical or General Office Users:** The layout and finish are suited to medical, professional services, or corporate office tenants seeking a strategic Southwest Florida presence.

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