



CLASS-A OFFICE BUILDINGS FOR SALE

2234-2270 COLONIAL BLVD.

FORT MYERS, FLORIDA 33907

OFFICE BUILDINGS  FOR SALE  81,941 SF



1614 Colonial Blvd #101
Fort Myers, FL 33907

LQCRE.COM

Adam Palmer, CCIM, SIOR

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Office Buildings For Sale

WEBSITE

GOOGLE TOUR



BUILDING #1



BUILDING #2



\$21,048,820
PRICE



81,941 SF
SIZE



8.94 AC
COMBINED

- Building #1 (C-1 Zoning) is one of the nicest office buildings in Fort Myers. It's 48,873± SF is spread amongst 3 floors and features modern finishes, a cafeteria-style break area with ample indoor seating and an outdoor courtyard. Class-A furnishings could also convey in the purchase.
- Building #2 (B-2 Zoning) is a 33,068± SF back center that was repurposed from a former retail property. The building has a storage/warehouse space in the back with potential to expand some.
- The property boasts 474 surface parking spaces.
- The buildings could potentially be purchased (or leased) separately.



5-MILE POPULATION
152,879



5-YEAR INCREASE
2.4%



5-MILE INCOME
\$94,709



5-MILE EMPLOYEES
103,718

 **LQ Commercial**
REAL ESTATE SERVICES
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BUILDING 1

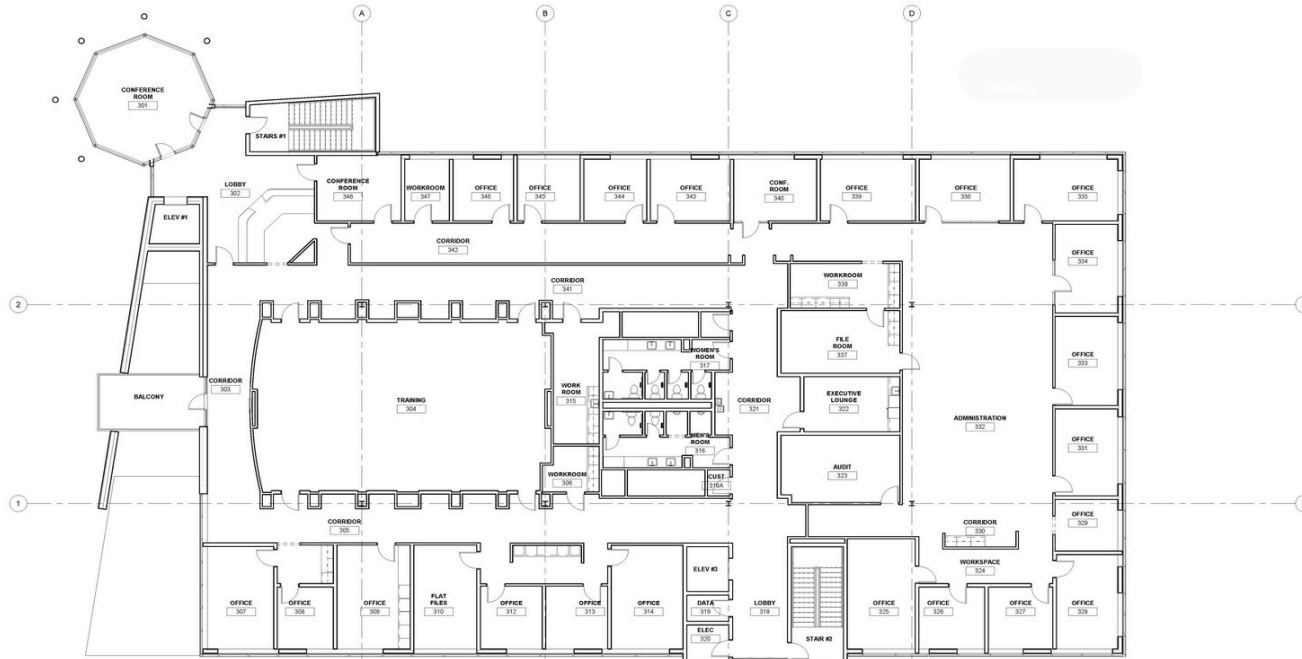
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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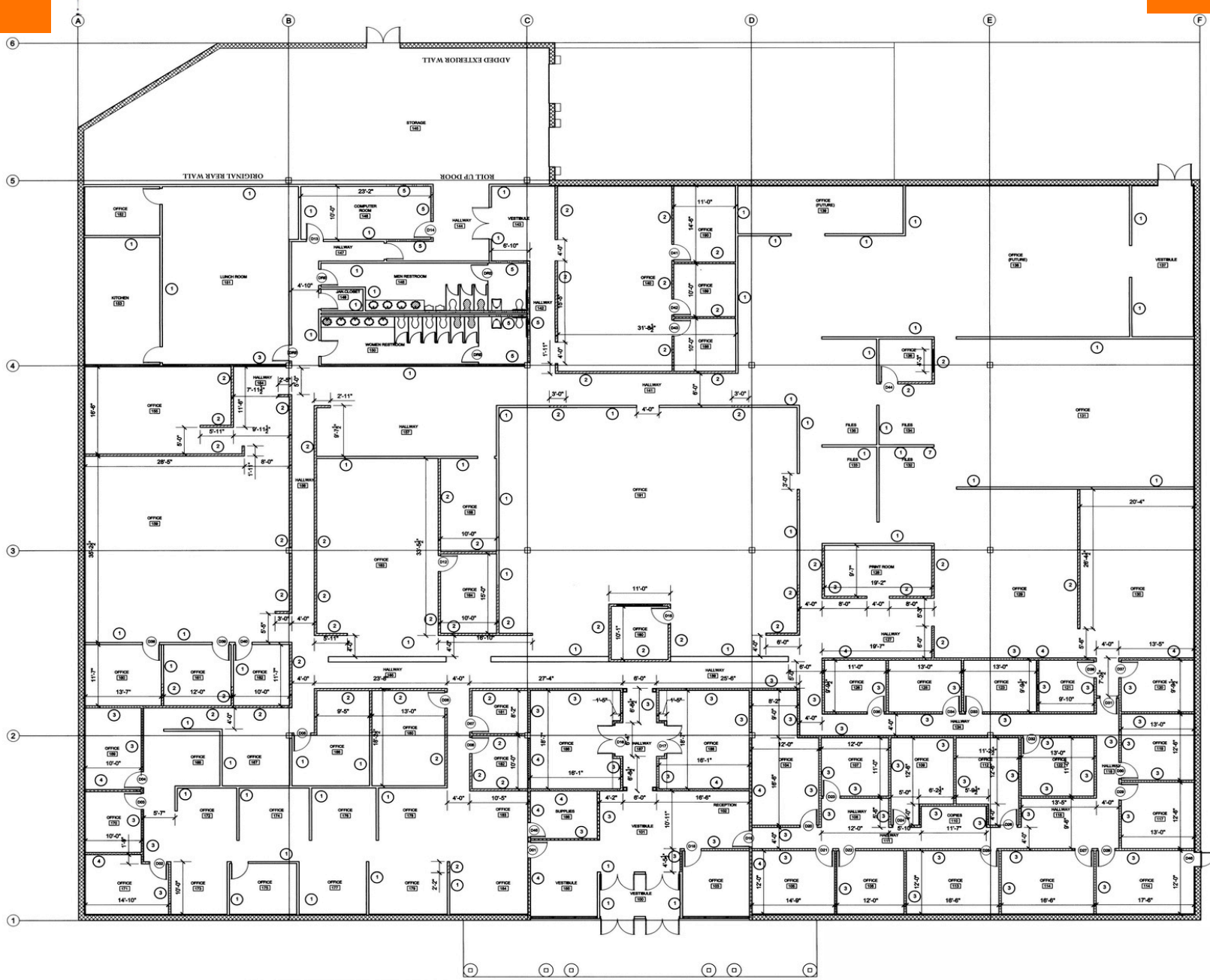
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BUILDING 2



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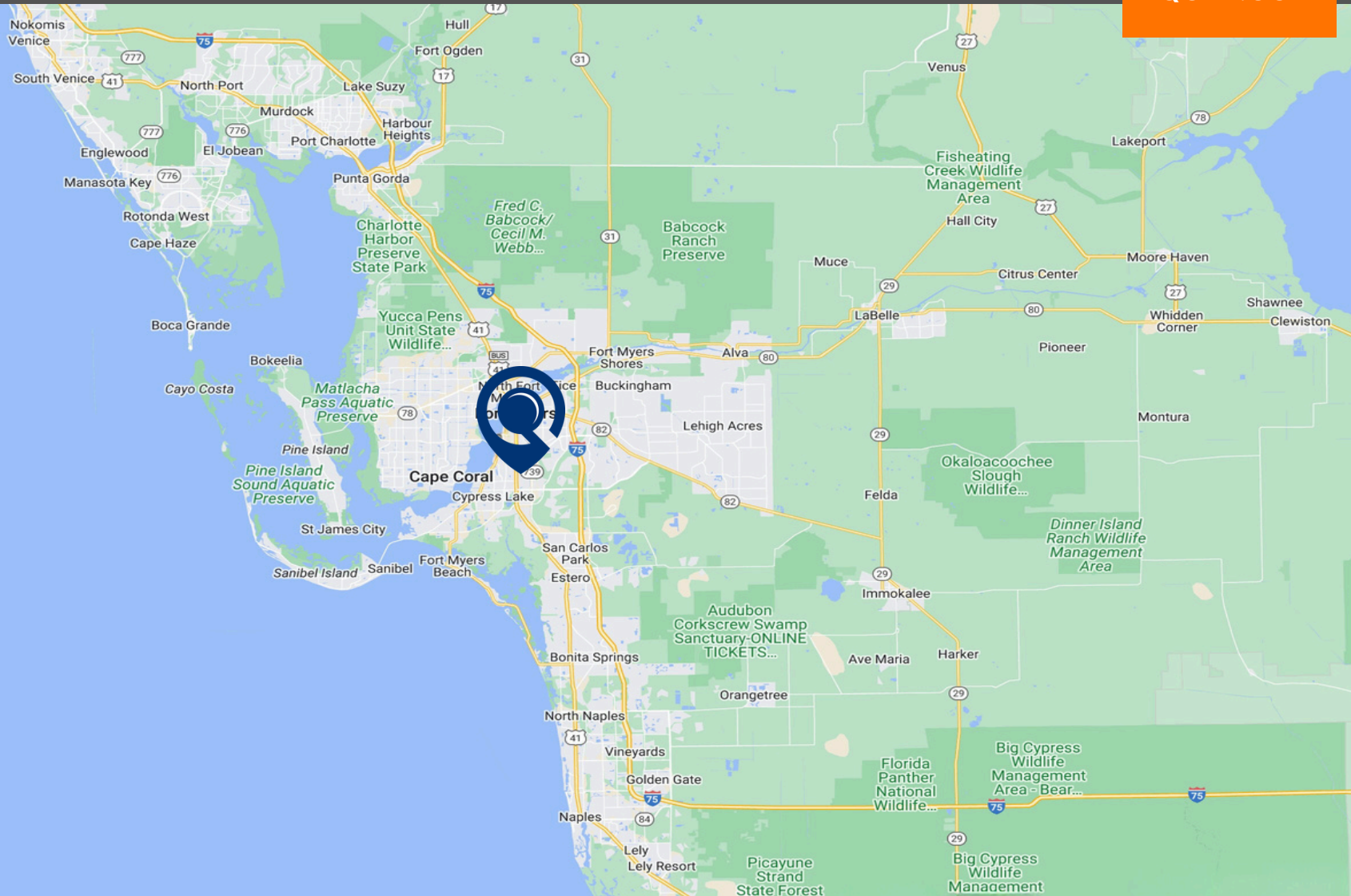
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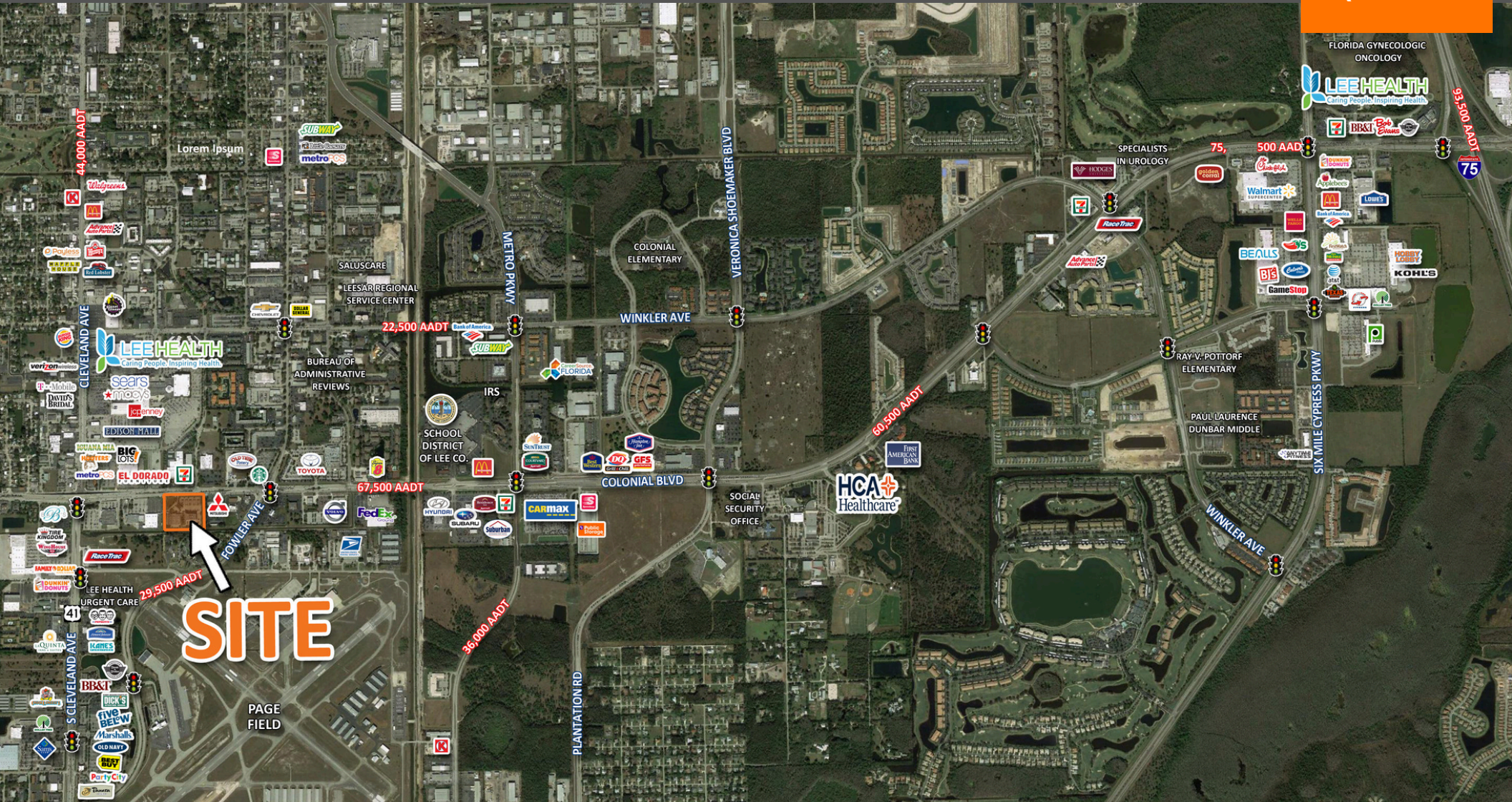
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