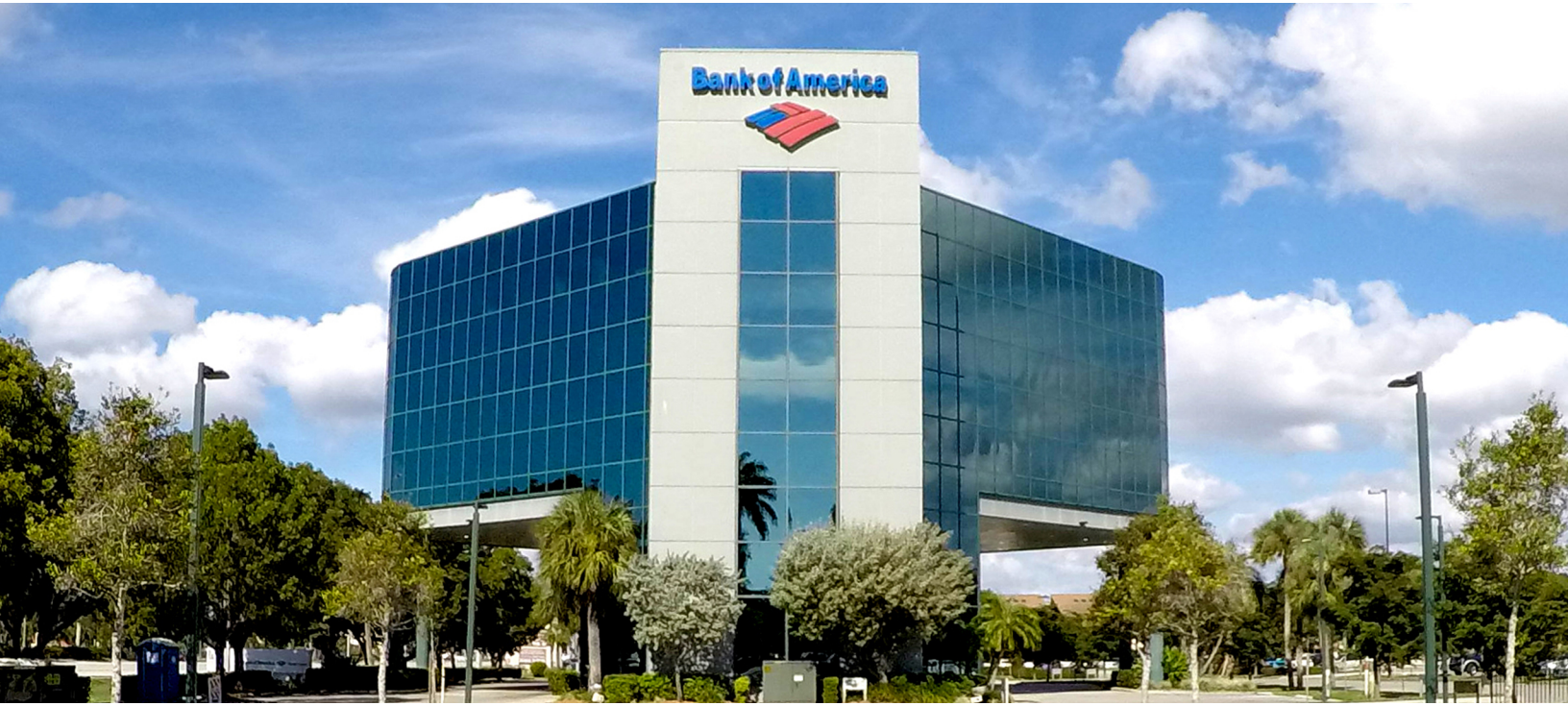


THE BANK OF AMERICA BUILDING

13099 S. CLEVELAND AVENUE, FORT MYERS, FL

FOR LEASE



\$16.50 PSF Base Rent + CAM

- The estimated CAM is \$6.50 per SF. With over 567 feet on South Cleveland Avenue, the property has impressive exposure and includes two signalized intersections. Additionally, the property is surrounded by roadways on all four sides affording it exceptional access from every direction. Traffic counts exceed 70,500 cars per day.
- The building is located in one of Lee County's best financial corridors and busiest retail hubs which includes high end shopping and restaurants. This high-income demographic has attracted national retail tenants including Target, Barnes & Noble, Bed Bath & Beyond, Fresh Market, Costco, Total Wine, DSW Shoes, Staples, Bealls, Ross, HomeGoods, and T.J. Maxx to name a few.
- This building has custom designed office suites with 9' ceilings. There is ample parking and 24-hour tenant accessibility. Competitive build-outs are available. Signage may be available on the monument sign or building depending upon the size of the tenant.

Spaces Available

Suite 320 | 1,650 SF

Suite 200 | 6,390 SF - SUBLEASE

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