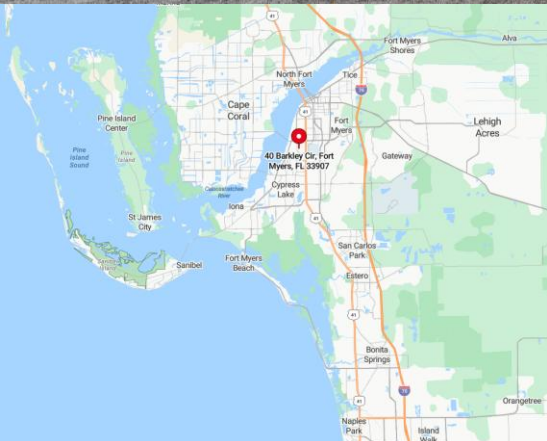




FOR LEASE – OFFICE / MEDICAL SPACE 40/44 Barkley Cir., Fort Myers, FL 33919

LEASE RATE: \$16.00 + \$6.95 CAM (NNN)

AVAILABLE SPACE: 1,870 SF – 5,255 SF

Strap #: 02-45-24-P4-02600.0050

Year Built: 1991 (Bldg. 40) | 1999 (Bldg. 44)

Parking Spaces: Ample – Shared

Property Description: Key West Style office units available for lease. Located in Central Fort Myers, just off Summerlin Rd., between Colonial Blvd. and Boy Scout Dr. New Metal Roofs on all buildings.



ZONING:	NC – Neighborhood Commercial
UTILITIES:	City of Fort Myers
FIRE DISTRICT:	City of Fort Myers Fire Rescue Services
Unit 40-2 1,870 SF	Unfinished former dental office Additional information available upon request
Unit 44 5,255 SF	Built-out as office with reception desk, boardroom, separate (men's/women's) restrooms, 12 private offices, 27 cubicles

Michael J. Frye, CCIM|CEO

Hall of Fame, Lifetime Achievement

(239) 281-0441

mfrye@ccim.net



Abby Kesslak, ACP

Executive Club 2024, 2023

(814) 248-6222

akesslak@remax.net



RE/MAX Realty Group
7910 Summerlin Lakes Dr.

Fort Myers, FL 33907

O: (239) 489-0444

ftmyerscommercial.com



For Lease – Office Medical Space
40/44 Barkley Cir., Fort Myers



Michael J. Frye
 (239) 281-0441



Abby Kesslak
 (814) 248-6222

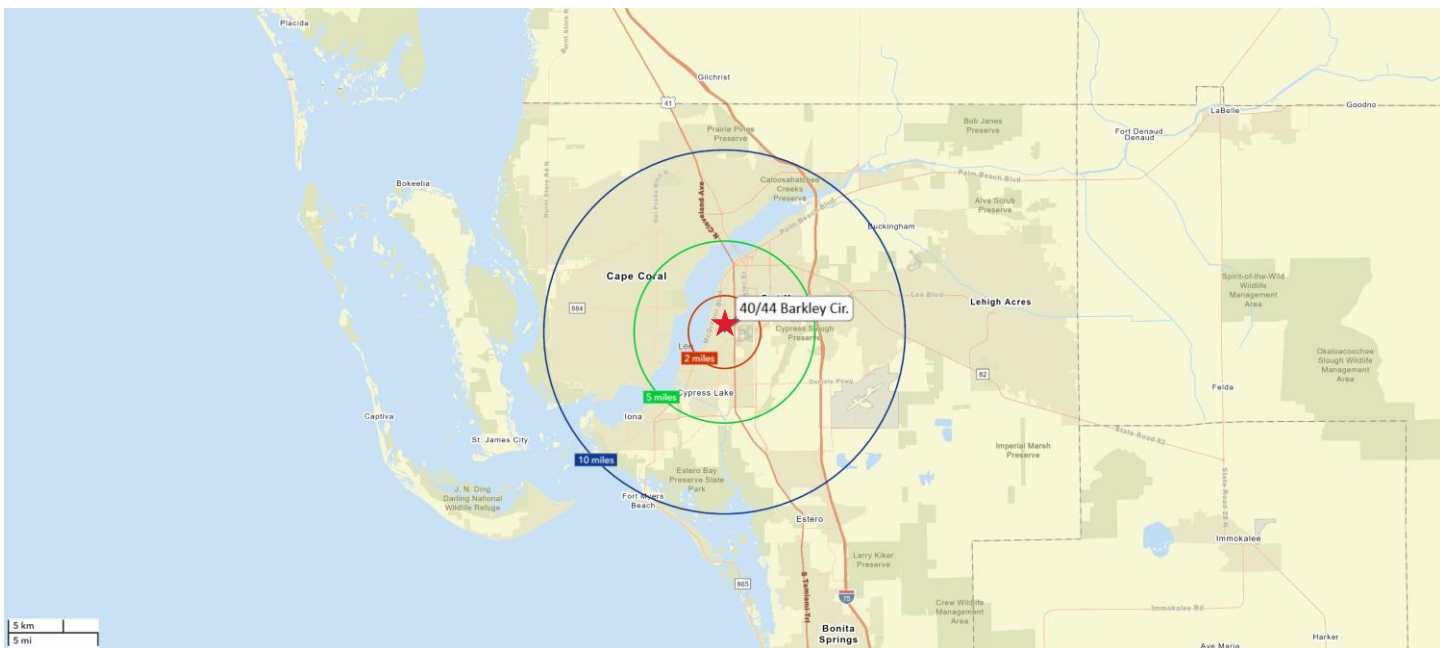


DEMOGRAPHICS

DEMOGRAPHICS (2024)

40/44 Barkley Cir., Fort Myers, FL

	2 Miles	5 Miles	10 Miles
Total Population	33,088	173,744	526,293
Median Age	39	47	48
Total Households	14,060	78,556	222,089



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfrye.com

RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.



For Lease – Office Medical Space
40/44 Barkley Cir., Fort Myers



Michael J. Frye 
(239) 281-0441



Abby Kesslak 
(814) 248-6222

PICTURES

Building 44



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfrye.com

RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.