



SW MANAGEMENT
& REALTY
A Seagate Development Group Company



WESTLINKS BUSINESS PARK

BUILDING 3

12751 WESTLINKS DRIVE, FORT MYERS, FL 33913

8,320 SF OFFICE SPACE FOR LEASE

CONTACT US:

BRAD BERZINS, SIOR

Brad.Berzins@jll.com

+1 239 673 2765

HALEY BLORSTAD

Haley.Blorstad@jll.com

+1 239 571 5681

Jones Lang LaSalle Brokerage, Inc.,
a licensed real estate broker

MATT PRICE

MPrice@seagatedevelopmentgroup.com

+1 239 707 1542

HEATHER RUMBOLD

HRumbold@seagatedevelopmentgroup.com

+1 239 738 7848

SW Management & Realty,
a licensed real estate broker

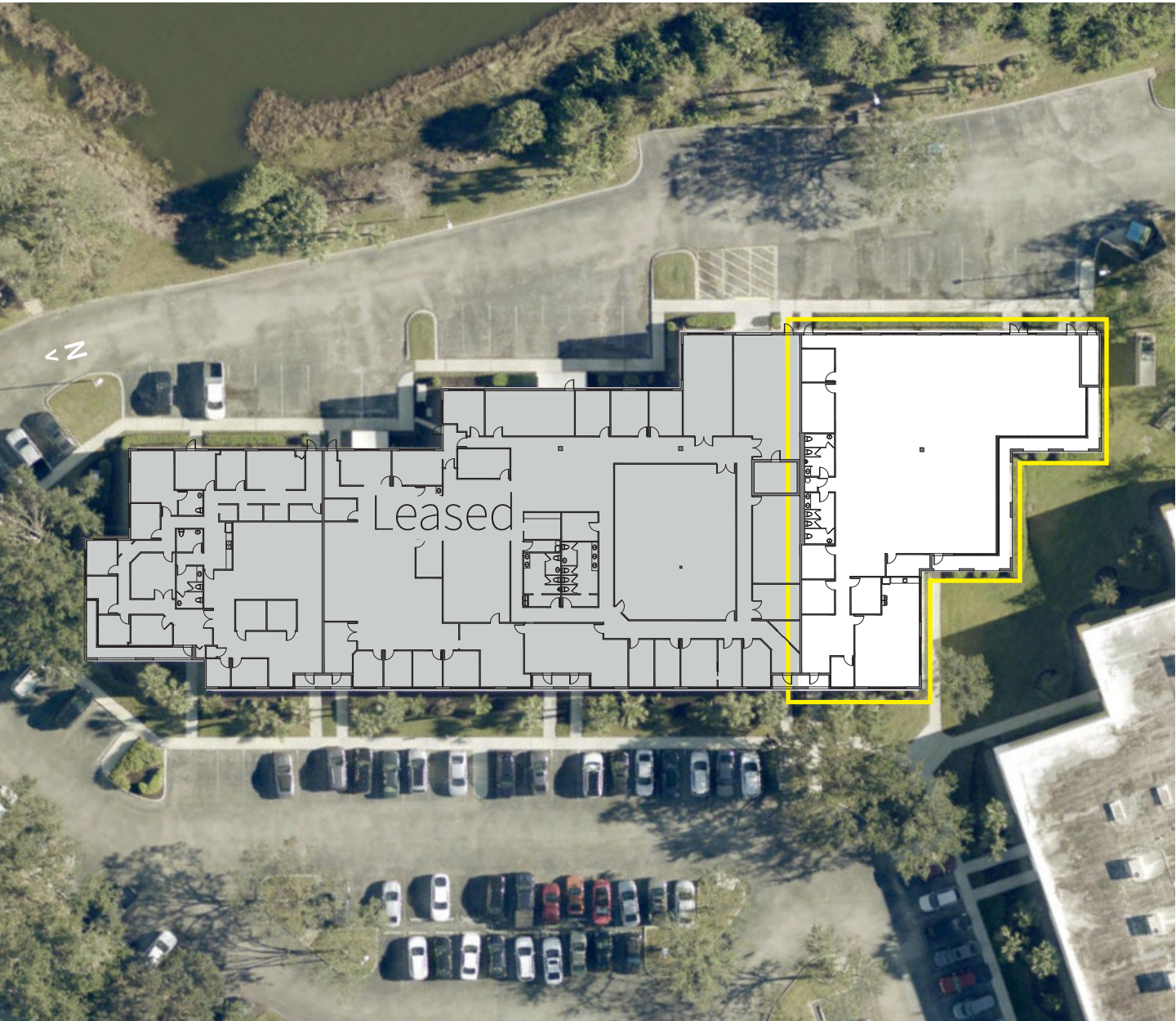
PROPERTY FEATURES & FLOOR PLAN

Available immediately, Westlinks 3 is one of 11 buildings in Westlinks Business Park which sits just east of I-75 on Daniels Parkway. This professionally landscaped business park is the largest in Southwest Florida and contains over 346,000 SF, with amenities in walking distance and the Gateway planned community surrounding the back of the project. The park is minutes from Southwest Florida International Airport (RSW) and offers immediate access to I-75 and Daniels Parkway.

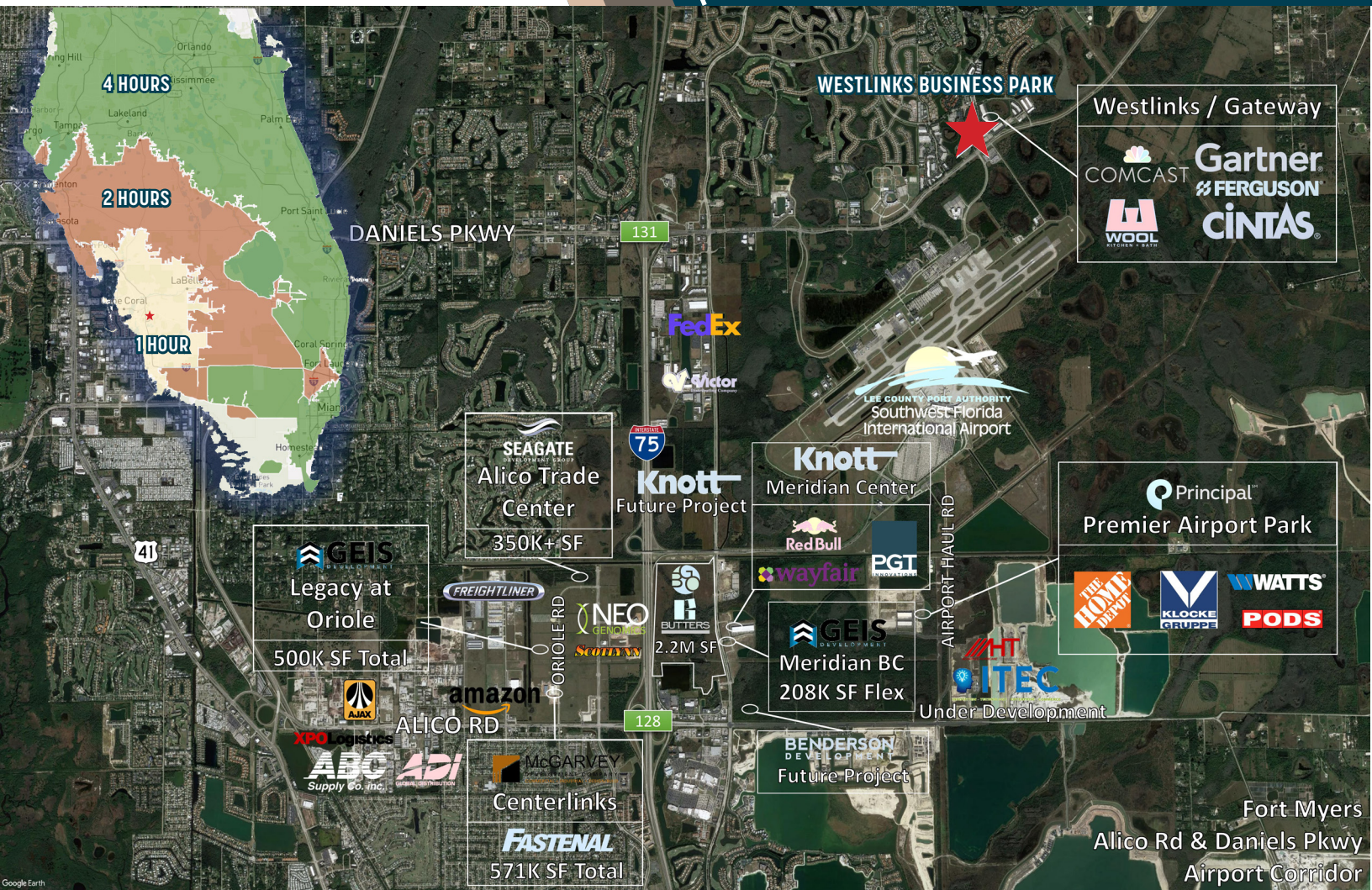
Westlinks 3 is a 29,900 square foot multi-tenant office building. There is ample dedicated office parking in front and the sides of the building. The Landlord will negotiate Tenant Improvements on a deal specific basis.

BUILDING FEATURES

SIZE	29,900 SF	PARKING	2.50/1,000 SF
AVAILABLE FOR LEASE	8,320 SF	HVAC	Roof-mounted units throughout
YEAR BUILT	2000	FIRE PROTECTION	Wet sprinkler
OFFICE SPACE	Turnkey office space	ASKING RENT	\$14.50 NNN
BUILDING TYPE	Concrete tilt-up		



PROPERTY MAP



SW FL INTL AIRPORT	1.5 miles	TAMPA	138 miles
SR-82	3 miles	MIAMI	140 miles
I-75	3.2 miles	ORLANDO	165 miles

BUILDING 3

12751 WESTLINKS DRIVE, FORT MYERS, FL 33913



SW MANAGEMENT & REALTY
A Seagate Development Group Company

CONTACT US:

BRAD BERZINS, SIOR Brad.Berzins@jll.com +1 239 673 2765

HALEY BLORSTAD Haley.Blorstad@jll.com +1 239 571 5681

MATT PRICE MPrice@seagatedevelopmentgroup.com +1 239 707 1542

HEATHER RUMBOLD HRumbold@seagatedevelopmentgroup.com +1 239 738 7848

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.