

3401 Hancock Bridge Pkwy  
 3,150 SF Office Condominium  
 GREAT ACCESS AND VISIBILITY



**UNIT 1**  
**3,150 SF**

Front building - great exposure to Hancock and US 41. Well maintained and it shows

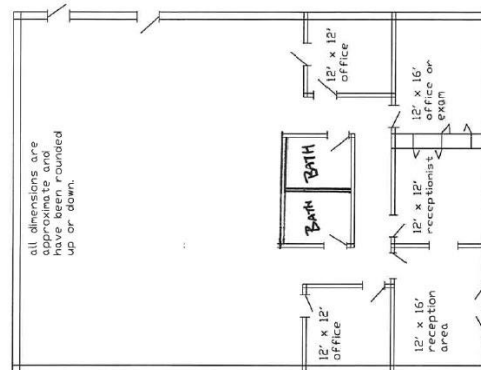
Ideal for medical, physical therapist, real estate or attorney

**FLOOR PLAN**

4 private offices, reception, large open work area  
 2 baths (one with shower)

- Highly visible location on busy corridor
- Pylon sign is well lit and available for your logo
- New air conditioning units installed 2007 & 2009
- Public Water & Sewer
- 35 total parking spaces = 4.83 spaces / 1,000 SF
- STRAP # 11-44-24-25-00001.0001

**\$10.50 / SF GROSS - NO CAM**  
**also listed for sale**



The Miller Alliance, RE/MAX Realty Group  
 7910 Summerlin Lakes Dr. Fort Myers, Florida 33907

**(239)689.4900**

Complete details available at  
[WWW.MILLERALLIANCE.COM](http://WWW.MILLERALLIANCE.COM)

**FOR LEASE**