



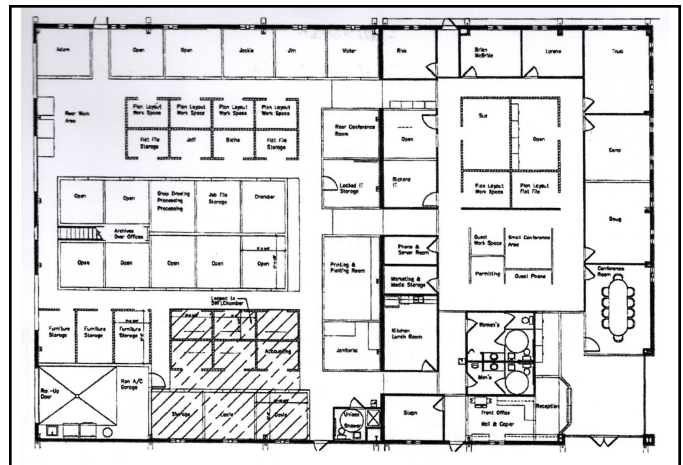
Developers • Brokers • Investment Consultants
Web Site: www.rarco.com • Email: rarco@msn.com
6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



For Sale or Lease Six Mile Commercial Park 12,753 Sq. Ft. Office Building ""SOLD"" TKW Office Building



Conveniently located near the intersection of US-41 and Six-Mile parkway in south central Lee County. This well maintained building has 25 private offices, 14 open work stations and multiple conference rooms. Previously used as an engineering office, but easily adapted to many other uses.



Information Last Updated 01/13/2024

The information herein is believed to be true and correct but is not warranted by the Broker.
This offering is subject to prior sale, price change or withdrawal without notice.



RARCO
INVESTMENT PROPERTIES

Developers • Brokers • Investment Consultants

Web Site: www.rarco.com • Email: rarco@msn.com

6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



TKW Office Building Project Information

OWNERSHIP: TKW Properties, LLC

Address: 5621 BANNER DR
FORT MYERS FL 33912

Agents Contact Information:

Name: Attention Steven Weisberg or Kirk Beck
Phone: Steven 239-939-0033 Kirk 238-770-7686
Address: 6208 Whiskey Creek Drive
City: Fort Myers
State: FL
ZIP: 33919

PROPERTY DESCRIPTION:

Legal: BLK B PB 36 PG 117 Lot 19
Size in Acres: 1.13
Size in Sq. Ft.: 49223
Frontage: 435'
Average Depth: Average 200'
Natural Elevation:
Finish Floor El: 9'
Flood Zone: X

LAND USE INFORMATION:

Zoning: IL
Comm/Council Dist.:
Who's District: Cecil Pendergrass 2

TAX INFORMATION:

STRAP Number: 25-45-24-02-0000B.0190
Current Yr. Taxes: \$16,811 in 2022
Spcl. Assessments: None

UTILITIES:

Water: Yes Lee County Utilities
Line Size:
Capacity:
Dist. to Hydrant:
Sanitary Sewer: Yes
Power Company: FP&L
Fire District: South Trail

PRIMARY ACCESS:

Primary Access: Six Mile Parkway

Number of Lanes: 4 Divided
Right of Way: 250'
Road Ownership: Lee County
Class: Arterial
Service Level: C
Traffic Count:

LISTING DATA:

Offering Price:
Lease: \$18.00 Sq. Ft. Unfurnished
Lease: 18.75 Sq. Ft. Furnished
Sale Price \$2,900,000 Un-Furnished
Sale Price: 2,950,000 Furnished

YOUR PERSONAL NOTES:

Information Last Updated 01/13/2024

The information herein is believed to be true and correct but is not warranted by the Broker.
This offering is subject to prior sale, price change or withdrawal without notice.



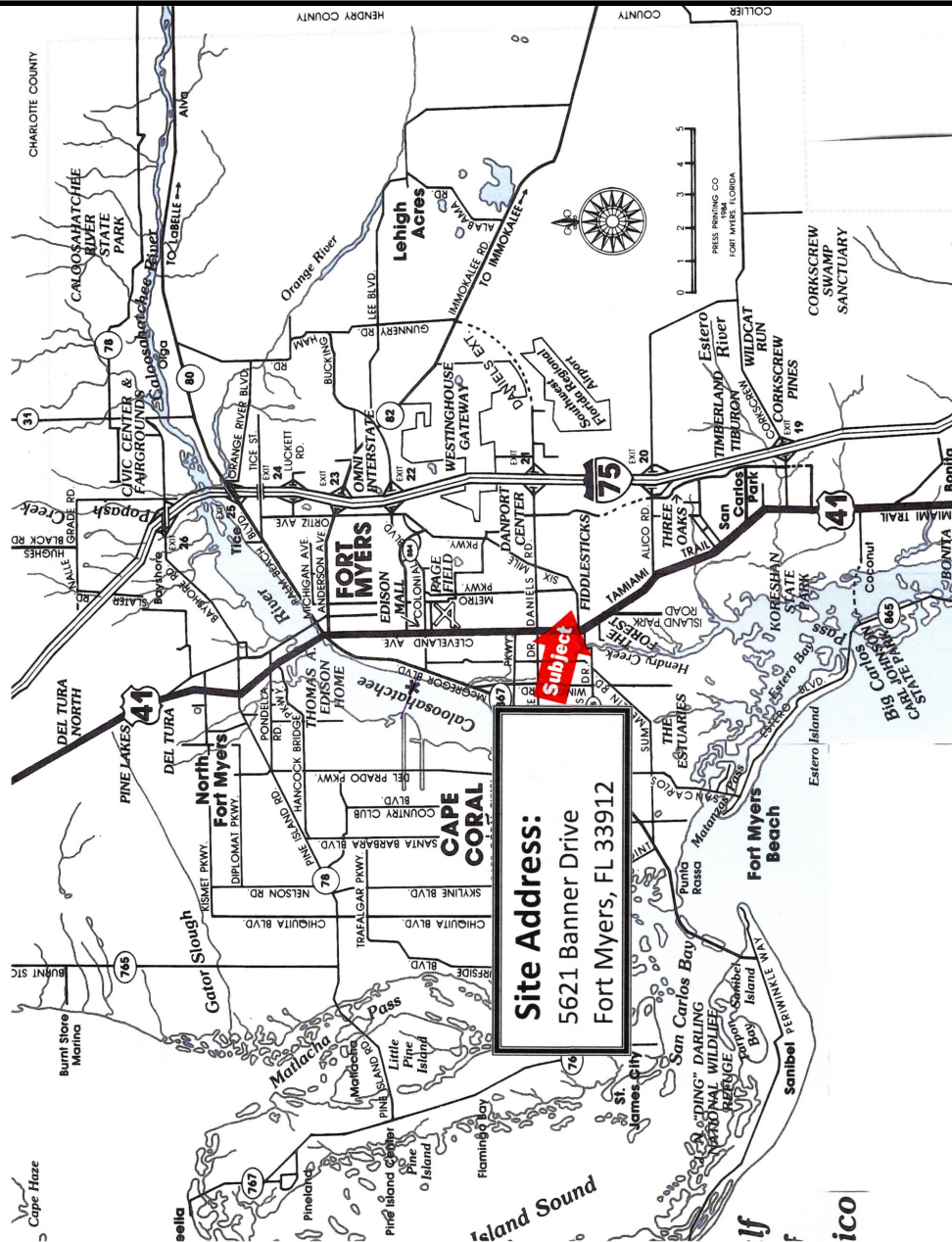
Developers • Brokers • Investment Consultants

Web Site: www.rarco.com • Email: rarco@msn.com

6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



TKW Office Building Project Information



Information Last Updated 01/13/2024

The information herein is believed to be true and correct but is not warranted by the Broker.

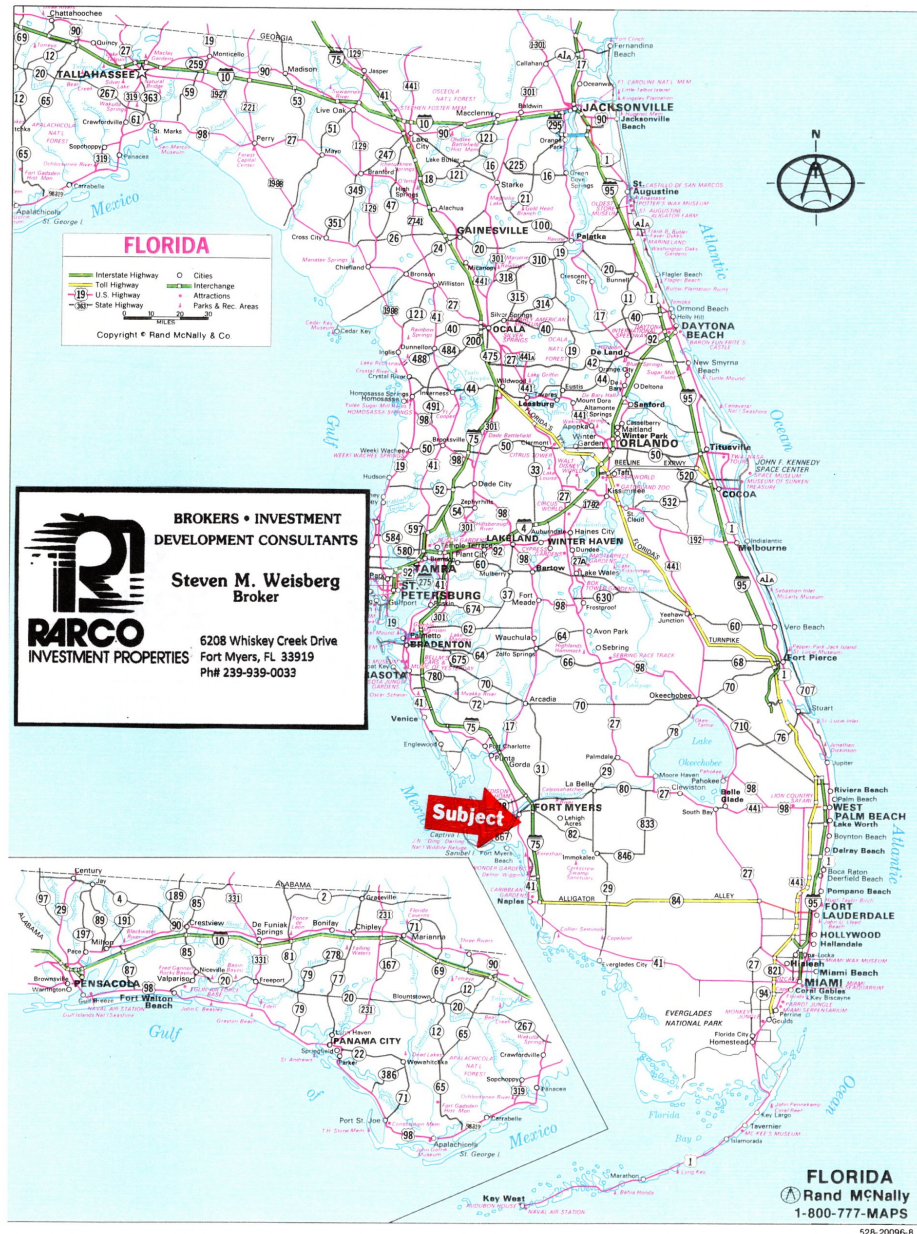
This offering is subject to prior sale, price change or withdrawal without notice.



Developers • Brokers • Investment Consultants
Web Site: www.rarco.com • Email: rarco@msn.com
6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



TKW Office Building Project Information



Florida Location

Information Last Updated 01/13/2024

The information herein is believed to be true and correct but is not warranted by the Broker.
This offering is subject to prior sale, price change or withdrawal without notice.



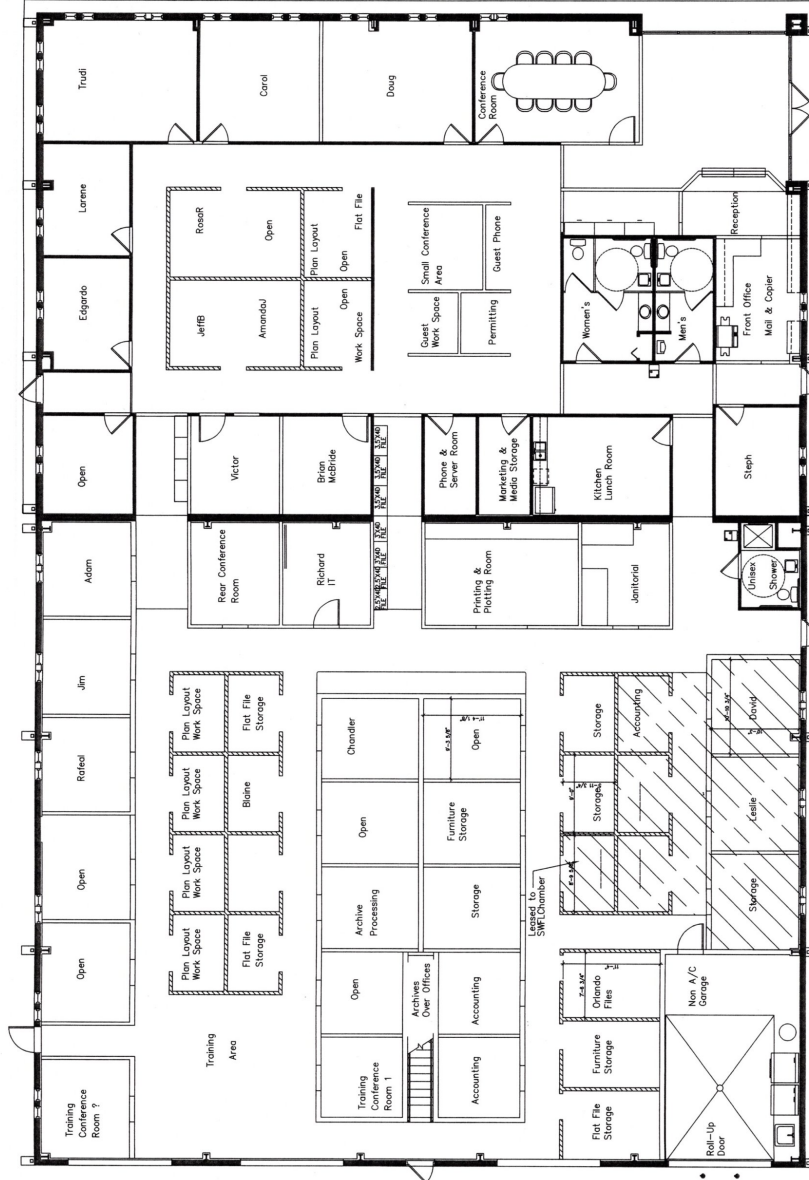
Developers • Brokers • Investment Consultants

Web Site: www.rarco.com • Email: rarco@msn.com

6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



TKW Office Building Project Information



Information Last Updated 01/13/2024

The information herein is believed to be true and correct but is not warranted by the Broker.
This offering is subject to prior sale, price change or withdrawal without notice.



Developers • Brokers • Investment Consultants
Web Site: www.rarco.com • Email: rarco@msn.com
6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



TKW Office Building Project Information



Ex Office

Information Last Updated 01/13/2024
The information herein is believed to be true and correct but is not warranted by the Broker.
This offering is subject to prior sale, price change or withdrawal without notice.



Developers • Brokers • Investment Consultants
Web Site: www.rarco.com • Email: rarco@msn.com
6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



TKW Office Building Project Information



Reception

Information Last Updated 01/13/2024
The information herein is believed to be true and correct but is not warranted by the Broker.
This offering is subject to prior sale, price change or withdrawal without notice.



RARCO
INVESTMENT PROPERTIES

Developers • Brokers • Investment Consultants

Web Site: www.rarco.com • Email: rarco@msn.com

6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



TKW Office Building Project Information



Ex Office

Information Last Updated 01/13/2024

The information herein is believed to be true and correct but is not warranted by the Broker.
This offering is subject to prior sale, price change or withdrawal without notice.



Developers • Brokers • Investment Consultants

Web Site: www.rarco.com • Email: rarco@msn.com

6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



TKW Office Building Project Information



Conference

Information Last Updated 01/13/2024

The information herein is believed to be true and correct but is not warranted by the Broker.
This offering is subject to prior sale, price change or withdrawal without notice.



Developers • Brokers • Investment Consultants

Web Site: www.rarco.com • Email: rarco@msn.com

6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



TKW Office Building Project Information



Video Conference

Information Last Updated 01/13/2024

The information herein is believed to be true and correct but is not warranted by the Broker.
This offering is subject to prior sale, price change or withdrawal without notice.