

Your Greatest Commercial Property Asset



**SEAGATE**

DEVELOPMENT GROUP

Concept to Creation... Experience Excellence



OVER ONE MILLION SQUARE FEET UNDER MANAGEMENT IN SOUTHWEST FLORIDA

**SW** MANAGEMENT  
& REALTY

A Seagate Development Group Company



Commercial & Residential  
Development & Construction



Maintenance Services



Property Management



Leasing Services

CGC1523216

12801 COMMONWEALTH DRIVE, SUITE 12, FT. MYERS, FL 33913 | (239) 738-7900 | SEAGATEDEVELOPMENTGROUP.COM

# SW MANAGEMENT & REALTY

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## WESTLINKS XI 13130 WESTLINKS TERRACE | FORT MYERS, FLORIDA



FOR LEASING INFORMATION CONTACT

MATT PRICE (239) 738-7884 | [mprice@seagatedevelopmentgroup.com](mailto:mprice@seagatedevelopmentgroup.com)

Broker Participation Encouraged

## PROPERTY HIGHLIGHTS



One-Story, 18,400 Square  
Foot Office Building



Approved for Office and  
Showroom Uses



Daniels Parkway Exposure



Underground Utilities



Individual Office Entrances  
and Sidewalks



Professionally Landscaped and  
Maintained Grounds



Broker Participation  
Encouraged

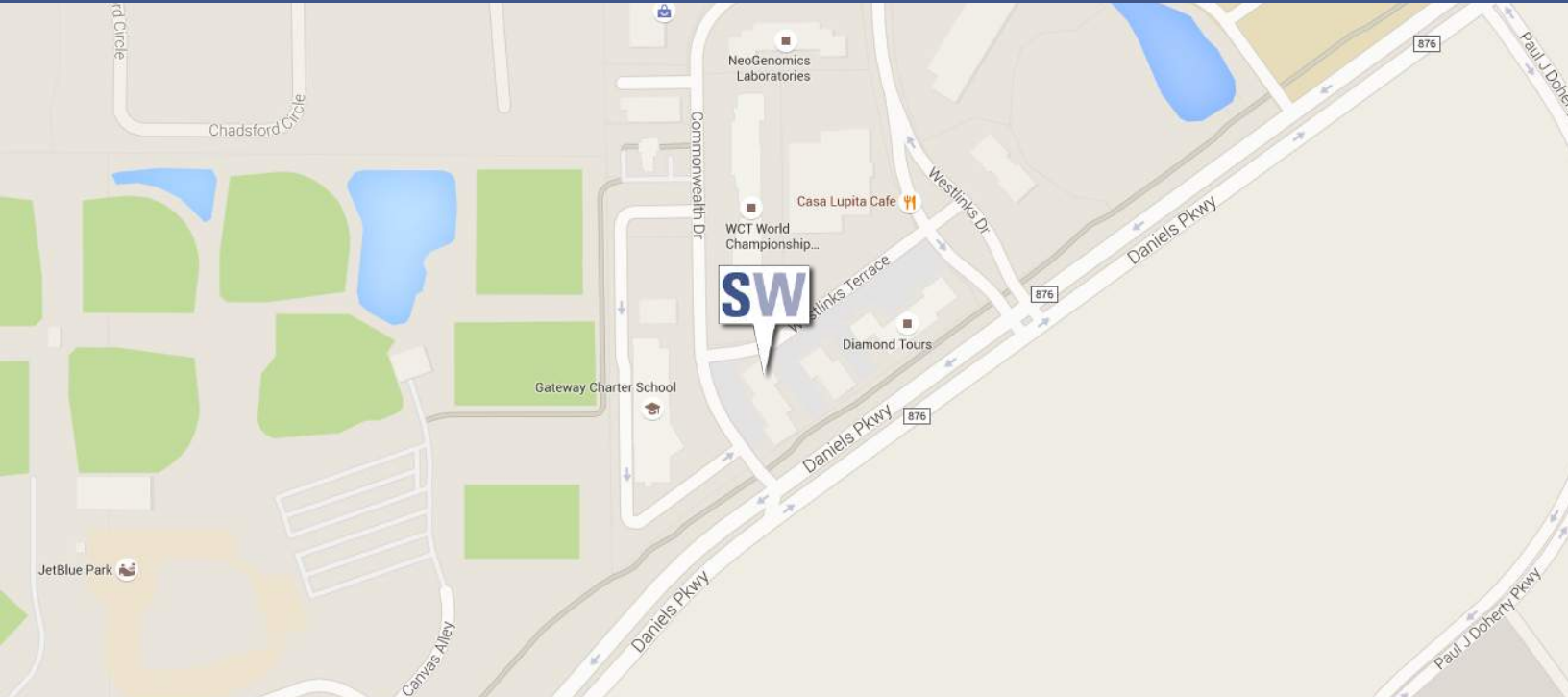


Full-service Design and  
Construction with a Generous  
Build-Out Allowance

# SW MANAGEMENT & REALTY

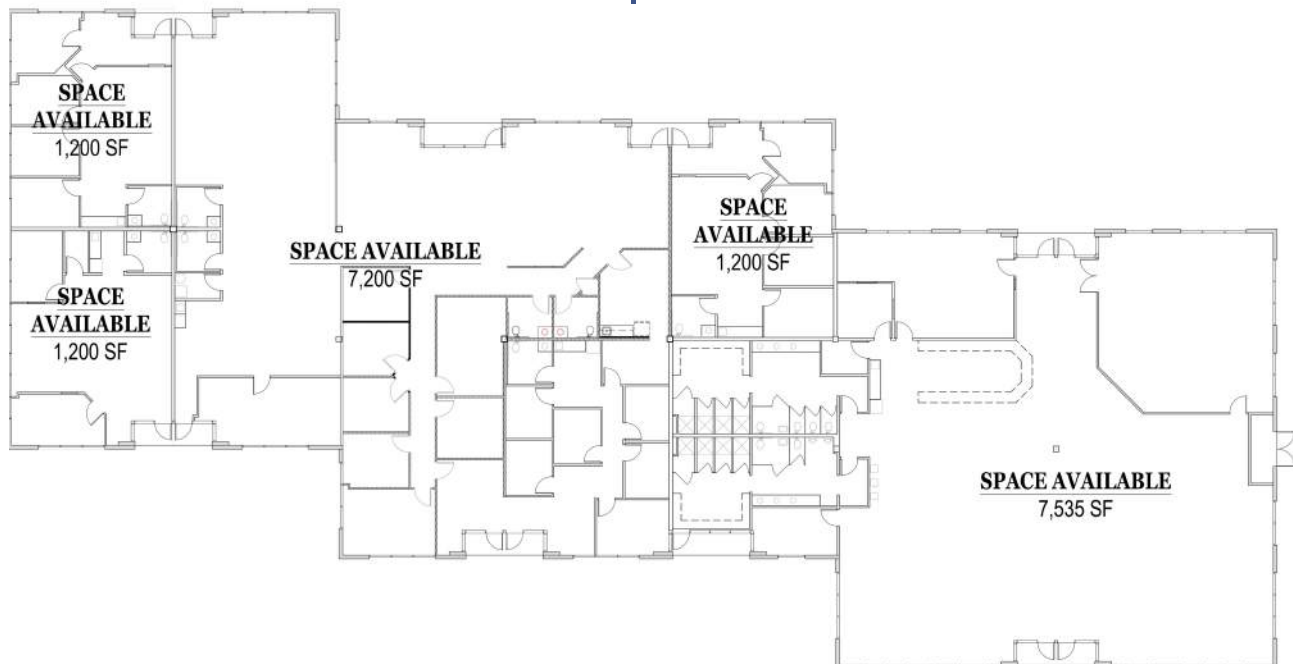
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## WESTLINKS XI 13130 WESTLINKS TERRACE | FORT MYERS, FLORIDA



Westlinks XI is located within Westlinks Business Park, a fourteen-building office and flex park. Located off of Daniels Parkway in Fort Myers. Westlinks is also located within Gateway, a 3,000-acre master-planned community, and within minutes to I-75, U.S. 41 and Southwest Florida International Airport.

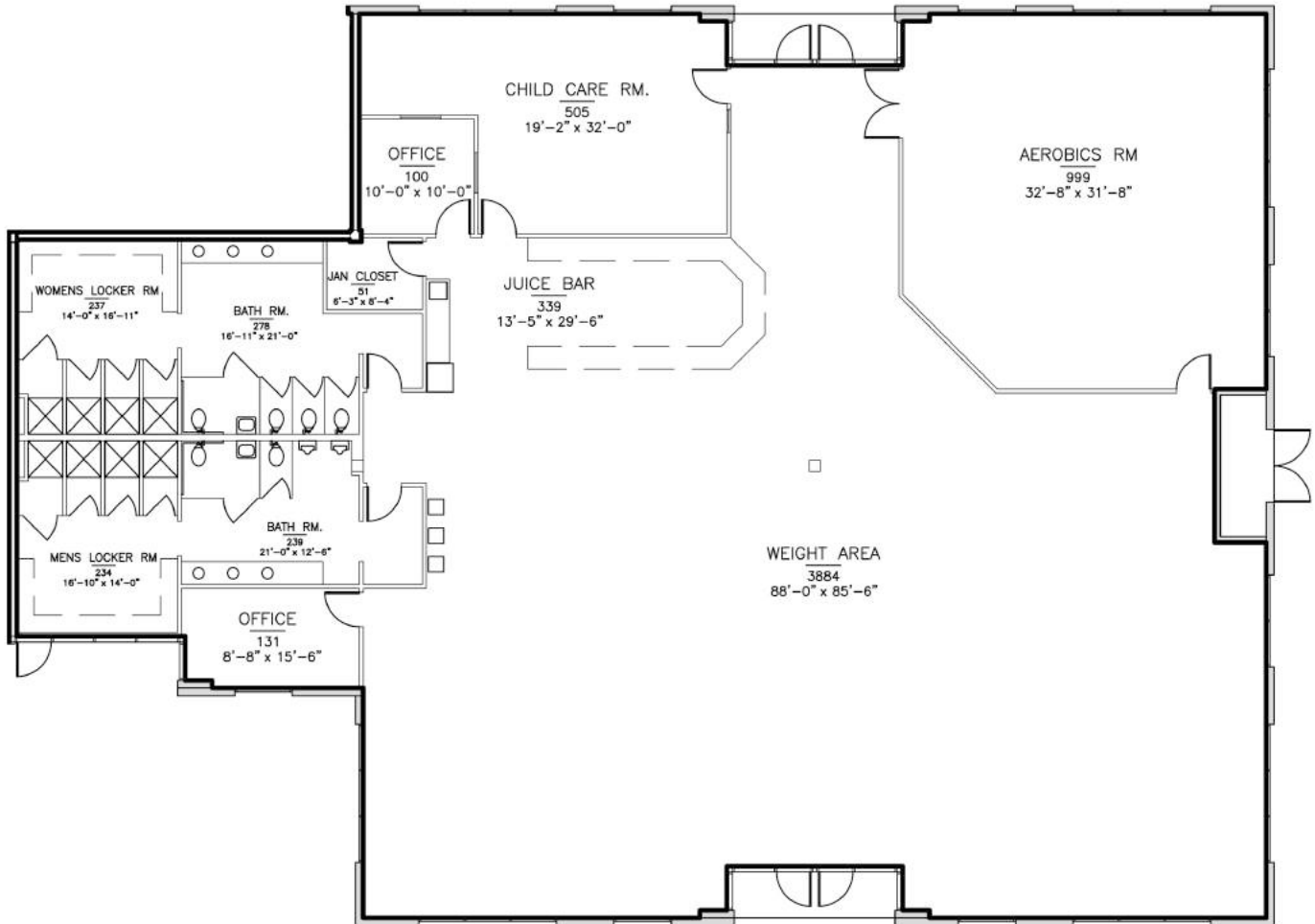
### FLOOR PLAN | WESTLINKS XI



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## FLOOR PLAN | WESTLINKS XI

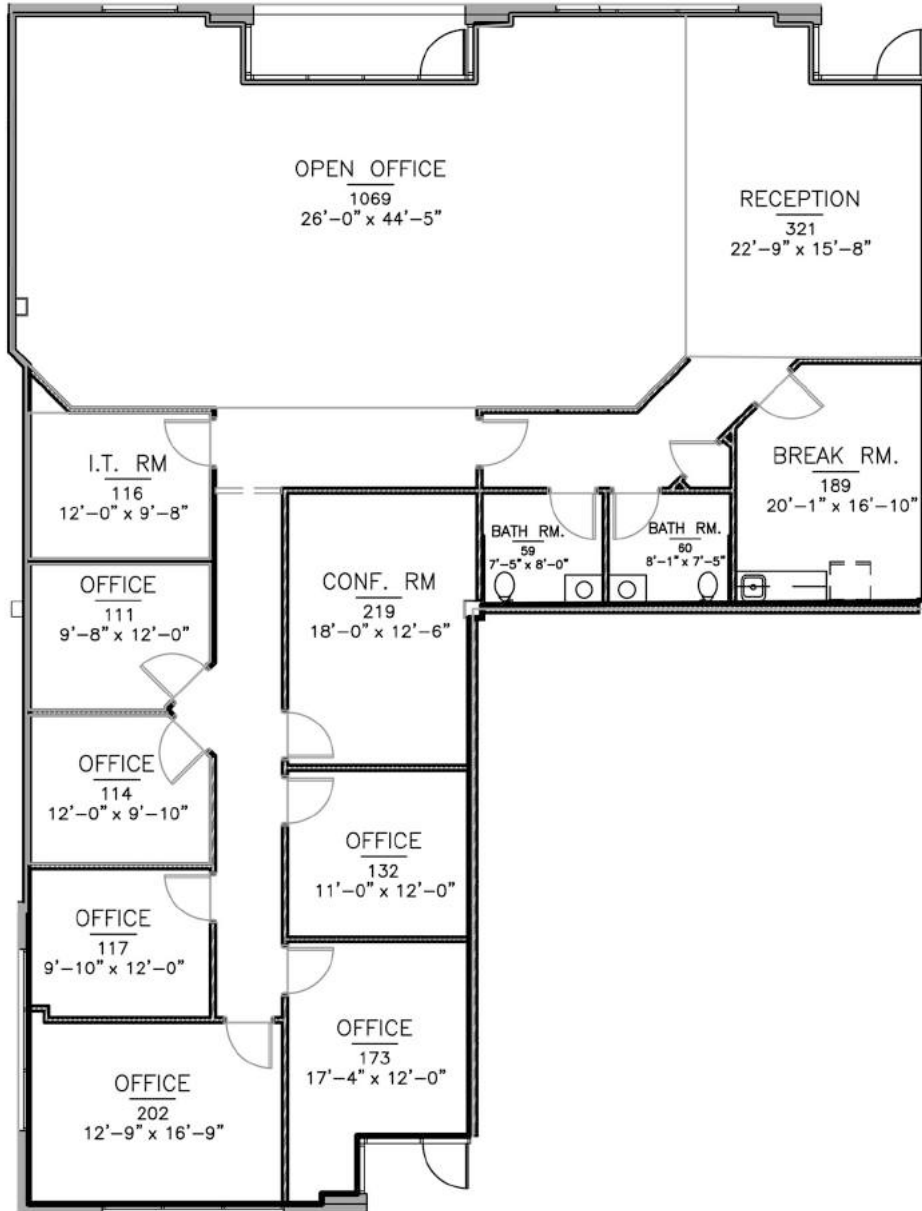


Westlinks XI - Units 1, 2, 12-14  
7,600 Sq. Ft.

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## FLOOR PLAN | WESTLINKS XI

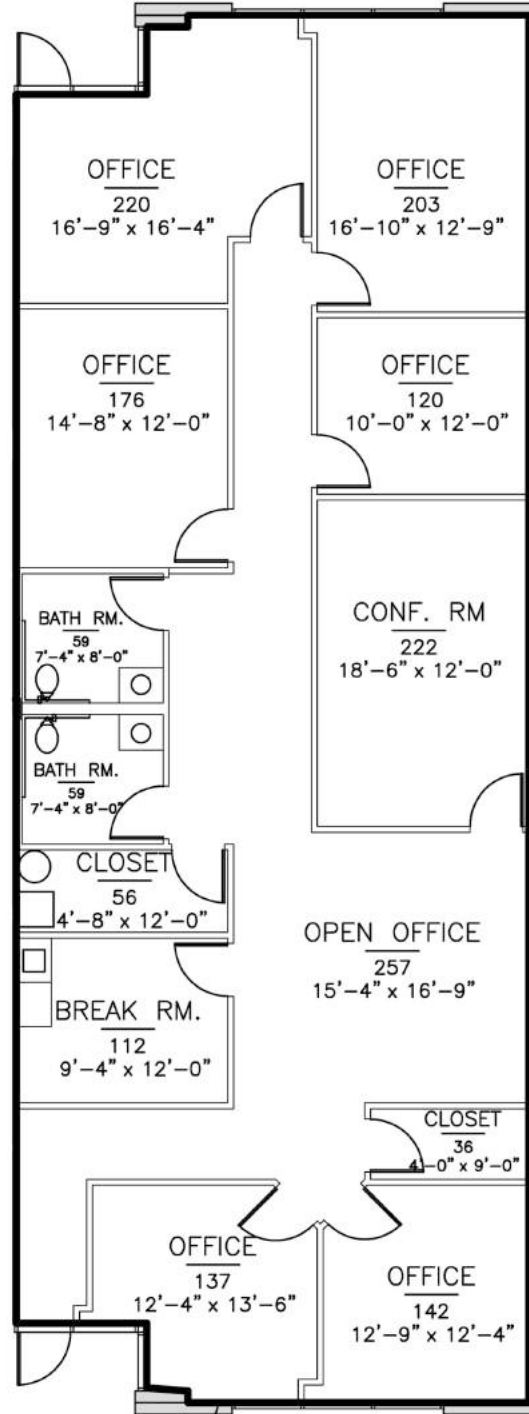


Westlinks XI - Units 4, 5, & 10  
3,600 sf

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## FLOOR PLAN | WESTLINKS XI

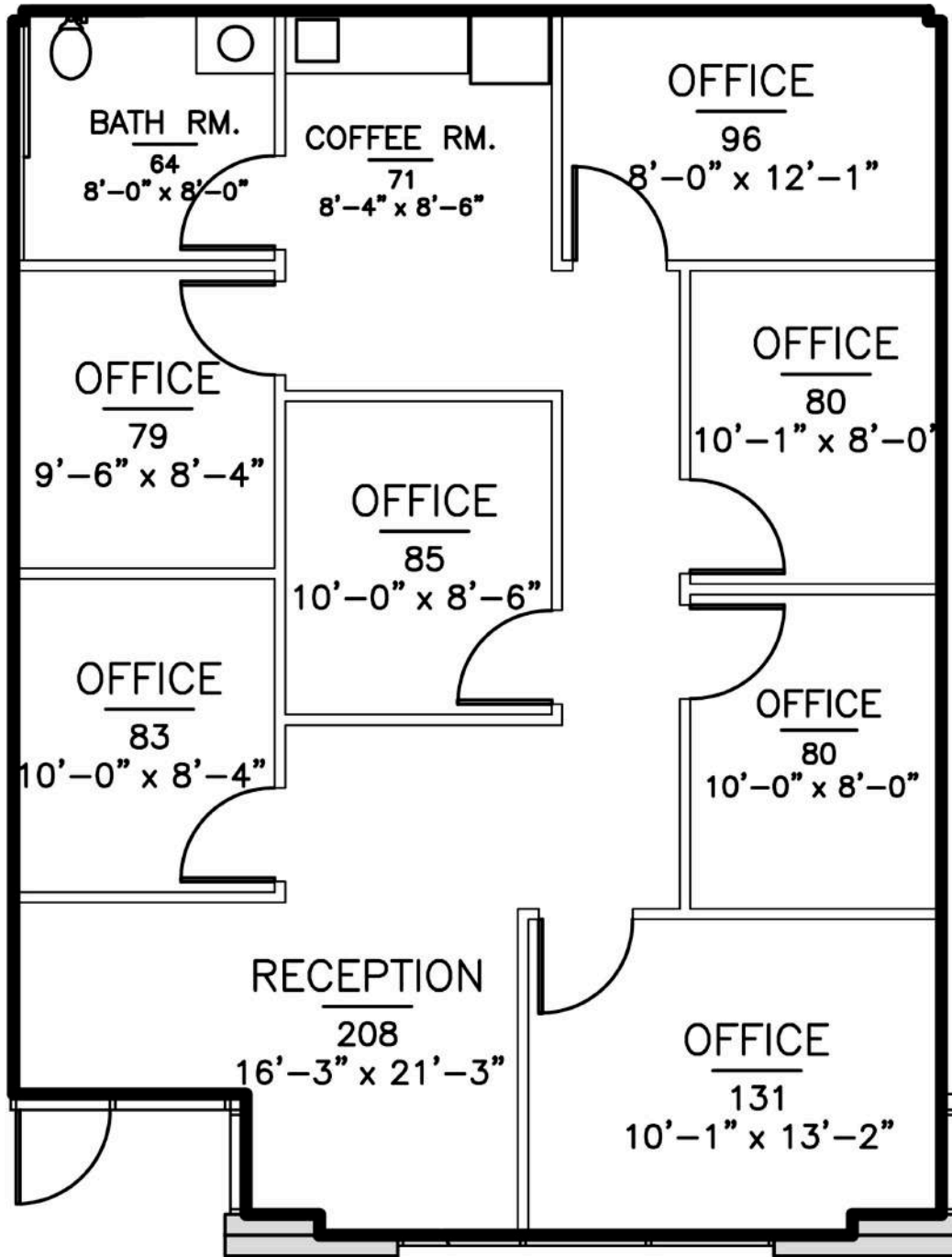


Westlinks XI - Units 6 & 9  
2,400 Sq. Ft.

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## FLOOR PLAN | WESTLINKS XI



Westlinks XI - Unit 11  
1,200 Sq. Ft.