



FOR SALE OR LEASE

7981 GLADIOLUS DR | FORT MYERS, FL 33908

HIGH-EXPOSURE MEDICAL & PROFESSIONAL OFFICE BUILDING ON GLADIOLUS DRIVE



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COMMERCIAL ADVISORS

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EXECUTIVE SUMMARY

Move-In Ready Medical / Professional Office with Exceptional Visibility & Healthcare Connectivity

7981 Gladiolus Drive presents a rare opportunity to acquire or lease a 9,206 SF freestanding medical and professional office building along one of South Fort Myers’ most prominent commercial corridors. Situated on 0.95 acres with premium frontage along Gladiolus Drive, the property offers both building and pylon signage, a covered entrance, attractive landscaping, and 40+ parking spaces, creating a highly visible and accessible environment for patients, clients, and employees.

The move-in ready interior is exceptionally well configured for healthcare and professional users, featuring a large lobby and waiting area, 20 private offices/exam rooms, multiple nurses’ stations and open work areas, conference rooms, a dedicated check-in/check-out reception counter, staff lounge, storage areas, and four restrooms. Several exam rooms already have plumbing in place, providing valuable existing infrastructure for medical or dental practices and potentially reducing the scope of future tenant or owner improvements.

Positioned between Gulf Coast Medical Center and Lee Health’s HealthPark Medical Center, the property is particularly well suited for medical, dental, veterinary, therapy, and other healthcare-related practices seeking proximity to established healthcare destinations. Its versatile layout also accommodates law firms, financial services, corporate offices, and other professional users requiring a combination of private offices and collaborative workspace.

A compelling opportunity for both owner-users and tenants seeking a prominent long-term business location.

PROPERTY DETAILS

ADDRESS	7981 Gladiolus Dr, Fort Myers, FL. 33908
BULIDING SIZE	9,206 SF
PARCEL SIZE	0.95 Acres
PARCEL NUMBER	35-45-24-00-00001.005A
ZONING	CN-2
YEAR BUILT	2004
PARKING	40+
POWER	3-Phase

SALE DETAILS

PRICE	\$3,150,000
PRICE PER SF	\$342.16

LEASE DETAILS

LEASE RATE	\$25.00
LEASE TYPE	NNN
CAM / OPEX	\$6.00/SF

THE OPPORTUNITY

SOUTHWEST FLORIDA'S LEADING HEALTHCARE CORRIDOR

Located within one of South Fort Myers' most established healthcare corridors, strategically positioned between HealthPark Medical Center and Gulf Coast Medical Center.

This concentration of major hospitals, physician practices, specialty care providers, outpatient facilities, and supporting medical services creates a strong ecosystem for healthcare-related businesses. For medical, dental, therapy, veterinary, and specialty practices, the location provides proximity to established referral networks, healthcare professionals, and a substantial patient population while maintaining prominent visibility along Gladiolus Drive.

At the center of the regional healthcare network is Lee Health, Southwest Florida's largest network of healthcare facilities and one of the region's most significant employers. Lee Health reports 17,000+ employees, a medical staff of 2,500+, 950+ primary and specialty physicians and advanced practitioners, and 100+ practice locations, generating more than 2 million patient contacts annually. Its two major hospitals serving this corridor—Gulf Coast Medical Center and HealthPark Medical Center—provide a combined 1,025 hospital beds, further reinforcing the area as a major destination for healthcare services.

MEDICAL MARKET AT A GLANCE

17,000+

LEE HEALTH EMPLOYEES

2M+

ANNUAL PATIENT CONTACTS

1,025

COMBINED BEDS AT GULF COAST +
HEALTHPARK

100+

PHYSICIAN PRACTICE LOCATIONS



699 BEDS

at Gulf Coast Medical Center, Lee Health's largest hospital and home to the region's Level II Trauma Center.

326 BEDS

at HealthPark Medical Center, a major destination for cardiac care, women's services, rehabilitation, radiology, and emergency care.

950+ PHYSICIANS

& advanced practitioners within the Lee Health network across primary and specialty care.

\$4.9 BILLION IN ANNUAL ECONOMIC ACTIVITY

generated by Lee Health operations in Lee County, supporting more than 30,700 jobs—approximately 10% of county employment.

THE OPPORTUNITY



9,206 SF FREESTANDING OFFICE BUILDING

Standalone property provides greater identity, visibility, and operational control than a traditional multi-tenant office setting.



40+ ON-SITE PARKING SPACES

Generous parking capacity supports patient-intensive medical practices as well as professional office users with larger staffs or client volumes.



STRATEGIC HEALTHCARE CORRIDOR LOCATION

Located between Gulf Coast Medical Center and HealthPark Medical Center, creating a strong location for healthcare-users



OWNER-USER OR LEASING OPPORTUNITY

Available for sale at \$3.15 million or for lease at \$25.00/SF NNN, providing flexibility for businesses seeking either ownership or occupancy.



EXISTING MEDICAL INFRASTRUCTURE

Features 20 private offices/exam rooms, several with existing plumbing that can support medical or dental configurations.



VERSATILE PROFESSIONAL USE POTENTIAL

Well suited for medical, dental, veterinary, therapy, legal, financial, corporate, and other professional office users.



HIGHLY FUNCTIONAL, MOVE-IN READY LAYOUT

Includes a substantial waiting area, dedicated check-in/check-out reception, nurses' stations, conference rooms, staff lounge, storage, and four restrooms.



WELL-MAINTAINED PROPERTY & PROFESSIONAL IMAGE

Attractive landscaping, covered entrance, quality interior finishes, and a well-maintained exterior create a strong first impression.



PREMIUM GLADIOLUS DRIVE EXPOSURE

High-profile frontage combined with building and pylon signage provides valuable visibility and branding opportunities.



CN-2 ZONING & 3-PHASE POWER

Existing zoning and electrical infrastructure further expand the building's flexibility for a variety of potential users.

PROPERTY AERIAL

ACCESS FROM MULTIPLE DIRECTIONS | Multiple access points surrounding the site provide excellent circulation and convenient connectivity to Gladiolus Drive.



PHOTOS - EXTERIOR



PHOTOS - INTERIOR



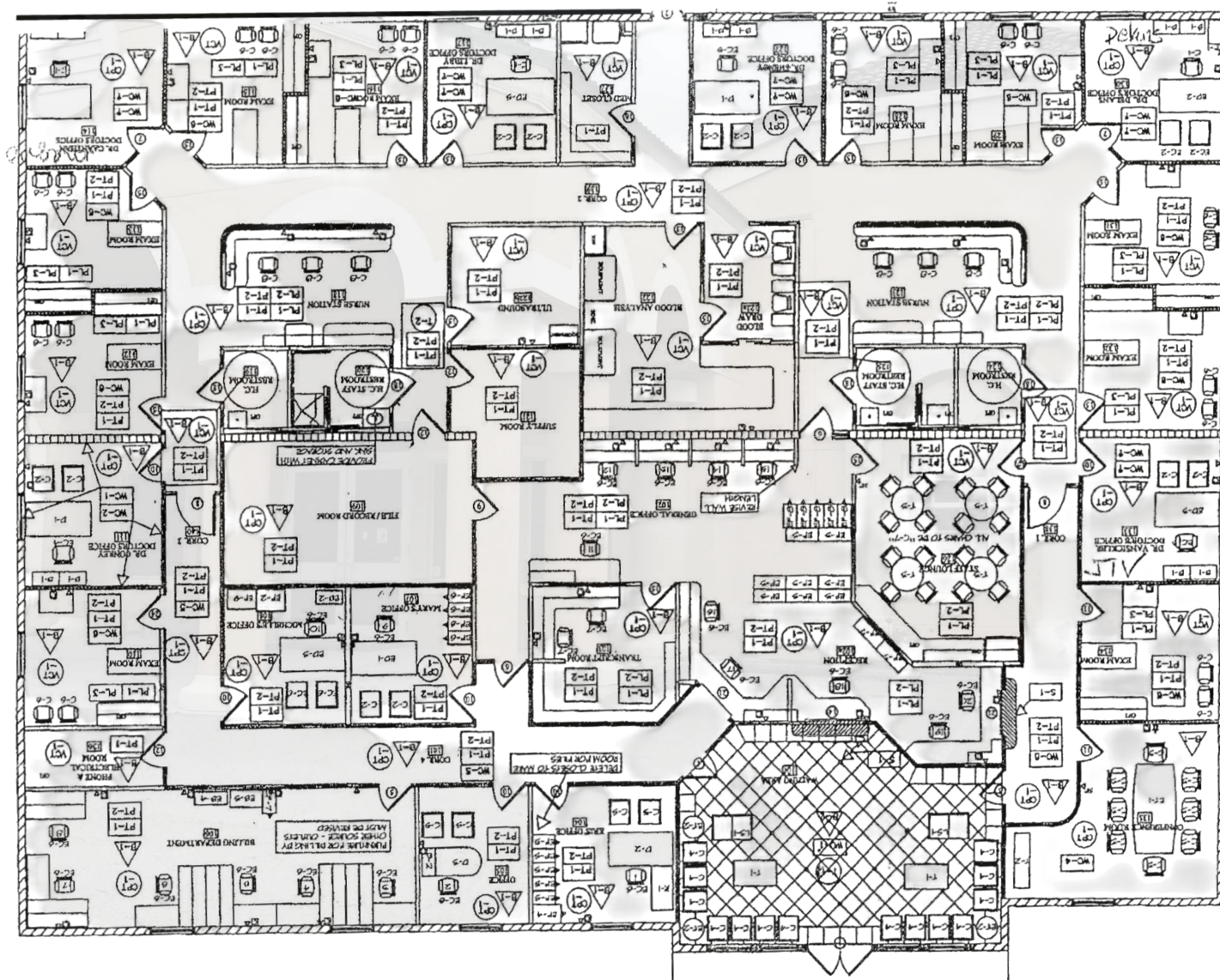
PHOTOS - INTERIOR



PHOTOS - INTERIOR



FLOORPLAN



LOCATION OVERVIEW

Strategic South Fort Myers Location in a Premier Healthcare Corridor

7981 Gladiolus Drive is strategically positioned along a major South Fort Myers corridor, offering excellent visibility and convenient access for patients, employees, and clients. The property is located between Gulf Coast Medical Center and Lee Health's HealthPark Medical Center, placing it within a strong healthcare-oriented area that is particularly attractive for medical and professional office users.

Its prominent Gladiolus Drive location, combined with building and pylon signage, provides valuable exposure for businesses seeking a recognizable presence in the market. The central South Fort Myers setting also supports convenient access to surrounding residential and commercial areas, reinforcing the property's appeal as a long-term location for healthcare and professional service providers.

-  **BETWEEN TWO MAJOR MEDICAL CAMPUSES** – Strategically positioned between Gulf Coast Medical Center and HealthPark Medical Center.
-  **HIGH-EXPOSURE GLADIOLUS DRIVE LOCATION** – Prominent corridor positioning with building and pylon signage opportunities.
-  **ESTABLISHED SOUTH FORT MYERS MARKET** – Located within a strong commercial and healthcare-oriented area serving surrounding residential communities.



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