

CLASS A MEDICAL OFFICE AT HOPE PRESERVE

2,633± TO 13,013± SQ. FT. AVAILABLE FOR LEASE

PRE-CONSTRUCTION LEASE OPPORTUNITY



OFFERING SUMMARY

Address: 14551 Hope Center Loop
Fort Myers, FL 33912

County: Lee

Property Type: Class A Medical Office - New
Construction with Upscale Finishes

Property Size: Lot: 2.38± Acres
Building: 25,124 Sq. Ft.
2nd Floor: 12,562 Sq. Ft.

Zoning: Mixed Use Planned Development

Parcel ID: 30-45-25-L4-08000.00D0

Availability: January 2022

Lease Rate: \$25.00 to \$27.00 PSF NNN + CAM*

**Includes \$65 - \$75 PSF Tenant Improvement Allowance*

**Based on size of space and term*

** Lease terms negotiable, preference of 5+ years*

MARKETED AND EXCLUSIVELY LISTED BY:

LSI
COMPANIES

WWW.LSICOMPANIES.COM

CLASS A MEDICAL OFFICE AT HOPE PRESERVE

EXECUTIVE TEAM



Justin Thibaut, CCIM
President / Partner



Christi Pritchett
Sales Associate

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(239) 489-4066

OFFERING PROCESS

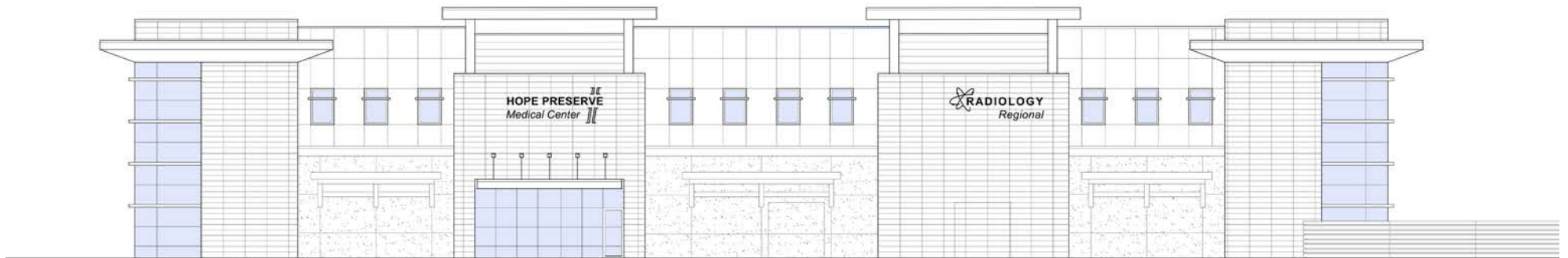
Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.



PROPERTY HIGHLIGHTS

- Class A Medical Office with ample parking (62 spaces) and frontage on Metro Parkway
- Located in an established general office and medical corridor of Fort Myers, FL
- Zoning allows for a variety of medical office uses
- Substantial tenant improvement allowance available based on lease term or building delivered in vanilla shell format with T.I. allowance
- First floor of this premier building is planned for a compatible medical user

EAST/WEST ELEVATION



EAST ELEVATION



WEST ELEVATION

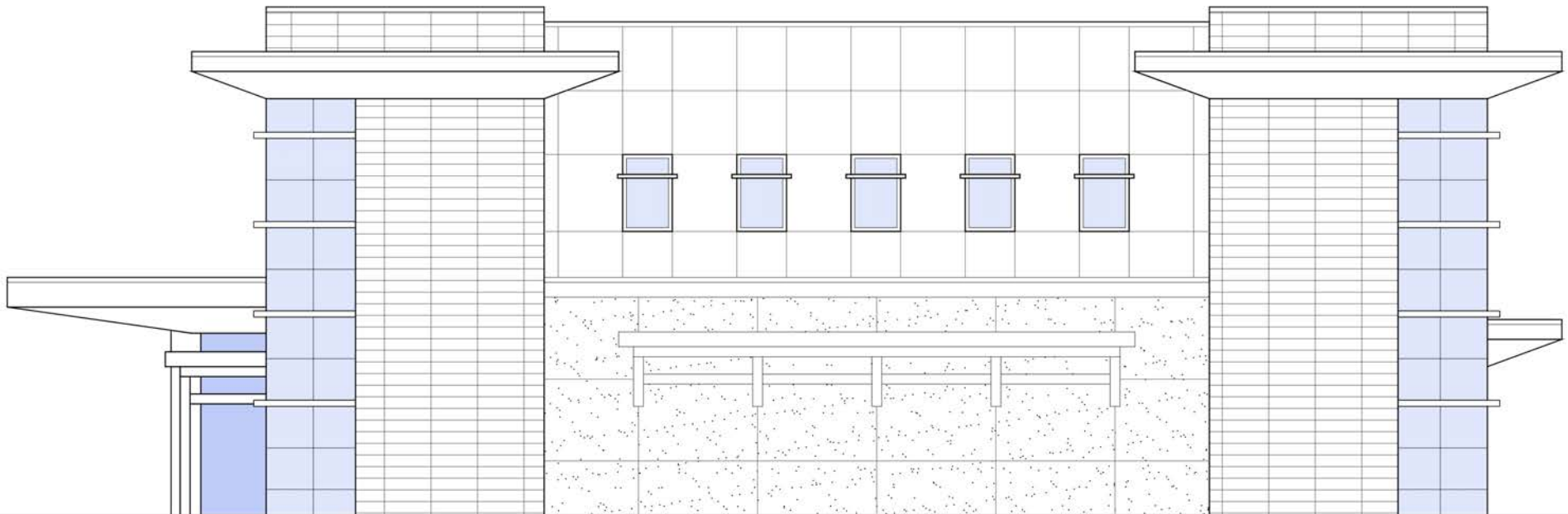
PROPERTY HIGHLIGHTS

Brand New, Second Floor, Class A Medical Office with upscale finishes within the Hope Preserve Development, an epicenter in Lee County for Medical, Office and Hospitality end-users.

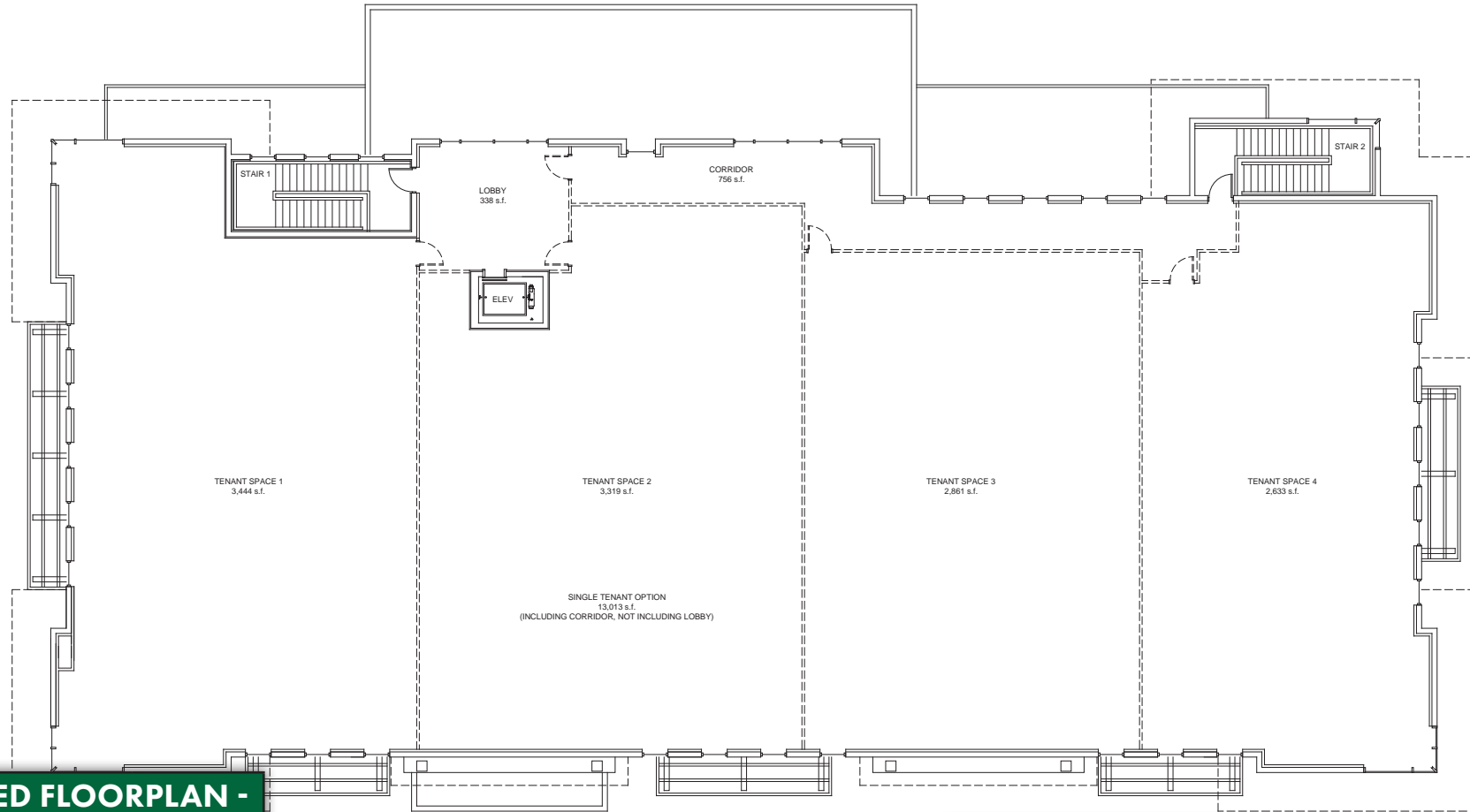
NORTH ELEVATION

PROPERTY HIGHLIGHTS

- Presence and visibility fronting the highly trafficked thoroughfares of Ben C Pratt Six Mile Cypress Pkwy, Metro Pkwy, and Plantation Road
- Building Marquis Signage with visibility from Metro Parkway



PROPOSED FLOOR PLAN – 2ND FLOOR



PROPOSED FLOORPLAN - 2ND FLOOR

| UNIT # | SQ. FT. |
|---------------------|---------------|
| UNIT 1 | 3,444 |
| UNIT 2 | 3,319 |
| UNIT 3 | 2,861 |
| UNIT 4 | 2,633 |
| ENTIRE FLOOR | 13,013 |

LEASE TERMS

\$25.00 to \$27.00 PSF NNN + CAM*

**Includes \$65 - \$75 PSF Tenant Improvement Allowance*

**Based on size of space and term*

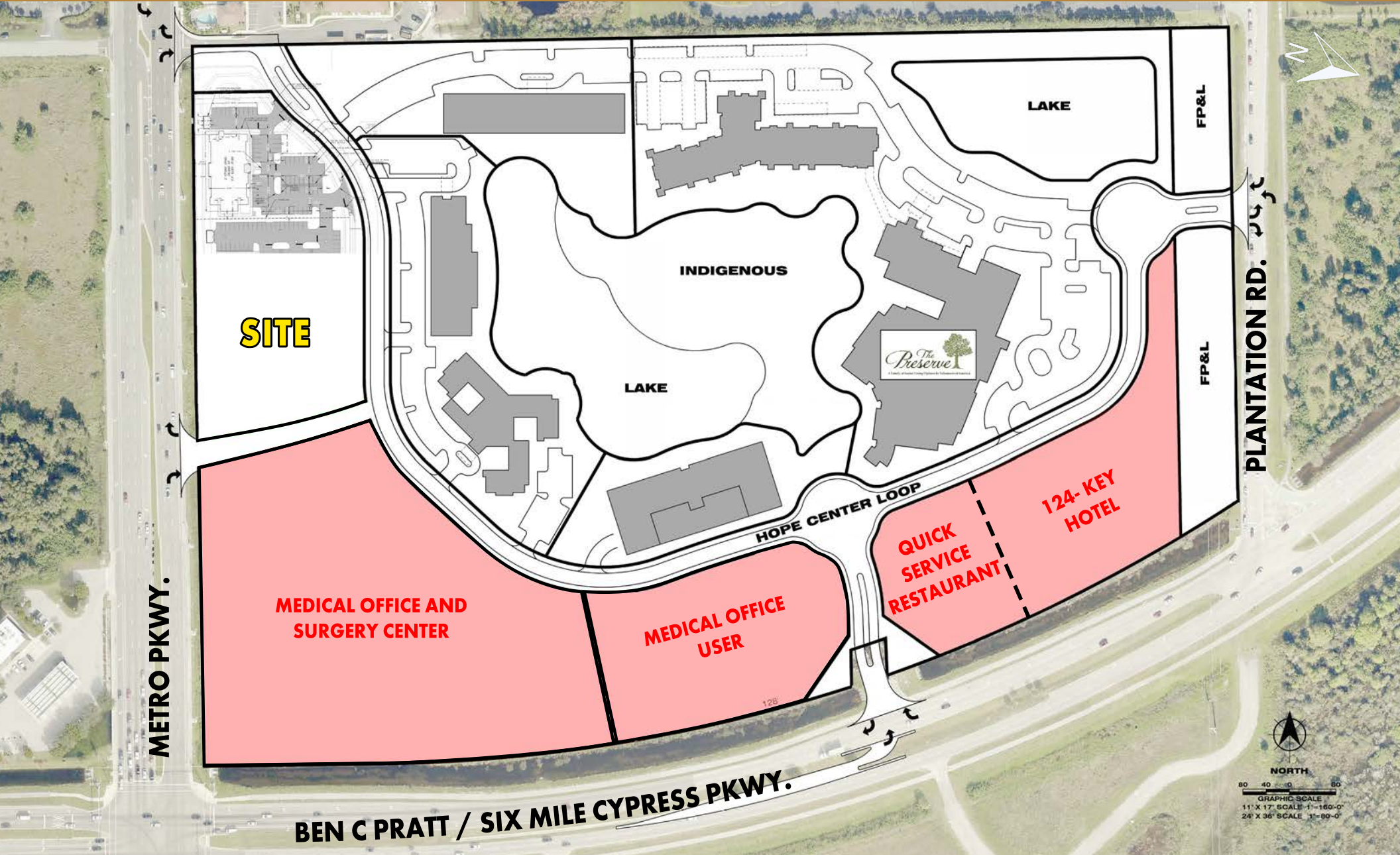
**Lease terms negotiable, preference of 5+ years*

SITE RENDERING

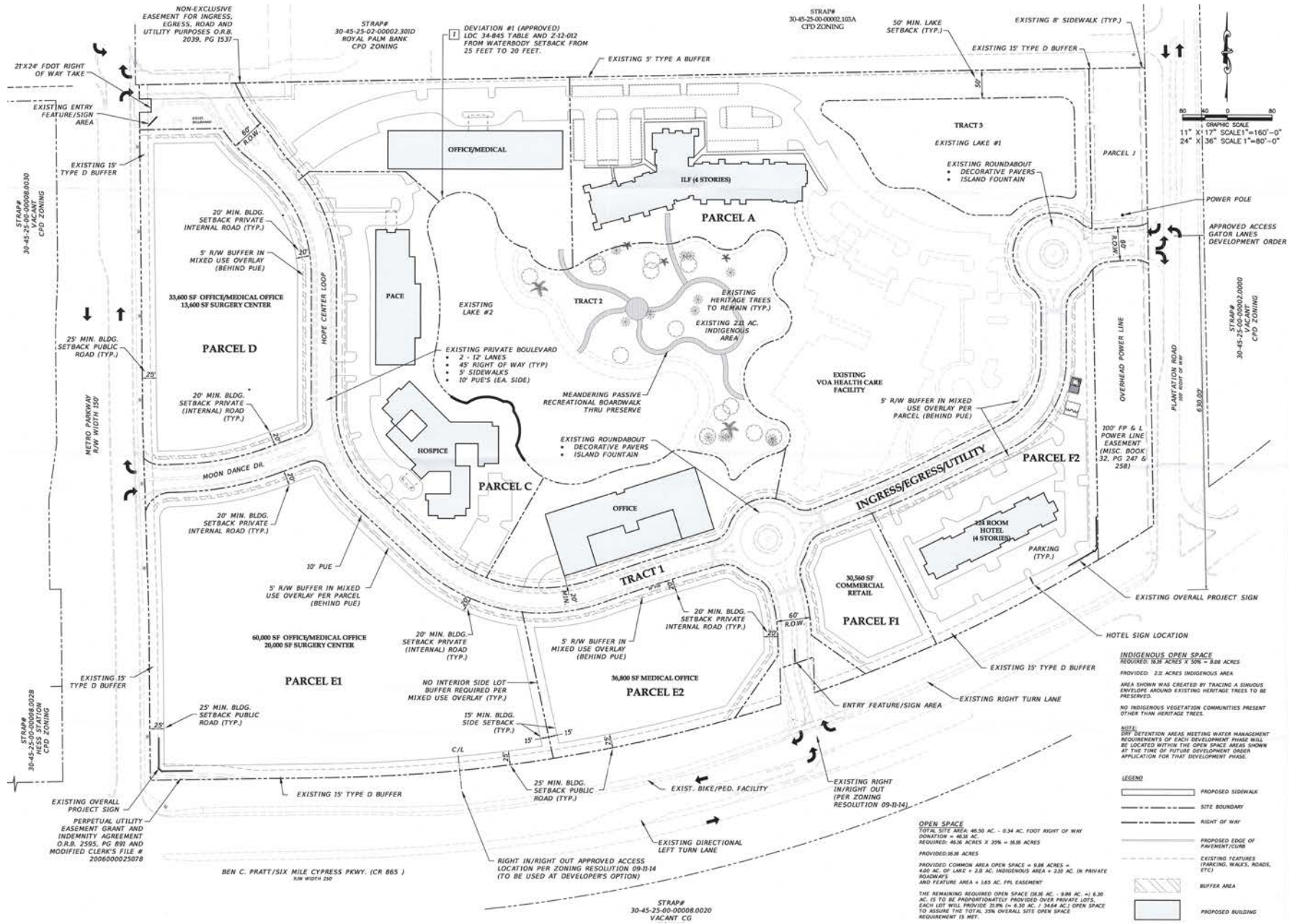




HOPE PRESERVE DEVELOPMENT HIGHLIGHTS



HOPE PRESERVE MASTER CONCEPT PLAN



AREA ATTRACTIONS



Gulf Coast Regional Medical Center

WHOLE FOODS MARKET

Publix

Twins
SPRING TRAINING

American House
SENIOR LIVING COMMUNITIES

SF

Arthrex

Mirage Bay
RENTAL TOWNHOMES

The Preserve
A Family of Senior Living Options by Volunteers of America

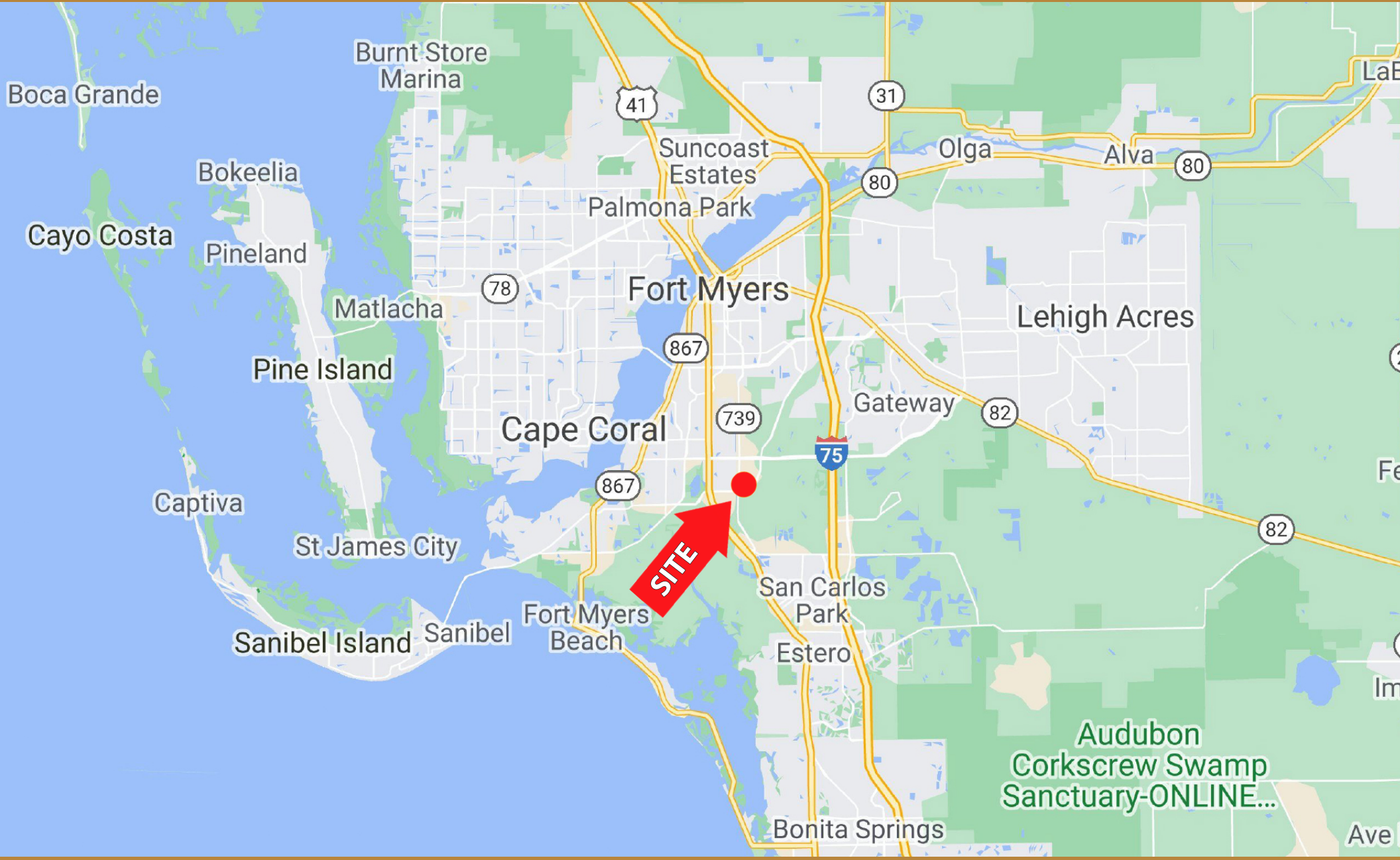
DANIELS PKWY.

PLANTATION RD.

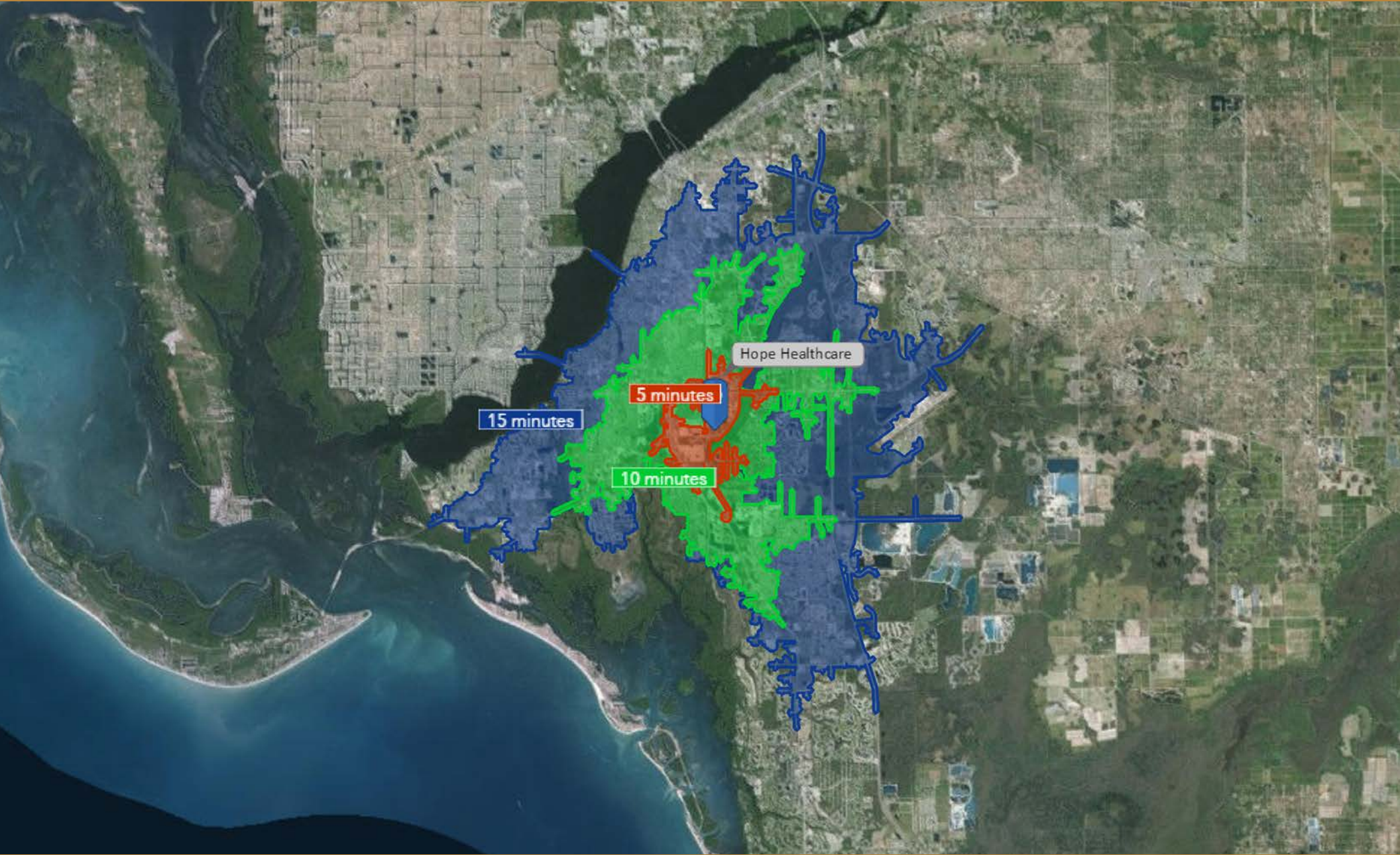
SIX-MILE CYPRESS PKWY.

METRO PKWY.

LOCATION MAP



DRIVE TIME MAP



AREA AMENITIES



SPORTS & RECREATION

The Southwest Florida environment provides excellent weather for enjoying sports and recreation year-round. Golfers can enjoy the nearby Fort Myers Country Club as it's just one of many golf courses from which to choose in the Fort Myers area. Baseball fans can enjoy two MLB teams during Spring Training season – The Boston Red Sox at JetBlue Park and The Minnesota Twins at CenturyLink Sports Complex (Hammond Stadium). The Fort Myers Miracle baseball team plays during the summer months and a variety of sporting events occur year round at these world-class facilities. Finally, Fort Myers' location on the Gulf of Mexico make it an excellent place to enjoy a variety of water sports such as boating, kayaking and fishing.

ATTRACTIONS & ENTERTAINMENT

Southwest Florida's greatest attractions and entertainment opportunities offer something for everyone, from festival-goers and theatre lovers to families and college students. Six Mile Slough Preserve and the Calusa Nature Center & Planetarium are two of the closest nature attractions. Each provide wonderful opportunities to explore the Southwest Florida environment and enjoy the beautiful weather. Sun Harvest Citrus is also a very popular outing with a Florida flair, where visitors can purchase grove-fresh oranges and orange juice. Of course, the beaches – including world renowned Sanibel and Captiva Islands and Fort Myers Beach – and other Fort Myers attractions are within a few miles of the property. Additional entertainment can be found throughout the area. From the festivals of The Fort Myers River District to world-class entertainment at Barbara B. Mann Performing Arts Hall and Germain Arena, there is an abundance of cultural and entertainment opportunities for residents to enjoy year-round.

EDUCATION

A highly respected private educational institution, Hodges University, is located just 8 miles from the property. Other higher education opportunities in Fort Myers include Florida Gulf Coast University and Florida Southwestern State College. These are easily accessible, making the site an excellent location for students. For families with children, the School District of Lee County provides excellent public schools within very close proximity to the property. The District provides busing for those who wish to attend a school outside of the immediate neighborhood.



SHOPPING & DINING

A plethora of shopping and dining attractions are situated conveniently throughout Fort Myers.

BELL TOWER SHOPS is a landmark shopping, dining and entertainment destination centrally located in Fort Myers, Florida. The open-air center offers fine retail shops including eclectic boutiques and shopping favorites Williams-Sonoma, Chico's, White House | Black Market, Victoria's Secret, Scout & Molly's Boutique, and Talbots. Exceptional shopping is complemented by distinctive restaurants such as DaRuMa Japanese Steak House, Grimaldi's Pizzeria, Blue Pointe Oyster Bar & Seafood Grill, Cantina Laredo, Mimi's Café, T.G.I. Friday's, and Society. A community partner and pet-friendly destination, Bell Tower Shops hosts special events throughout the year, including concerts, fundraisers, art fairs, and more.

GULF COAST TOWN CENTER is a sophisticated contemporary shopping experience with more than 100 stores and restaurants and over a million square feet of business space. The mall hosts special events throughout the year. Bass Pro Shops, Costco, Regal Cinemas, Super Target, and Best Buy anchor this center.

THE FORUM is a 458,000± square foot retail property and presents numerous shopping and dining opportunities to Fort Myers residents. Retail stores include Staples, The Home Depot, Bed Bath & Beyond, and Petco. Dining options include Buffalo Wild Wings, Five Guys Burgers and Fries, McAlister's Deli, and Starbucks.

COCONUT POINT is a picturesque outdoor mall featuring over 140 stores including Dillard's, Target, Apple Store, Michael Kors, and Barnes & Noble – all surrounding several acres of lakes with a boardwalk. Experience a wide range of dining options, from the elegant Ruth's Chris Steakhouse and South Fork Grille, to family favorites Ted's Montana Grill, Rodizio Grill, Bokamper's Sports Bar and Grill or California Pizza Kitchen. Additionally, the 16 screen Hollywood Theaters is within walking distance of many of the restaurants in this complex.

LOCATION HIGHLIGHTS

- 0.5± miles to Gulf Coast Regional Medical Center
- 1.3± miles to Publix Shopping Center
- 1.5± miles to Whole Foods-anchored Daniels Marketplace
- 4.2± miles to I-75 via Daniels Pkwy.
- 7± miles to Downtown Fort Myers
- 7.5± miles to Southwest Florida International Airport (RSW)
- 9.3± miles to Fort Myers Beach
- 11± miles to Sanibel Causeway



SIX MILE CYPRESS PKWY.

METRO PKWY.

BUILDING CONTRACTOR



*Exceptional Quality
Construction and Craftsmanship*

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(239) 936-9006

6208 Whiskey Creek Dr.
Fort Myers, FL 33919

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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge.

Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail.

It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property.

The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed.

Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.

CLASS A MEDICAL OFFICE AT HOPE PRESERVE

12,562± SQ. FT. AVAILABLE FOR LEASE



LSI
COMPANIES

Land Solutions, a branch of LSI Companies, was founded in 2000 by Randy Thibaut to serve land owners, developers and home builders in acquiring land suitable for the development of residential and commercial properties. Today, LSI Companies is a recognized leader in Southwest Florida real estate brokerage, offering full land services, market research, asset management, and residential/commercial land marketing specialties. The LSI Companies team consists of highly skilled professionals with expertise in every aspect of the development process. The team specializes in current market and valuation issues, acquisition and disposition services, due diligence evaluation, permitting status and compliance, work-out projects, asset management, and land zoning and planning.

6810 International Center Blvd. • Fort Myers, FL 33912 • 239.489.4066