



LSI
COMPANIES

OFFERING MEMORANDUM

621 SW PINE ISLAND ROAD

18,130± SQ. FT. OFFICE/FLEX OPPORTUNITY - CAPE CORAL, FL

PROPERTY SUMMARY

Property Address: 621 SW Pine Island Road
Cape Coral, FL 33991

County: Lee

Property Size: 4.67± Acres

Building Size: 18,130± Total Sq. Ft.
16,130± Sq. Ft. Office Building
2,000± Sq. Ft. Warehouse

Zoning: Commercial Corridor (CC)

Year Built: Office Building: 1990/1991
(Renovated 2015)
Warehouse Building: 1997

Future Land Use: Pine Island Road District (PIRD)

No. of Parcels: 2

Parking: 71 Spaces

Tax Information: \$61,240 (2025)

STRAP Number: 14-44-23-C1-00500.059A;
14-44-23-C1-00500.0590

LIST PRICE:

\$4,169,900

\$230 PSF

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Alec Burke, CCIM
Sales Associate



DIRECT ALL OFFERS TO:

Alec Burke, CCIM
aburke@lsicompanies.com
(239) 489-4066

OFFERING PROCESS

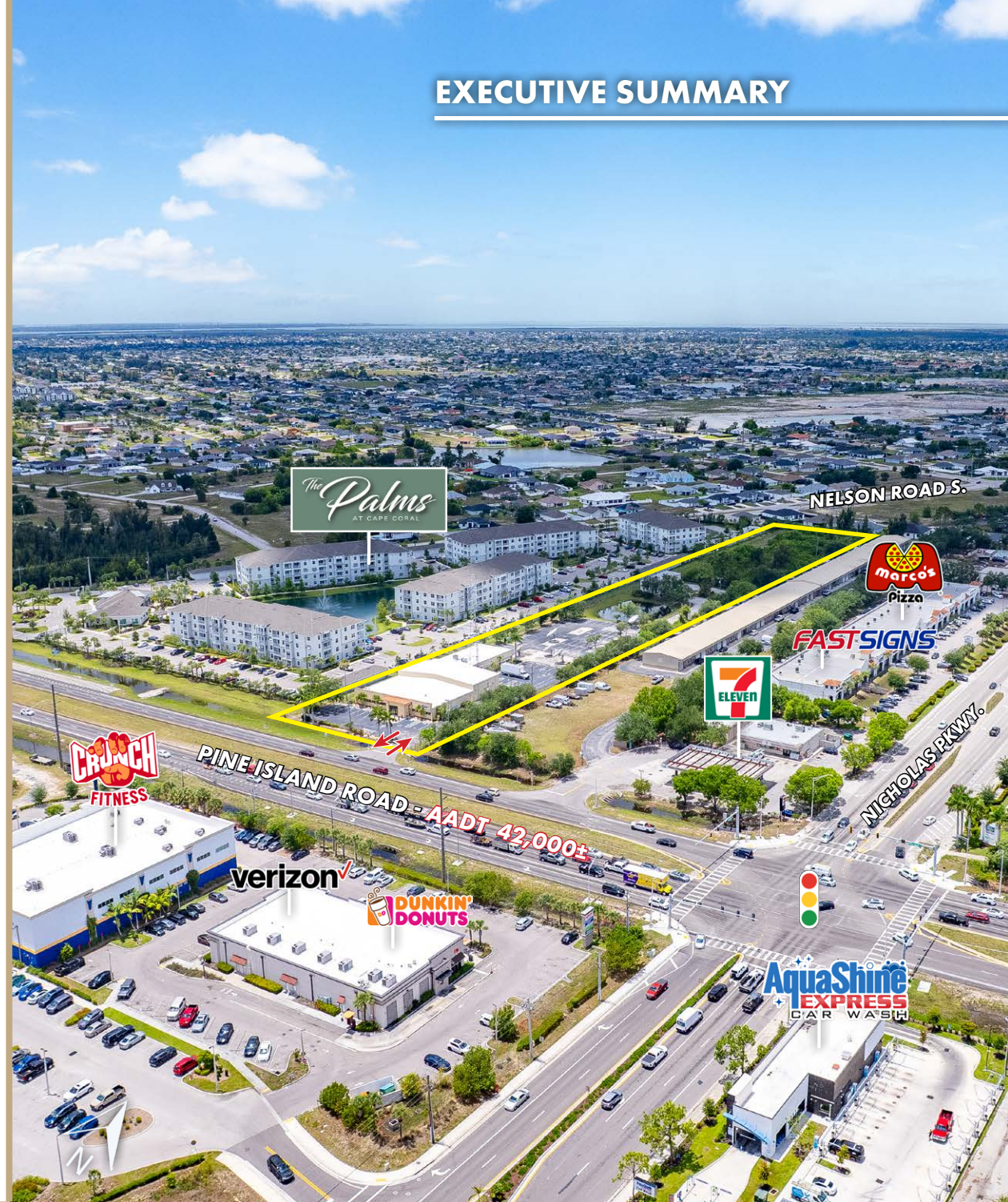
Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

LSI Companies is pleased to present this rare 18,130± square foot office/flex opportunity along one of Cape Coral's most active commercial corridors.

Formerly occupied by FOX 4 News, the facility sits on 4.67± acres, and includes a 16,130± square foot office building, a 2,000± square foot warehouse/storage building, along with ample land for expansion. The property is exceptionally well suited for an owner-user seeking a large, move-in ready office with secure yard/parking, flexible interior layouts, and air-conditioned storage or studio space. With multiple building entry points and a separate rear entrance, the building could also be easily demised into two office suites, providing flexibility for partial occupancy or multi-tenant income potential.

Positioned with direct frontage on Pine Island Road (AADT: 42,000), the property benefits from excellent visibility in a highly desirable corridor surrounded by a mix of established businesses and new development. The location provides convenient access to key regional thoroughfares including US-41 and Del Prado Blvd.

With its flexible office buildout, warehouse functionality, secured parking, expansion potential, and corridor visibility, 621 SW Pine Island Road presents a unique opportunity for an owner-user, corporate headquarters, or investor seeking a highly adaptable commercial asset in the heart of Cape Coral.



INVESTMENT HIGHLIGHTS

- **Premier Asset:** Rare 18,130± Sq. Ft. office/flex opportunity on 4.67± acres along SW Pine Island Road
- **Move-In Ready:** Ideal setup for an owner-user seeking flexible office space, secured yard/parking, and air-conditioned storage
- **Large Office:** 16,130± Sq. Ft. office building with extensive buildout, including numerous private offices, large open work areas, conference rooms, and more
- **Ancillary Warehouse:** 2,000± Sq. Ft. warehouse half under air with 3 at-grade overhead doors, and secured interior storage
- **Multi-Tenant Capability:** Flexible layout and multiple access points allows for easy two-tenant configuration
- **Visibility:** 170 feet of direct frontage on Pine Island Road (AADT: 42,000) with opportunity for marquee signage
- **Ample Parking:** 71 designated surface parking spaces (5 handicapped)
- **Recent CapEx:** Office roof replaced in August 2025, with several new A/C units and parking lot reseal/restripe in since 2021
- **Security:** Fully fenced rear parking with 6 Ft. chainlink, key card enabled security gate, key-fob building access, and camera system
- **Backup Power:** Full backup generator capabilities
- **Expansion Potential:** 1.9± acres of surplus rear land allows for future expansion or additional site improvements
- **Generous Zoning:** Commercial Corridor zoning allows for a wide range of uses
- **FF&E:** Extensive existing FF&E package, featuring high-quality office furniture, office equipment, and more. Please Inquire for details



BUILDING OVERVIEW

OFFICE

BUILDING CHARACTERISTICS:

- 16,130± Sq. Ft.
- Concrete Slab Foundation
- Modular Metal (Front) and Concrete Block & Stucco (Rear) Exterior Walls
- Steel Frame Roof Structure
- Metal (Front)/Tar & Gravel (Rear) Roof Covering
- Central, Zoned HVAC System
- Fully Sprinkled
- Key-Fob Building Access and Security Cameras
- 71 Surface Parking Spaces (3.92/ 1,000 Sq. Ft.)
- Drop Ceiling, 9–15 Ft. High
- Electric, Roll Down Hurricane Shutters

FRONT OFFICE:

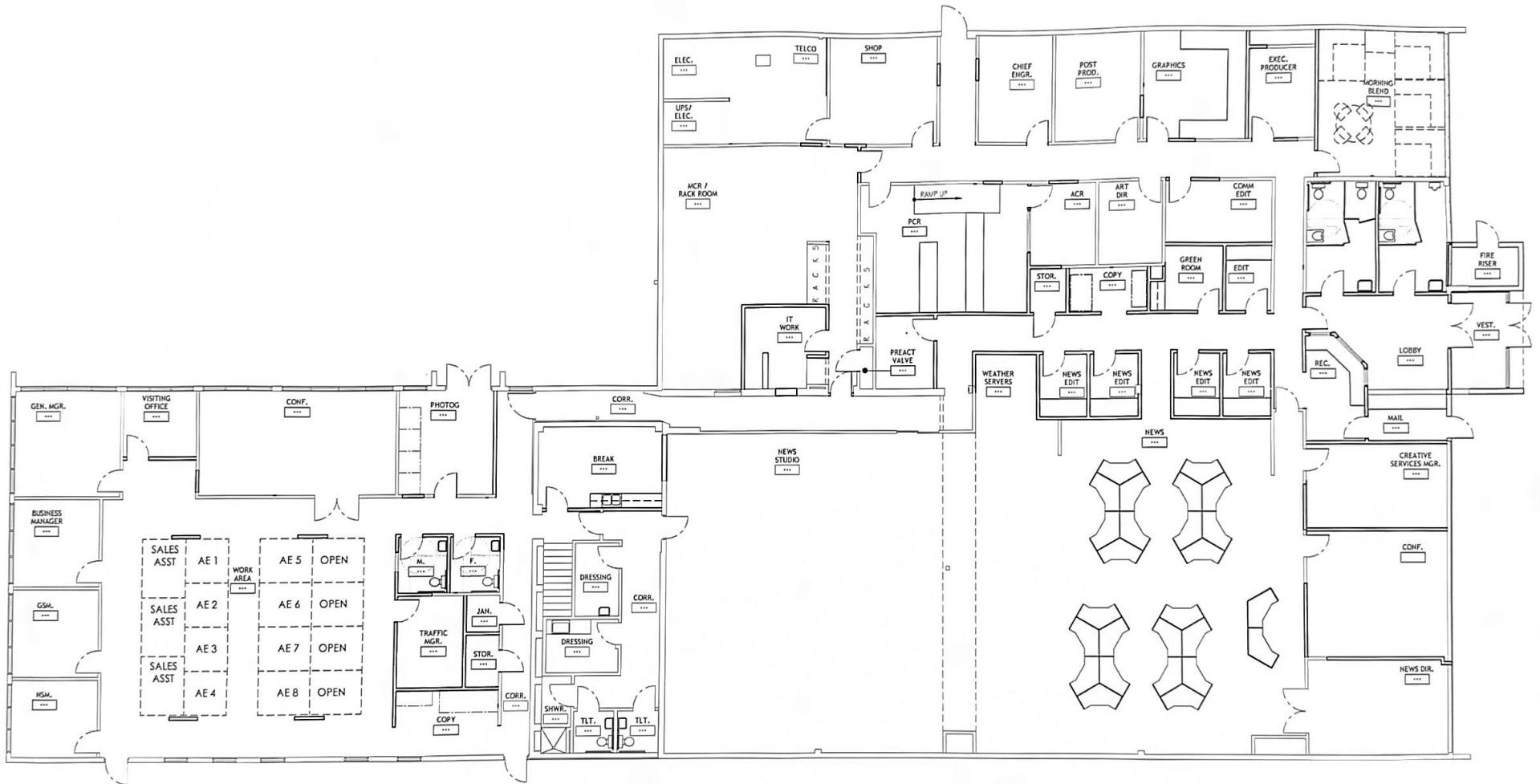
- Reception Area with Vestibule Entry
- Lobby Receiving Area
- (12) Private Offices
- (2) Conference Rooms/Oversized Private Offices
- Large, Shared Workspace - (39) Workspaces
- Breakroom
- Copy Room
- (2) Bathrooms
- Switchgear Room with Connecting Office/ Shop Room
- Server Room with Connecting Office
- Production Control Room/ Shared Workspace with Connecting Office
- 1,675 Sq. Ft. Studio Room/Air-Conditioned Warehouse with 15' Ceilings

BACK OFFICE:

- Rear Access Point with Vestibule Entry
- (6) Private Offices
- Large, Shared Workspace - (12) Cubicle Workstations
- Conference Room
- (2) Break Rooms
- Copy Room
- (4) Bathrooms and a Shower Room
- (2) Dressing Rooms
- (2) Storage Closets
- 540 Sq. Ft. Attic/Storage Space



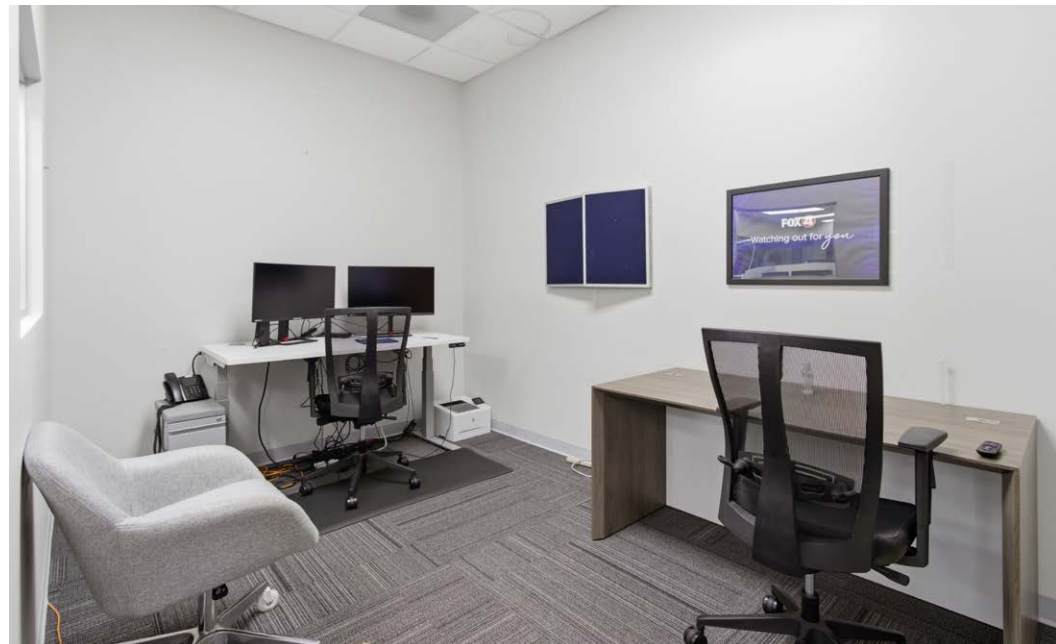
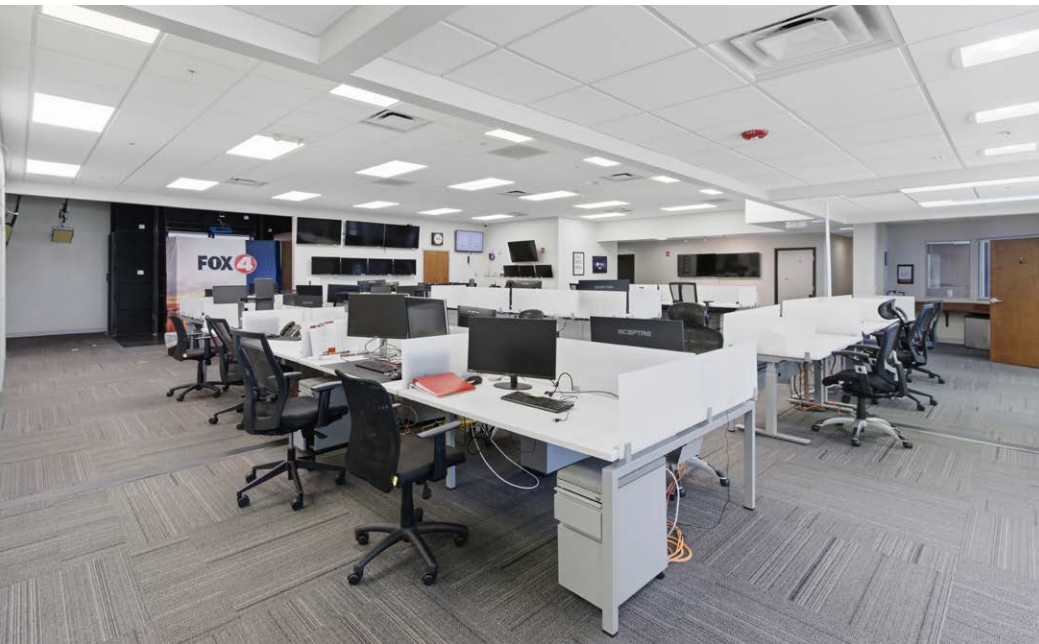
FLOOR PLAN



15.639 G 5 F

BUILDING INTERIOR

OFFICE



BUILDING INTERIOR

OFFICE



BUILDING INTERIOR

WAREHOUSE - STUDIO ROOM 1.675 SQ. FT.



BUILDING OVERVIEW

WAREHOUSE

- 2,000± Sq. Ft.
- Concrete Slab Foundation
- Steel Frame Construction with Sealed Concrete Floor
- Steel Frame Roof Structure
- (2) 12'x12' and (1) 8'x8' At-Grade Electric Roll-Up Doors
- HVAC: Central A/C in Half of Building
- Chain Link Interior Secured Storage Space with Mezzanine



WAREHOUSE STORAGE SPACE



WAREHOUSE STORAGE SPACE



WAREHOUSE STORAGE SPACE



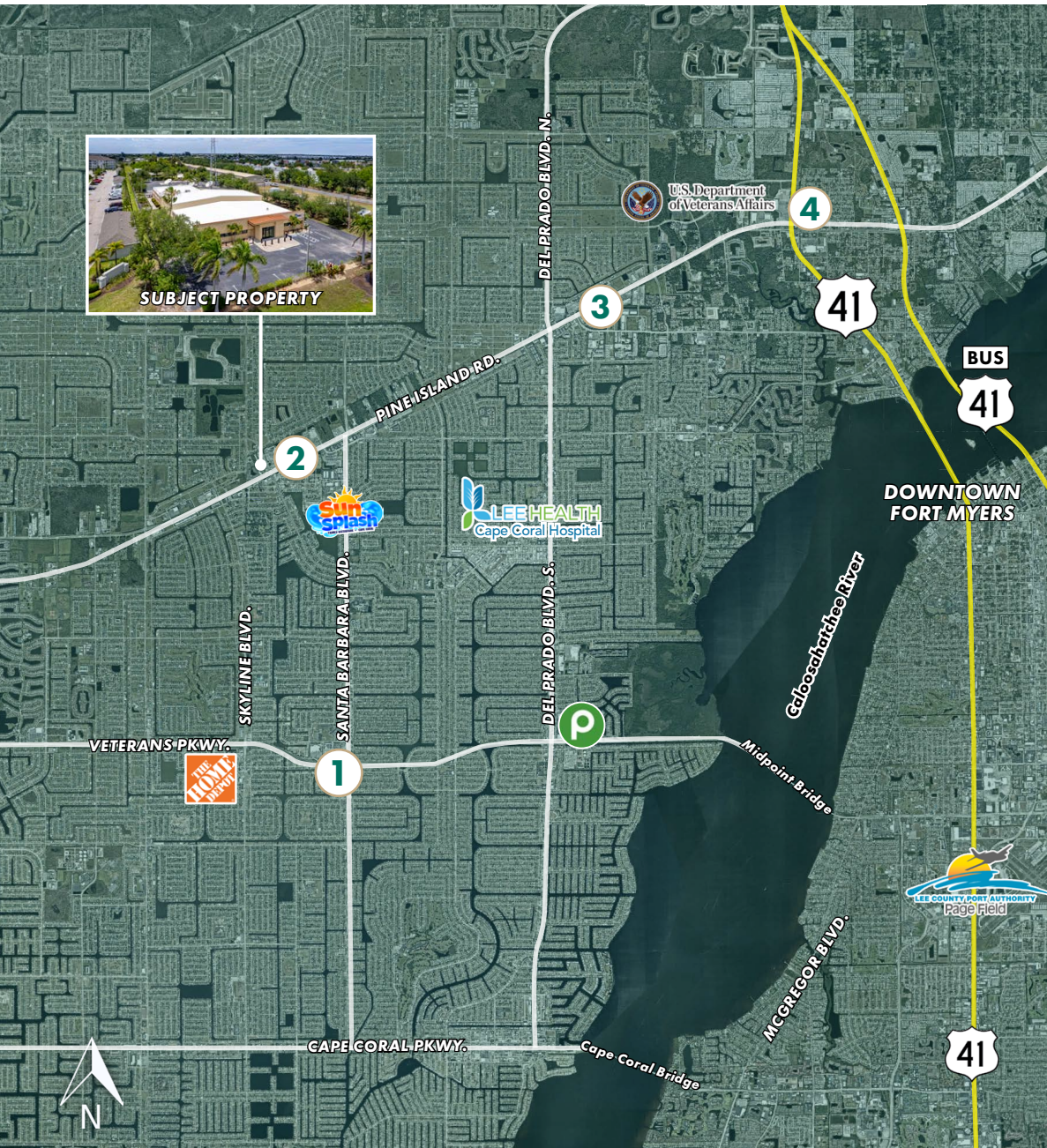
PROPERTY AERIAL



PROPERTY AERIAL



RETAIL MAP



1. MIDPOINT CENTER



2. PINE ISLAND ROAD



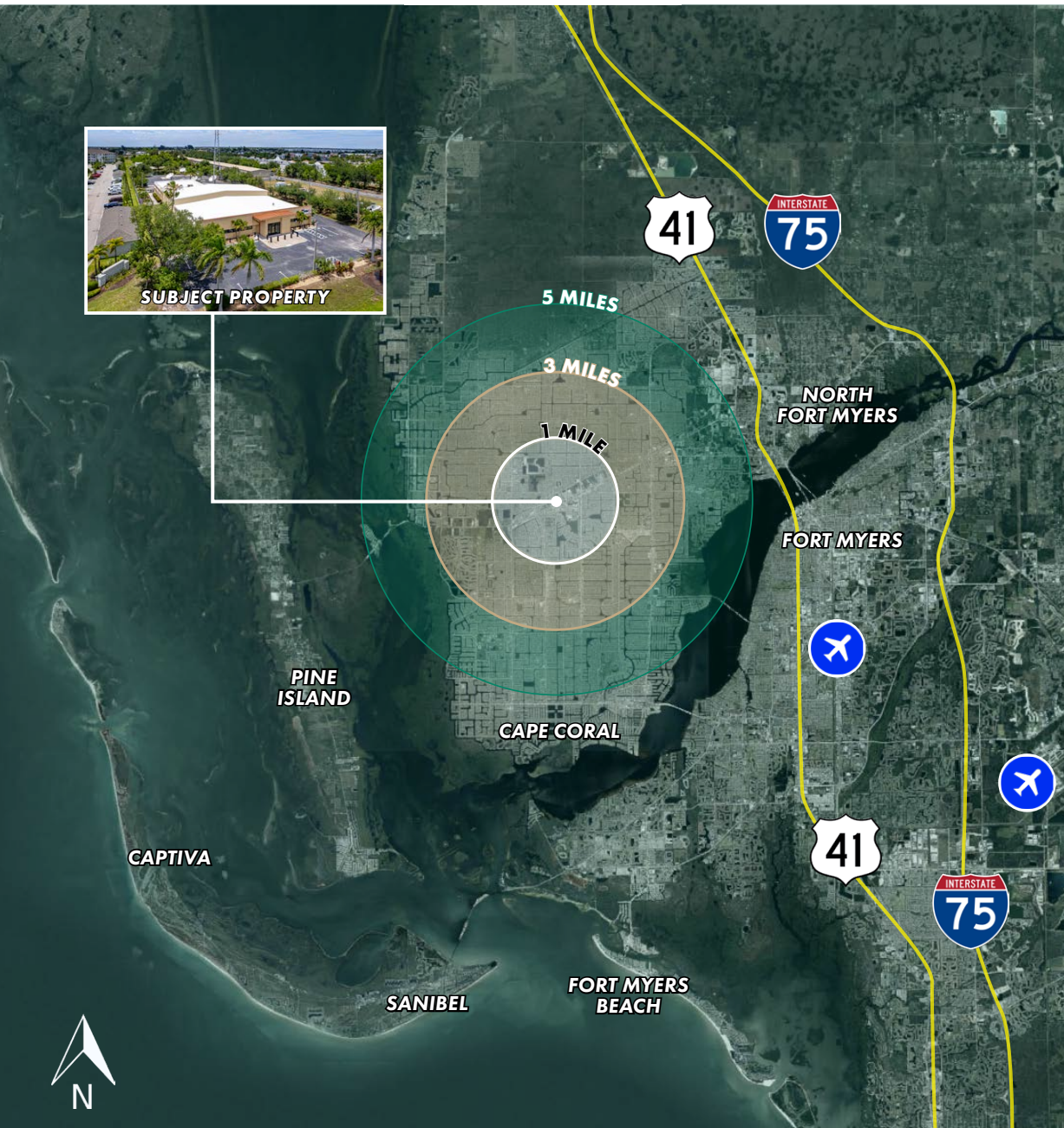
3. NORTH POINT SHOPPING CENTER



4. PINE ISLAND ROAD & US-41 INTERSECTION



LOCATION



AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



5,896

HOUSEHOLDS



2,198

MEDIAN INCOME



\$77,832

3 MILE RADIUS

POPULATION



70,020

HOUSEHOLDS



25,844

MEDIAN INCOME



\$77,431

5 MILE RADIUS

POPULATION



172,142

HOUSEHOLDS



66,563

MEDIAN INCOME



\$78,254

LOCATION HIGHLIGHTS

- 0.4± miles to Skyline Boulevard
- 0.4± miles to Walmart Neighborhood Market
- 1± mile to Sam's Club
- 1.1± miles to Santa Barbara Boulevard
- 3.3± miles to Del Prado Boulevard
- 4.2± miles to Cape Coral Hospital
- 6± miles to US-41
- 8.4± miles to Downtown Fort Myers
- 19.1± miles to I-75
- 23.8± miles to Downtown Punta Gorda
- 25± miles to SWFL International Airport (RSW)



LSI

COMPANIES

LSICOMPANIES.COM

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 Buyer, neither their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer and with significant experience in entitlement and development process of Charlotte County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.