



LSI
COMPANIES

OFFERING MEMORANDUM

ROYAL PALM SQUARE

MEDICAL/PROFESSIONAL OFFICE CONDO FOR LEASE

PROPERTY SUMMARY

Property Address: 1510 Royal Palm Square Blvd.
Suites 101-102
Fort Myers, FL 33919

County: Lee

Property Type: Medical Office

Building Size: 11,233± Sq. Ft.

Available Space: 4,280± Sq. Ft.

Zoning: CI (*Commercial Intensive*)

Construction: 1985 CBS Construction with
new roof in 2023

STRAP Numbers: 02-45-24-P1-01500.1010
02-45-24-P1-01500.1020

LEASE RATE:

\$19.00 PSF NNN

Estimated 2024 CAM: \$3.40/PSF

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SALES EXECUTIVE



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Senior Broker Associate



DIRECT ALL OFFERS TO:

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OFFERING PROCESS

Offers should be sent via Letter of Intent to include, but not be limited to, basic terms such as lease rate, lease term.

EXECUTIVE SUMMARY



- Premier opportunity to lease a 4,280± Sq. Ft. move-in ready medical office condo
- Two-story, end-unit space offers direct frontage on Royal Palm Square Boulevard in a bustling part of Fort Myers and has access to a signalized intersection
- Centrally located in a high-traffic corridor, one block south of Colonial Boulevard between McGregor Boulevard and Summerlin Road
- Nearby retail includes the Colonial Crossings Publix Plaza, Dunkin, McDonald's, McGregor Café, and the Edison Mall
- Next to the Broadway Palm Dinner Theatre and the highly anticipated Royal Palm Terrace mixed-use redevelopment project
- In proximity to notable medical providers including: Lee Memorial Hospital, Gulf Coast Medical Center, HealthPark Medical Center, Golisano Children's Hospital of Southwest Florida, Millennium Physician Group and Florida Heart Associates
- Within walking distance of the Fort Myers YMCA and easy access to notable areas of Downtown Ft. Myers, Cape Coral via the Midpoint Bridge, 1± mile to US-41, and minutes to I-75

- Prime location offering the chance to serve thousands of nearby households
- 1985 CBS construction with new roof in 2023
- Updated Landscaping
- Available Parking: 72 Spaces
- Unit Size: 4,280± Sq. Ft.
- Move-In Ready Medical Office
- Four Points of Egress
- Façade Signage Available
- Updated LED Lighting
- New Paint Throughout
- Digital Nest Thermostats
- Samsung Security Cameras in Place for Tenant Utilization

FIRST FLOOR

- 3,000± Sq. Ft.
- Reception Area
- Large Waiting Room
- (8) Exam Rooms/Offices
- (2) Procedure Rooms with Sinks
- (3) Restrooms (one with shower)
- Kitchen
- I.T. Room
- A Lab with Sink
- Storage Room

SECOND FLOOR:

- 1,200± Sq. Ft.
- (1) Private Office
- (3) Administrative Work Spaces
- Spacious Conference Room
- Additional Storage Space



Approved uses include:

- Medical, Dental, Chiropractor, Counseling, Outpatient Surgery Centers and Offices
- Medical or Dental Laboratory
- Hospital, Medical Center

**Please contact LSI Companies for a full list of approved uses*

Lease Rate	Per Sq. Ft.	Per Month
Base Rent	\$19.00	\$6,776.67
Estimated 2024 CAM	\$3.40	\$1,212.67
Subtotal		\$7,989.33
Sales Tax (2024)	2.5%	\$199.73
Total Monthly Rate		\$8,189.07



PROPERTY AERIAL



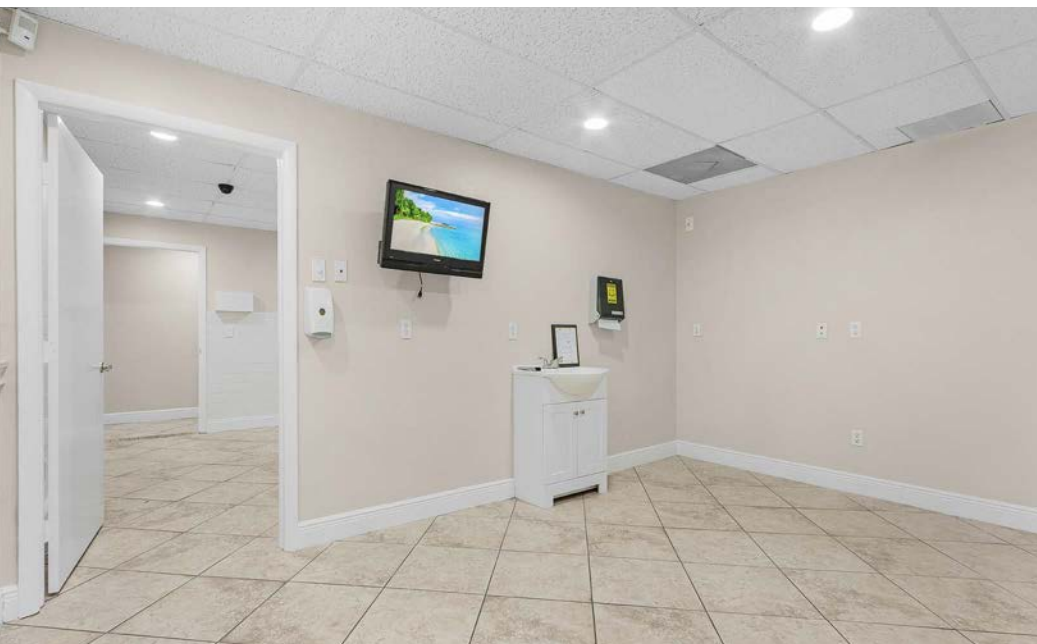
PROPERTY AERIAL



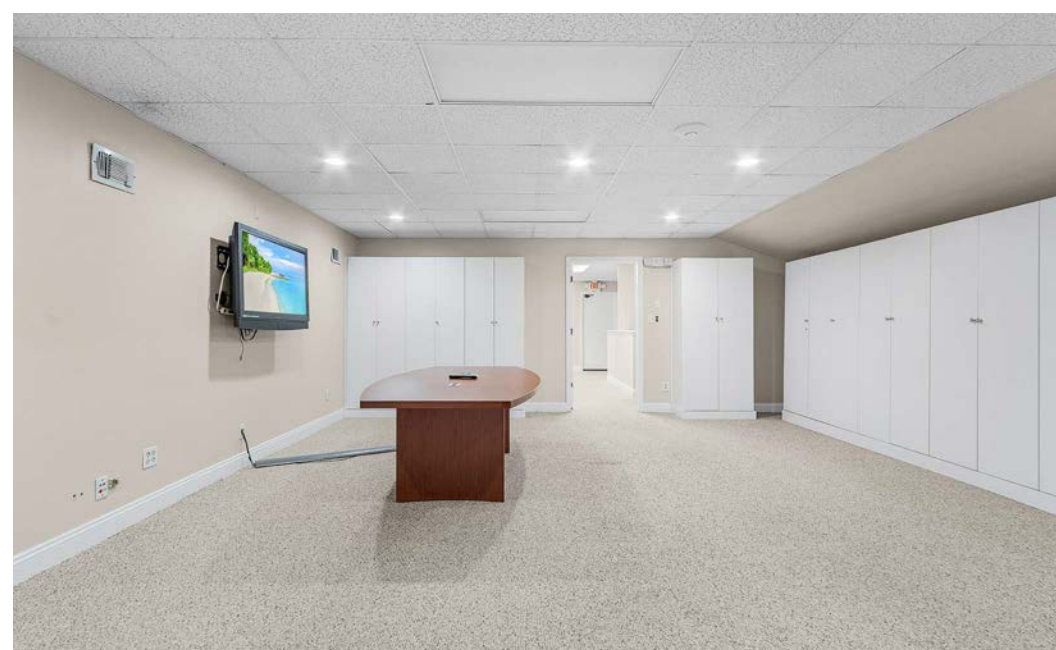
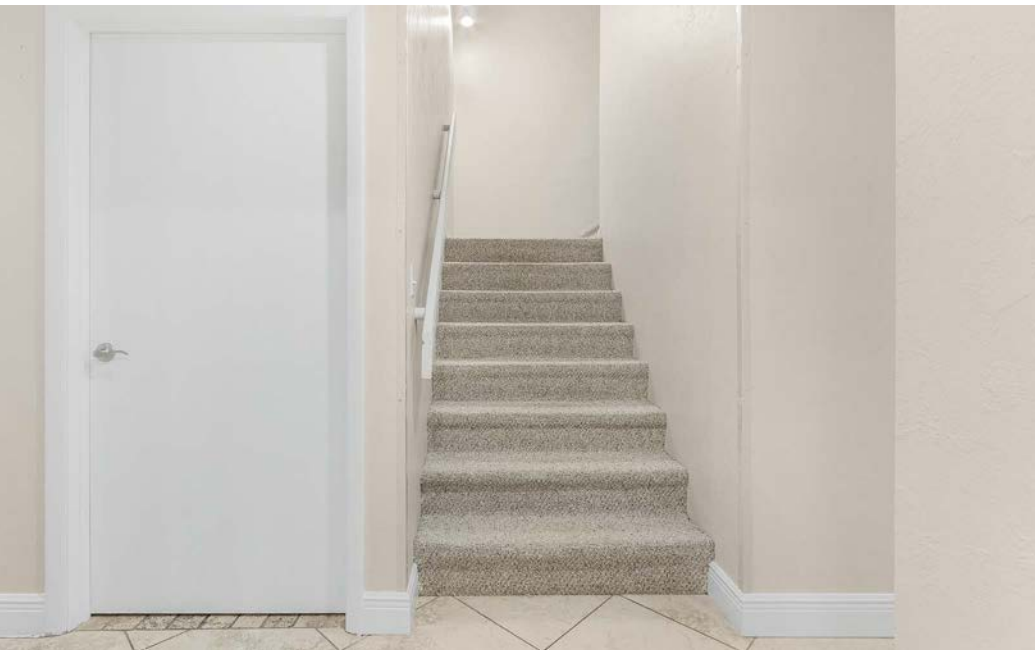
BUILDING EXTERIOR



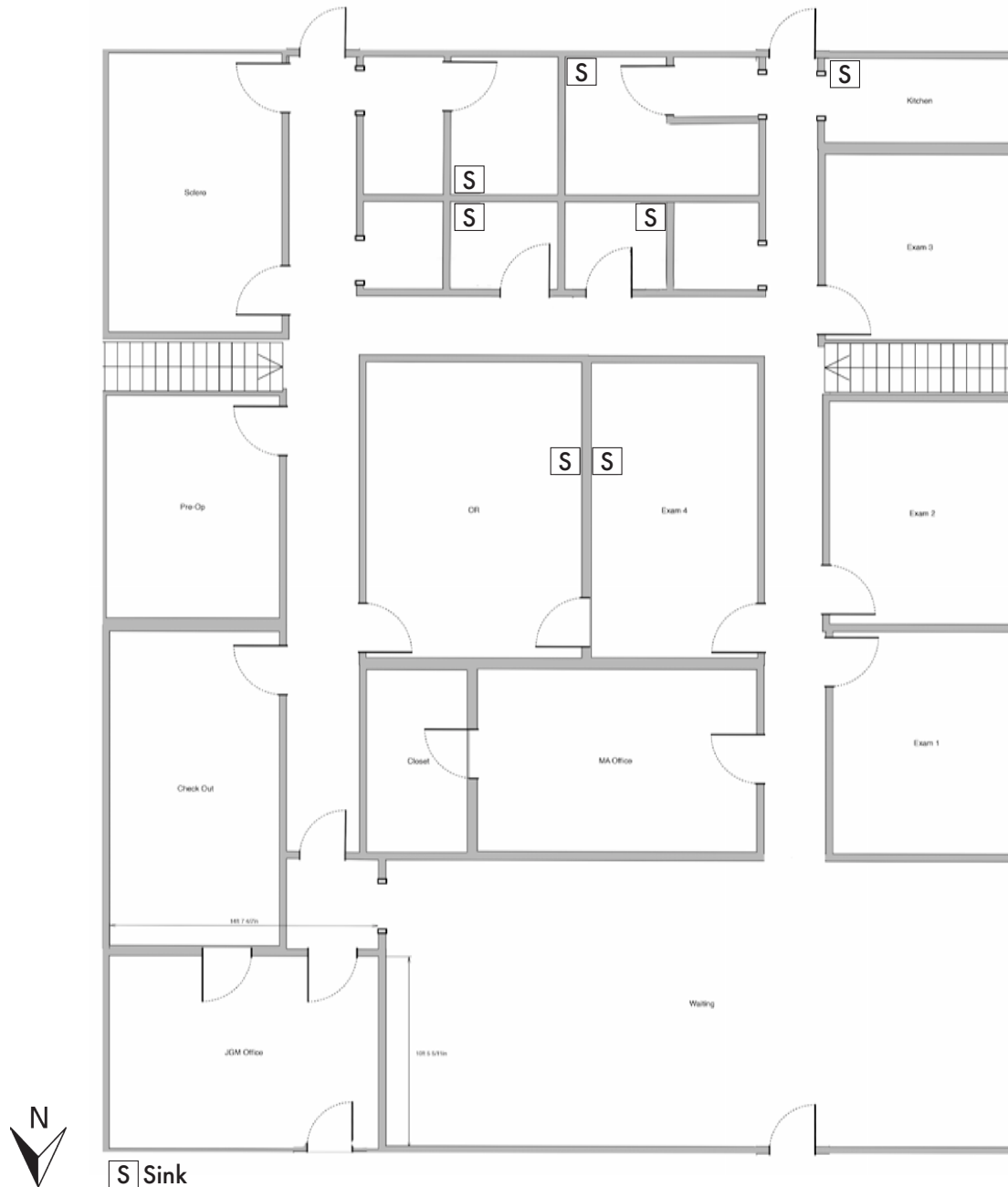
BUILDING INTERIOR



BUILDING INTERIOR



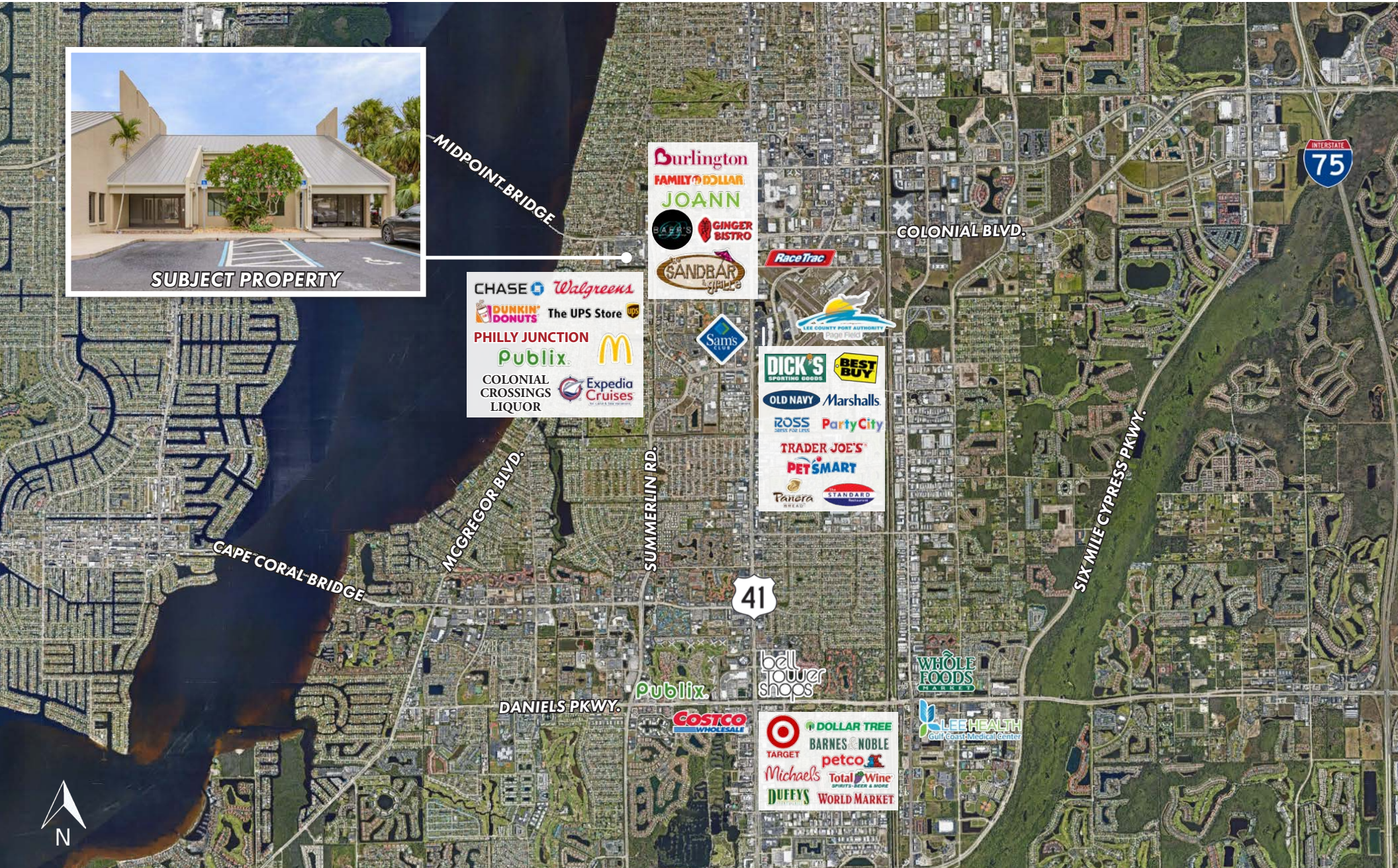
FIRST FLOOR PLAN



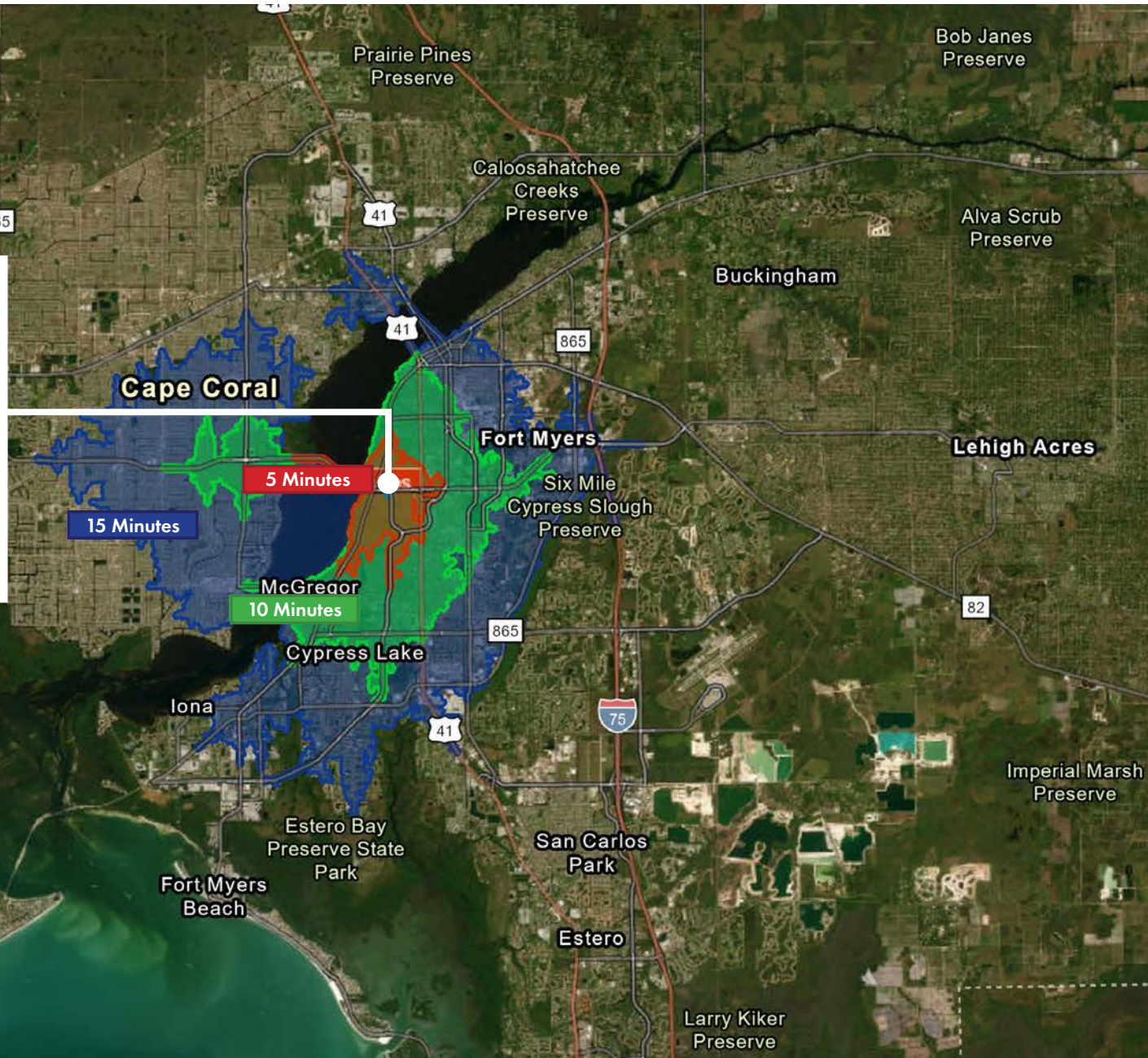
RETAIL MAP



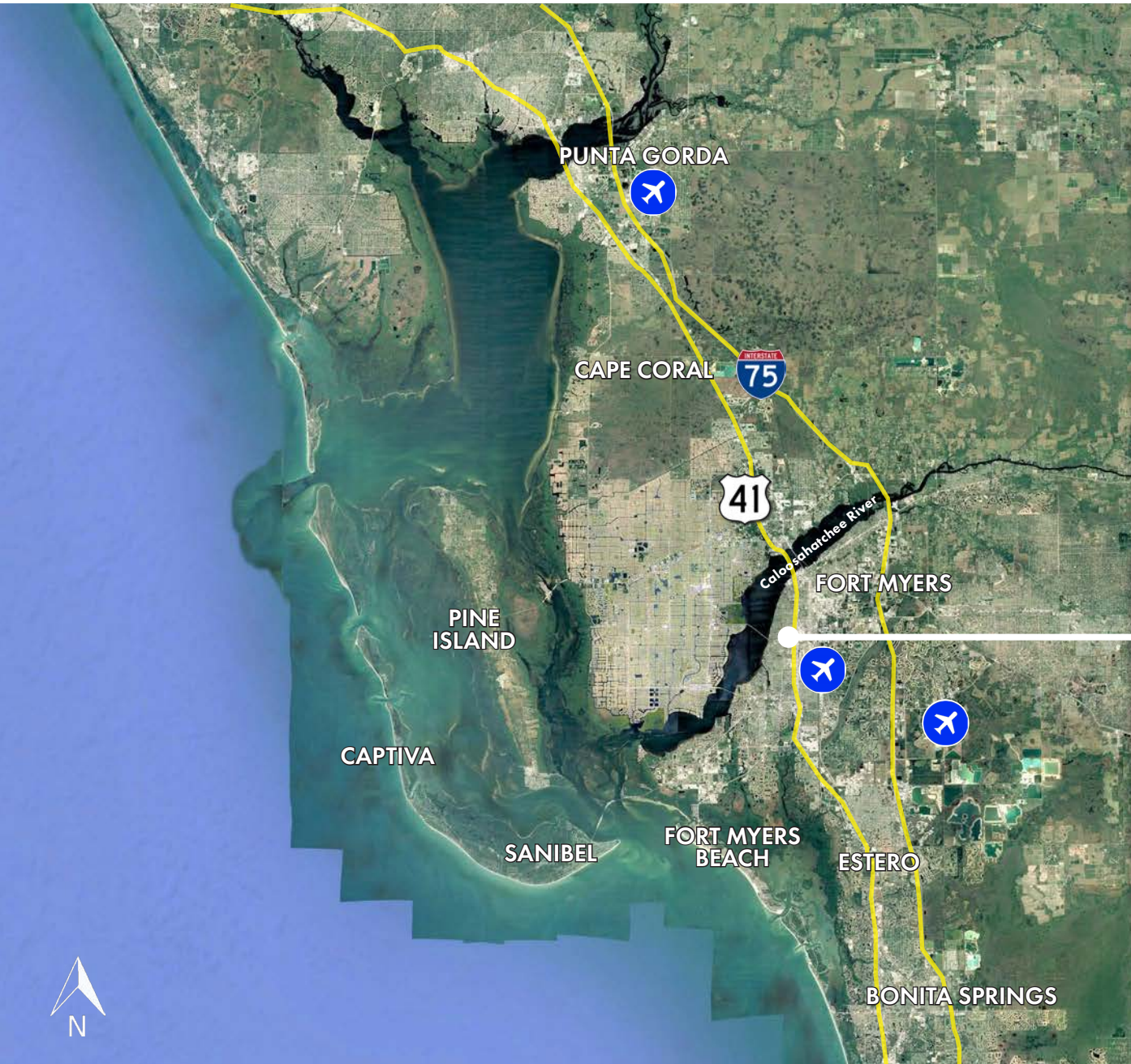
SUBJECT PROPERTY



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 1± miles to US-41
- 4.4± miles to Bell Tower Shops
- 4.5± miles to Downtown Fort Myers
- 5.5± miles to I-75
- 9.3± miles to Gateway
- 10± miles to Lehigh Acres
- 11.8± miles to Fort Myers Beach
- 14± miles to SWFL International Airport (RSW)
- 15.3± miles to Florida Gulf Coast University
- 16.6± miles to Bonita Springs





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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord 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 Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord 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. Tenant 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 Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.