

# Medical Office \$23 PSF NNN Rent 6,324 SF, Next To Surgery Center

## Summerlin Road Frontage Located Between 6 Hospitals

**5238 Mason Corbin Court,  
Suite 102**  
Fort Myers, FL 33907

**New Roof:** Installed 2025

**Owner/Tenant:** Local physicians  
operating an Ambulatory Surgery  
Center in Suite 101

### Lease Terms:

- 5-year lease
- \$23 PSF NNN
- 2.5% annual rent escalations

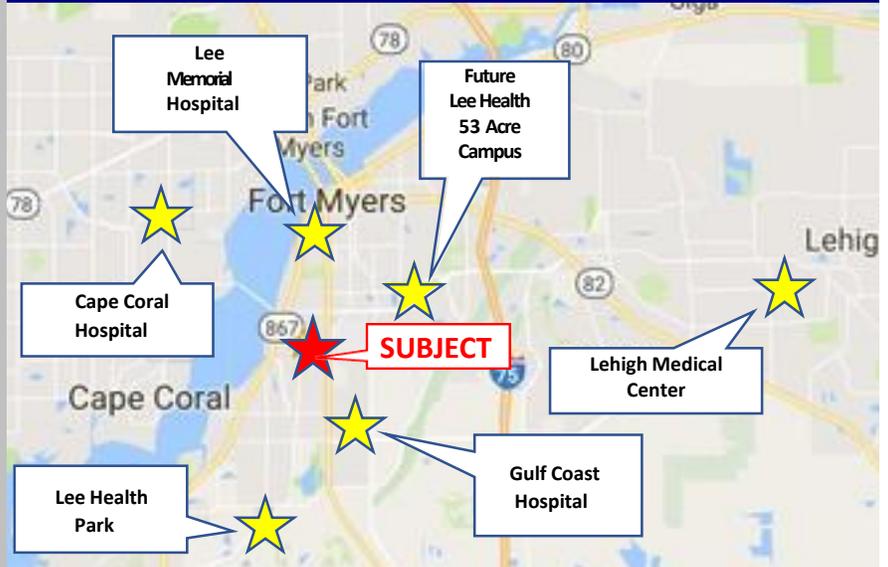
### Tenant Improvements:

- \$94,860 TI allowance included
- Additional TI available from owner
- Extra TI amortized and added to base rent

### Location:

Ideal central location with Summerlin Road Visibility/ Frontage surrounded by many medical office buildings that required locations central to all the hospitals in town.

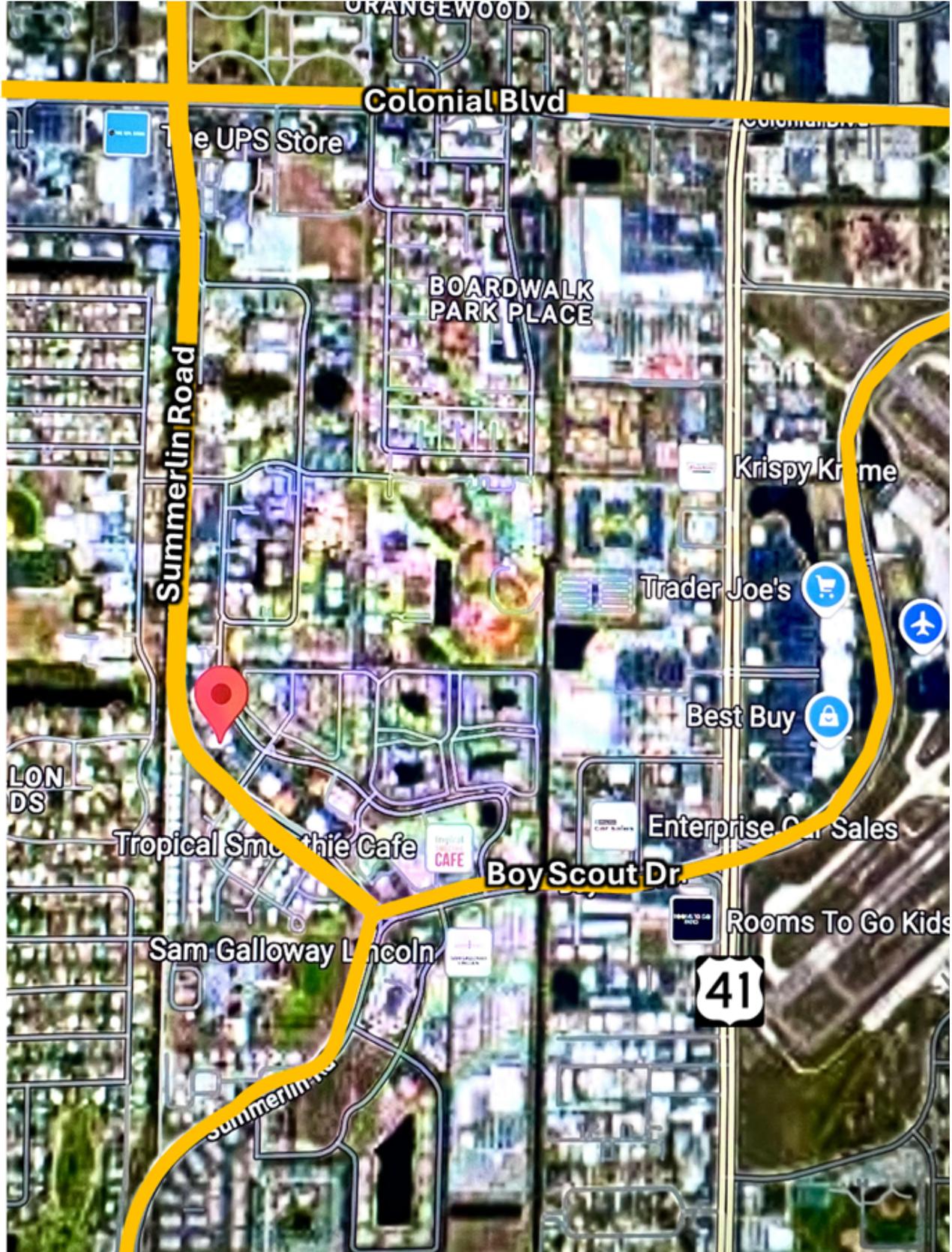
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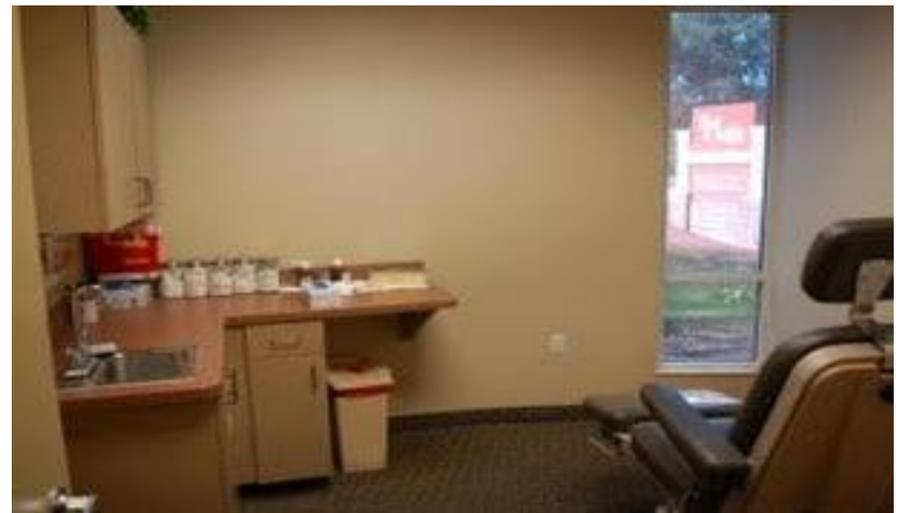
**Mark Alexander**  
COMMERCIAL REALTY  
Licensed Real Estate Broker

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Medical office photos

Mason Corbin Court entrance



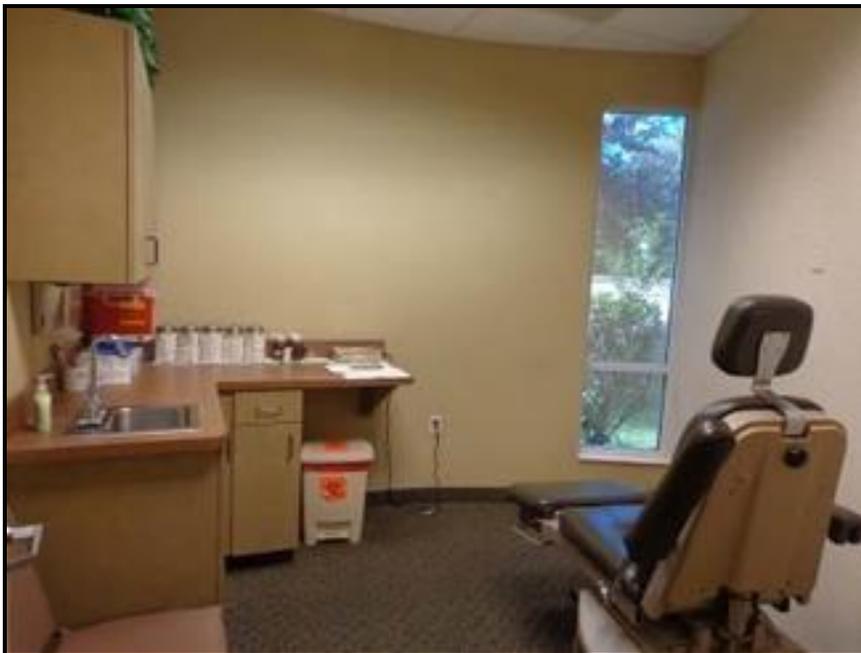
South Side private entrance for doctors



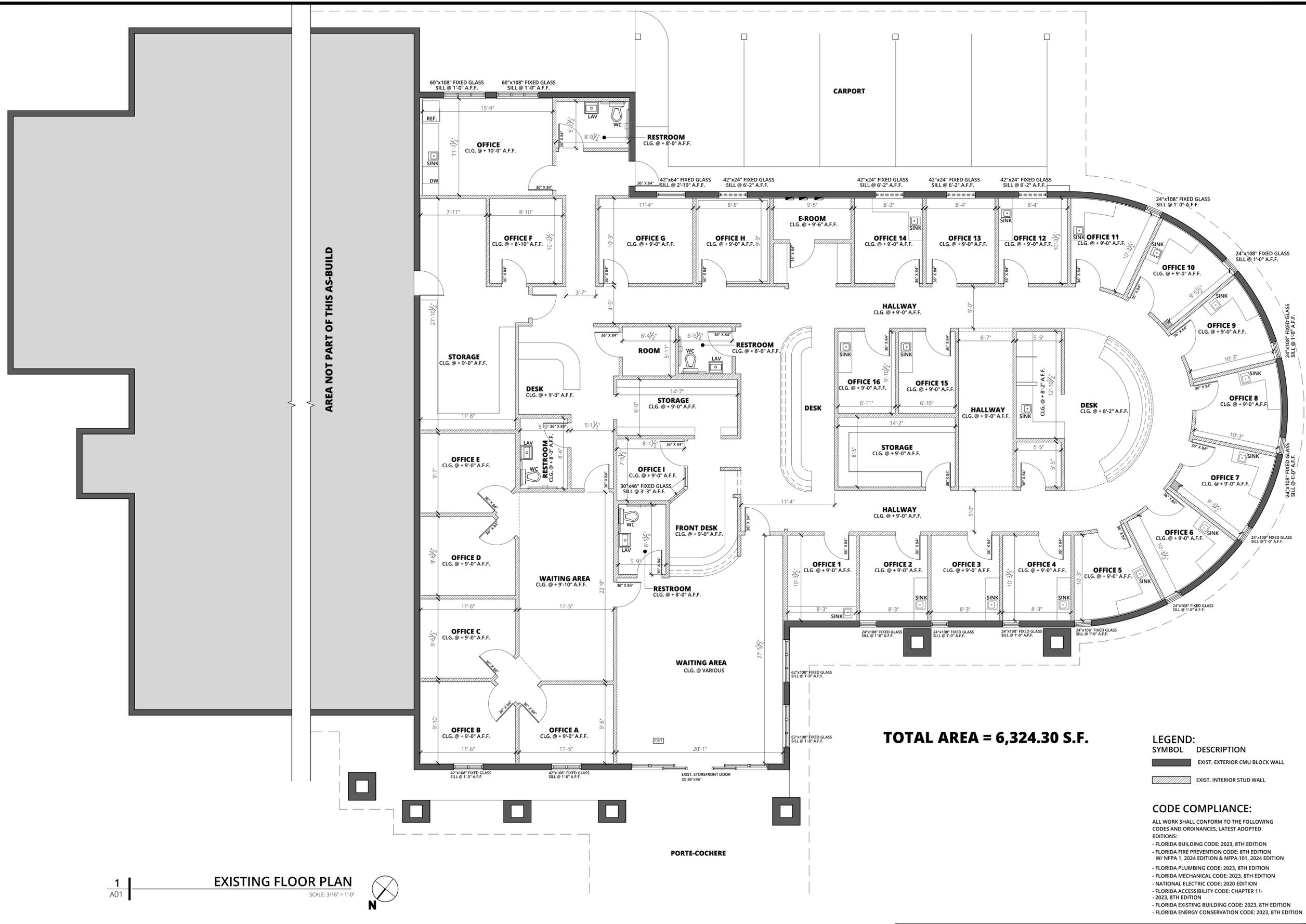
## Unit 102 (Medical Office) Photographs



**View:** Typical exam room, note built-in cabinetry and sink



**View:** Typical exam room, note built-in cabinetry and sink



1 | **EXISTING FLOOR PLAN** | SCALE: 3/16" = 1'-0" |

**TOTAL AREA = 6,324.30 S.F.**

**LEGEND:**  
 SYMBOL DESCRIPTION  
 EXIST. EXTERIOR CMU BLOCK WALL  
 EXIST. INTERIOR STUD WALL

**CODE COMPLIANCE:**  
 ALL WORK SHALL CONFORM TO THE FOLLOWING CODES AND ORDINANCES, LATEST ADOPTED EDITIONS:  
 - FLORIDA BUILDING CODE: 2023, 8TH EDITION  
 - FLORIDA FIRE PREVENTION CODE: 8TH EDITION  
 - NFPA 1, 2024 EDITION & NFPA 101, 2024 EDITION  
 - FLORIDA PLUMBING CODE: 2023, 8TH EDITION  
 - FLORIDA MECHANICAL CODE: 2023, 8TH EDITION  
 - NATIONAL ELECTRIC CODE: 2020 EDITION  
 - FLORIDA ACCESSIBILITY CODE: CHAPTER 11-2023, 8TH EDITION  
 - FLORIDA EXISTING BUILDING CODE: 2023, 8TH EDITION  
 - FLORIDA ENERGY CONSERVATION CODE: 2023, 8TH EDITION

THESE PLANS WERE PREPARED AND SHALL COMPLY WITH THE 2023 FLORIDA BUILDING CODE. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE CODES, AND NOTIFY THE ARCHITECT, DESIGNER AND ENGINEER BEFORE STARTING CONSTRUCTION OR ANY DISCREPANCIES BETWEEN DRAWINGS AND/OR FIELD CONDITIONS. THE DESIGNER DOES NOT ASSUME RESPONSIBILITY FOR CONSTRUCTION OBSERVATION SUPERVISION.

COMPLIANCE STATEMENT | GENERAL CONSTRUCTOR | ARCHITECT

RONALD REITZ  
 ARCHITECT AIA  
 AR 92144  
 PHONE: 239-218-6894 (cell)

**creative inc.**  
 IN ASSOCIATION WITH  
**Studio for Architecture**  
 designers + planners  
 AA 200397  
 PHONE 239.791.0098  
 1412 DEAN STREET #200  
 FORT MYERS, FL 33901

**PROJECT DATA**

TITLE	AS-BUILD
JOB #	25-cr-13
DATE	5-23-2025
DRAWN	RS
DR. DATE	
CHECKED	ab
CH. DATE	

**PROJECT**

5238 MASON CORBIN CT.  
 FORT MYERS, FLORIDA 33907

**TENANT SPACE AS-BUILD**

**REVISIONS**

DATE	REVISIONS

**EXISTING FLOOR PLAN**