

For Sale: \$3,682,000 or \$400 PSF

9,206 SF Fully Built-Out Medical Building 7981 Gladiolus Dr., Ft Myers, FL 33908

Available to Occupy:

January 1, 2026

Nephrology practice has occupied building since 2004. They move out upon lease termination December 31, 2025.

Also For Rent:

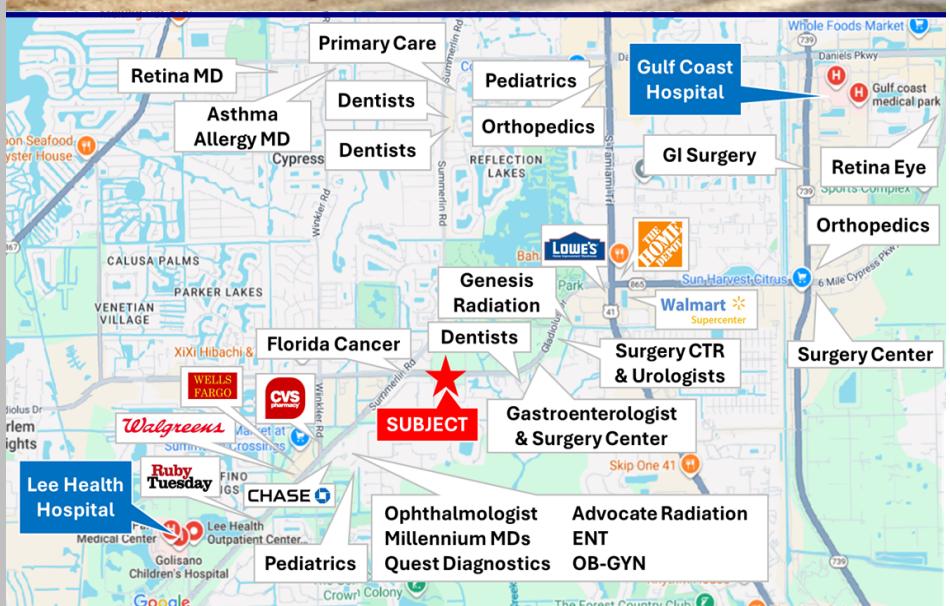
\$30 PSF NNN,

5-YR Lease

3% Annual Escalations

Ideal Location:

On major artery/evacuation route from Sanibel Island and Fort Myers Beach, located between two biggest hospitals in Lee County and surrounded by the oldest and most successful medical specialty practices in Fort Myers.



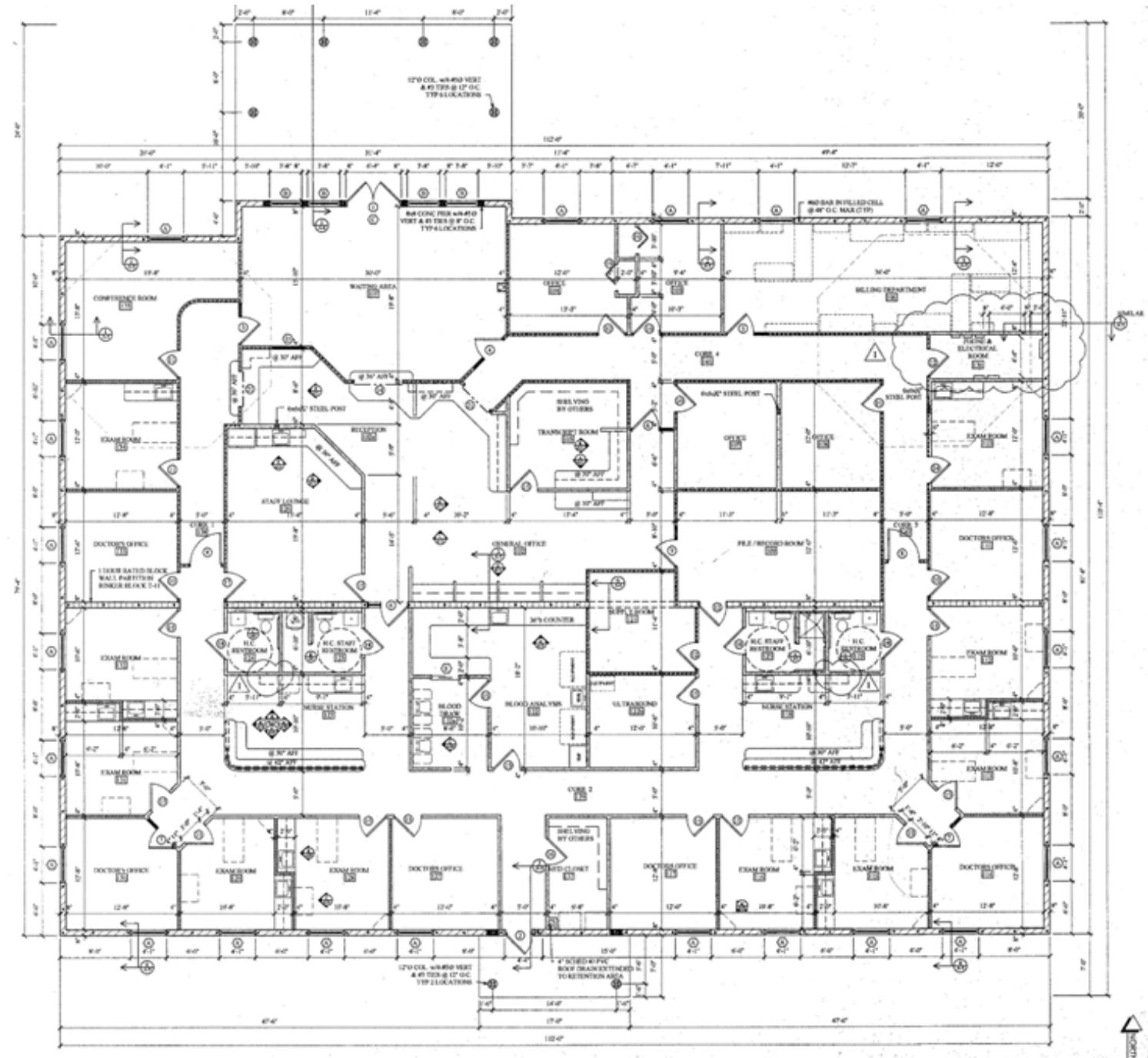
Mark Alexander
COMMERCIAL REALTY
Licensed Real Estate Broker

Cell: (239) 826-4174
mark@markalexanderccim.com

The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



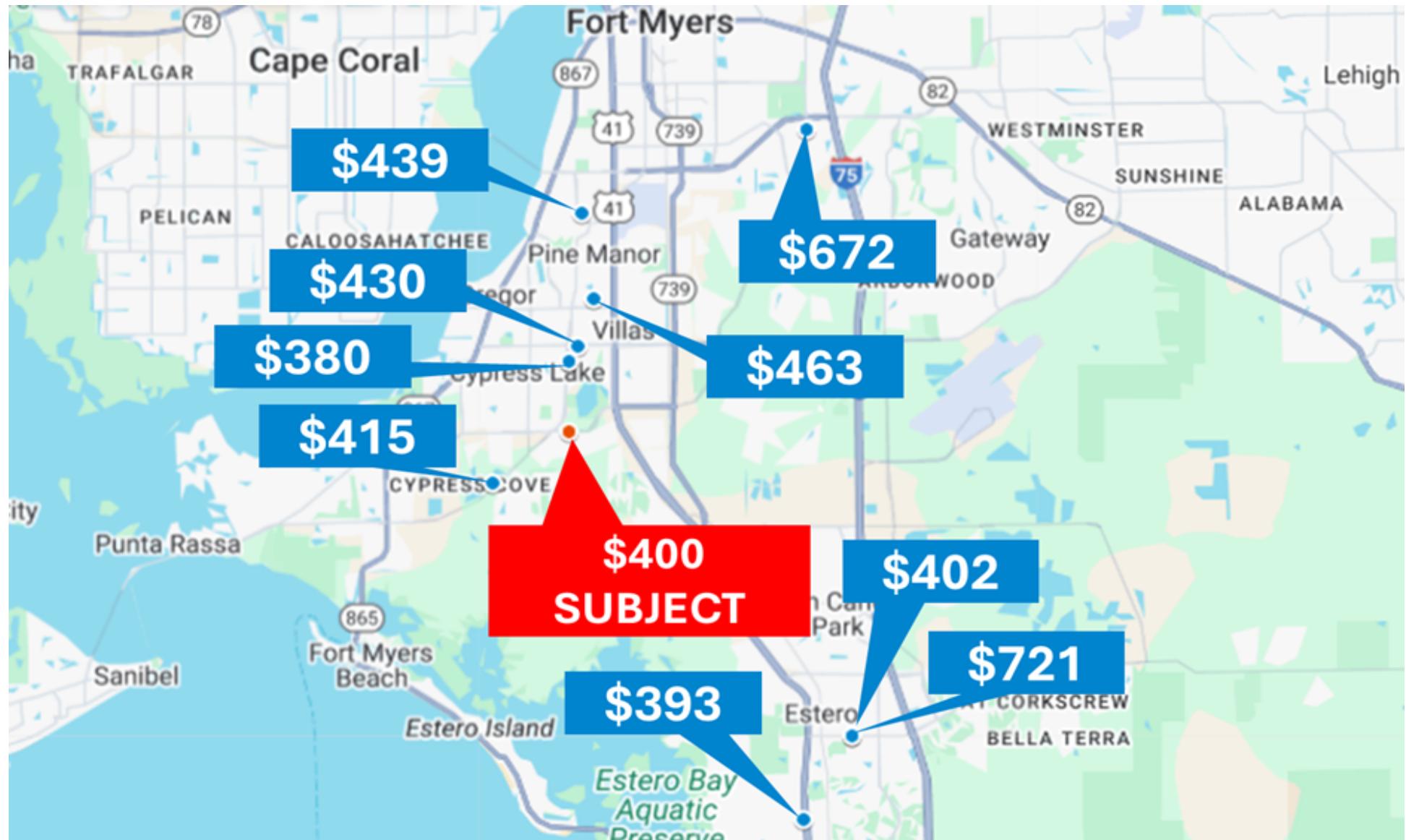




Medical Office Sales
Comparable to Property
At 7981 Gladiolus Drive
Fort Myers, Florida 33908
2024 thru 2025 YTD

The following CoStar report shows details of nine recent sales that had an average sale price of \$479 per square foot.

Medical Office Sales PSF



Sale Summary

Sold	5/30/2024
Sale Price	\$1,250,000 (\$414.73/SF)
RBA (% Leased)	3,014 SF (100%)
Price Status	Confirmed
Built	2002
Land Area	0.07 AC/3,049 SF
Sale Comp Status	Research Complete
Sale Comp ID	6743497
Parcel Numbers	04-46-24-14-00000.0100

**Property Details**

Location	Suburban	Typical Floor	3,014 SF
Tenancy	Single	Class	B
Owner Occupied	Yes	Construction	Reinforced Concrete
Stories	1	Building FAR	0.99
Parking Spaces	16 Surface Spaces; Ratio of 5.31/1,000 SF		

Transaction Details

Sale Date	5/30/2024	Hold Period	20+ Years
Sale Price	\$1,250,000 (\$414.73/SF)	Recording Date	6/3/2024
Land Price	\$17,858,314/AC (\$409.97/SF)	Zoning	CPD
Sale Type	Owner User	Document Number	2024000157091
Time On Market	3 Months 22 Days		
Parcel Number	04-46-24-14-00000.0100		



Sale Summary

Sold	6/30/2025
Sale Price	\$6,095,175 (\$429.54/SF)
RBA	14,190 SF
Price Status	Confirmed
Built	2018
Land Area	1.22 AC/53,143 SF
Actual Cap Rate	5.75%
Sale Comp Status	In Progress
Sale Comp ID	7235852
Parcel Numbers	23-45-24-62-00000.003B
Sale Conditions	Investment Triple Net



Property Details

Location	Suburban	Typical Floor	7,095 SF
Tenancy	Single	Class	B
Owner Occupied	Yes	Building FAR	0.27
Stories	2		
Parking Spaces	59 Surface Spaces; Ratio of 4.16/1,000 SF		

Transaction Details

Sale Date	6/30/2025	Time On Market	8 Months 19 Days
Sale Price	\$6,095,175 (\$429.54/SF)	Hold Period	89 Months
Land Price	\$4,996,064/AC (\$114.69/SF)	Zoning	C-1A
Sale Type	Investment		
Sale Conditions	Investment Triple Net		
Parcel Number	23-45-24-62-00000.003B		



Sale Summary

Condo Unit	5, 1st Floor
Sold	7/1/2024
Condo Size	1,382 SF
Built	2003
Sale Price	\$555,000 (\$401.59/SF)
Price Status	Confirmed
Actual Cap Rate	7.00%
Sale Comp Status	Public Record
Sale Comp ID	6772423
Parcel Numbers	34-46-25-E1-11101.0005



Property Details

Center	Corkscrew Palms Business Center	Typical Floor	1,382 SF
Location	Suburban	Class	B
Tenancy	Single	Construction	Masonry
Owner Occupied	No	Building FAR	1.72
Stories	1		
Parking Spaces	4 Surface Spaces; Ratio of 2.89/1,000 SF		

Transaction Details

Sale Date	7/1/2024	Time On Market	4 Months 8 Days
Sale Price	\$555,000 (\$401.59/SF)	Hold Period	1 Month
Sale Type	Owner User	Zoning	CPD

Previous Sale

Previous condo sale may not be same unit			
Sale Date	6/18/2024	Comp ID	6769874
Sale Price	\$790,000 (\$720.8/SF)	Comp Status	Research Complete
Sale Type	Investment		



Sale Summary

Condo Unit	6, 1st Floor
Sold	6/18/2024
Condo Size	1,096 SF
Built	2003
Sale Price	\$790,000 (\$720.80/SF)
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6769874
Parcel Numbers	34-46-25-E1-11101.0001



Property Details

Center	Corkscrew Palms Business Center	Typical Floor	1,382 SF
Location	Suburban	Class	B
Tenancy	Single	Construction	Masonry
Owner Occupied	No	Building FAR	1.72
Stories	1		
Parking Spaces	4 Surface Spaces; Ratio of 2.89/1,000 SF		

Transaction Details

Sale Date	6/18/2024	Hold Period	22 Months
Sale Price	\$790,000 (\$720.80/SF)	Recording Date	6/27/2024
Sale Type	Investment	Zoning	CPD
Time On Market	4 Months 6 Days	Document Number	2024000183297

Loan

Unknown	JP Morgan Chase Bank
Balance	\$590,000



Sale Summary

Sold	12/19/2024
Sale Price	\$2,713,000 (\$672.20/SF)
RBA	4,036 SF
Price Status	Confirmed
Built	2007
Land Area	1.24 AC/54,014 SF
Actual Cap Rate	5.95%
Sale Comp Status	Research Complete
Sale Comp ID	6991161
Parcel Numbers	33-44-25-P2-00300.0030



Property Details

Location	Suburban	Typical Floor	4,036 SF
Tenancy	Single	Class	C
Owner Occupied	No	Building FAR	0.07
Stories	1		

Transaction Details

Sale Date	12/19/2024	Time On Market	1 Month 14 Days
Sale Price	\$2,713,000 (\$672.20/SF)	Hold Period	215 Months
Land Price	\$2,187,919/AC (\$50.23/SF)	Zoning	PUD
Sale Type	Investment	% Improved	27.50%
Parcel Number	33-44-25-P2-00300.0030		



Sale Summary

Condo Unit	1, 1st Floor
Sold	8/23/2024
Condo Size	6,000 SF
Built	1997
Sale Price	\$2,775,000 (\$462.50/SF)
Price Status	Confirmed
Actual Cap Rate	6.48%
Sale Comp Status	Research Complete
Sale Comp ID	6843107
Parcel Numbers	14-45-24-47-00000.0721
Sale Conditions	Sale Leaseback



Property Details

Center	World Plaza	Typical Floor	8,000 SF
Location	Suburban	Elevators	None
Tenancy	Multi	Class	B
Owner Occupied	No	Construction	Masonry
Stories	1	Building FAR	1.05
Parking Spaces	10 Surface Spaces; Ratio of 5.00/1,000 SF		

Transaction Details

Sale Date	8/23/2024	Recording Date	8/23/2024
Sale Price	\$2,775,000 (\$462.50/SF)	Transfer Tax	\$19,425
Sale Type	Investment	Zoning	CPD/Lee County
Time On Market	2 Months 2 Days	% Improved	100.00%
Hold Period	47 Months	Document Number	2024000237231
Sale Conditions	Sale Leaseback		

**22904 Lyden Dr**

Estero, FL 33928 (Lee County) - Estero Submarket



Office Condo

Sale Summary

Condo Unit	5-6, 1st Floor
Sold	7/8/2025
Condo Size	3,566 SF
Built	2023
Sale Price	\$1,400,000 (\$392.60/SF)
Price Status	Confirmed
Sale Comp Status	In Progress
Sale Comp ID	7232293
Parcel Numbers	04-47-25-E4-54000.0050 +1
Sale Conditions	High Vacancy Property



Property Details

Location	Suburban	Typical Floor	11,270 SF
Tenancy	Multi	Class	B
Owner Occupied	No	Construction	Reinforced Concrete
Stories	1	Building FAR	0.21
Parking Spaces	50 Surface Spaces; Ratio of 4.44/1,000 SF		

Transaction Details

Sale Date	7/8/2025	Hold Period	31 Months
Sale Price	\$1,400,000 (\$392.60/SF)	Zoning	CPD
Sale Type	Investment		
Sale Conditions	High Vacancy Property		



5238 Mason Corbin Ct - Summerlin Bend Surgery Center

Fort Myers, FL 33907 (Lee County) - S Ft Myers/San Carlos Submarket



Office

Sale Summary

Sold	5/1/2025
Sale Price	\$4,615,000 (\$438.65 PSF)
RBA (% Leased)	10,521 SF (43.6%)
Price Status	Confirmed
Built	2000
Land Area	1.21 AC/52,905 SF

Buyer paid \$3,800,000 then spent \$155,000 for new roof and \$30,000 for new irrigation system and landscaping that was completed in July 2025, and in August 2025 has started a \$100 PSF or \$630,000 build out for a national dermatology tenant for a 15 year NNN lease staring at \$35 PSF NNN base rent with 3% annual escalations to be delivered by January 1, 2026. Total investment is \$4,615,000 or \$438.65 PSF.



Contacts

Type	Name	Location	
Recorded Buyer	Corbin Mason Llc	Fort Myers, FL 33919	-
True Buyer	Ear Nose & Throat Specialists Of Florida	Fort Myers, FL 33907	
Contacts	Dr. Robert Kopp		
Buyer Broker	Medical Office Brokerage	Fort Lauderdale, FL 33301	
Contacts	Mark Alexander (239) 826-4174		
Recorded Seller	8 Cousins Llc	Naples, FL 34108	-
True Seller	Donato Pisani	Naples, FL 34108	
Contacts	Donato Pisani		
Listing Broker	Medical Office Brokerage	Fort Lauderdale, FL 33301	
Contacts	Mark Alexander (239) 826-4174		

Property Details

Location	Suburban	Slab to Slab	14'
Tenancy	Multi	Class	B
Owner Occupied	No	Construction	Reinforced Concrete
Stories	1	Building FAR	0.20
Typical Floor	10,521 SF		
Parking Spaces	60 Surface Spaces; 6 Covered Spaces; Ratio of 6.32/1,000 SF		

Transaction Details

Sale Date	5/1/2025	Recording Date	5/2/2025
Sale Price	\$3,800,000 (\$361.18/SF)	Transfer Tax	\$26,600
Land Price	\$3,128,778/AC (\$71.83/SF)	Zoning	0000
Sale Type	Investment	Document Number	000000119853
Hold Period	98 Months		
Parcel Number	02-45-24-P4-02700.0040		



Sale Summary

Under Contract	68 Days on Market
Asking Price	\$6,200,000 (\$380.48/SF)
RBA (% Leased)	16,295 SF (100%)
Built	2005
Land Area	1.50 AC/65,340 SF
Actual Cap Rate	6.57%
Parcel Numbers	23-45-24-07-00000.0080



This is a general office building for a CPA firm tenant. The location has similar main artery visibility to subject at 7981 Gladiolus Boulevard, Ft Myers, Florida.

Property Details

Location	Suburban	Slab to Slab	11'
Tenancy	Multi	Elevators	Yes
Owner Occupied	No	Class	C
Stories	2	Construction	Masonry
Typical Floor	8,148 SF	Building FAR	0.25
Parking Spaces	95 Surface Spaces; Ratio of 5.83/1,000 SF		

Transaction Details

Sale Type	Investment or Owner User	Zoning	CC
Sale Conditions	Sale Leaseback +1		
Parcel Number	23-45-24-07-00000.0080		

Mark Alexander – Professional & Personal Highlights

- **Education & Early Career**
 - CCIM (Certified Commercial Investment Member)
 - B.S., Marine Engineering – Massachusetts Maritime Academy
 - Student Government (twice elected), Regimental Band Master (Tenor Sax)
 - Classmate of Captain Richard Phillips (film *Captain Phillips*)
 - Engineer for Exxon (1980–1986) on ocean-going tankers
 - Traveled extensively to U.S. & international ports
 - Transited Panama Canal 17 times
- **Commercial Real Estate Career**
 - Full-time broker since 1986 – specializing in medical office & surgery center **sale/leasebacks**
 - Sold **124 medical office buildings** (as of Aug 2025)
 - Former National Director, Medical Office Sales – Sperry Van Ness
 - Led nationwide efforts, trained advisors via monthly conference calls (12 years)
 - Returned to private practice in 2015; continues to sell medical offices across Florida
 - Panel Speaker – RealShare Healthcare Real Estate National Conference (2015)
- **Family & Legacy**
 - Daughter: B.S. Business Communications (FIU, 2019); B.S. Nursing (Nova SE, 2021 – Student of the Year, SNA President)
 - Now RN at Memorial Hospital, Pembroke Pines



Keys fishing with daughter

Mark Alexander, CCIM

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