



CONCEPTUAL IMAGES



CLASS A MEDICAL BUILDING FOR LEASE

UNDER CONTRACT

LOT 2 AVAILABLE FOR SALE

LOT 1 AVAILABLE FOR SALE

PLANTATION RD.

FUTURE MEDICAL OFFICE

HOPE CENTER LOOP

Orthopedic Specialists OF SW FLORIDA



METRO PKWY. AADT: 24,000±

SIX MILE CYPRESS PKWY. AADT: 32,500±

LSI COMPANIES

OFFERING MEMORANDUM

CLASS A MEDICAL OFFICE AT HOPE PRESERVE

2,675 TO 15,000 SQ. FT. AVAILABLE FOR LEASE

OFFERING SUMMARY

Address: 14850 Hope Center Loop, Fort Myers FL 33912

County: Lee

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

Size: 2.29 Acres
2-Story 31,018 Sq. Ft.

Zoning: Mixed Use Planned Development

Parcel ID: 30-45-25-L4-33000.00B0

Availability: Available now for tenant design.
Projected Occupancy: Early 2026
First Floor: Up to 15,452 Sq. Ft.
Second Floor: 2,675 Sq. Ft.

LEASE RATE

From \$30 PSF + CAM *

*Based on space size, term and T.I. allowance

LSI COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES TEAM



Justin Thibaut, CCIM
President & CEO



Christi Pritchett, CCIM
Sales Associate



PLEASE DIRECT ALL OFFERS TO:

Justin Thibaut, CCIM | jthibaut@lsicompanies.com | 239.489.4066
Christi Pritchett, CCIM | cpritchett@lsicompanies.com | 941.916.9525

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 AERIAL

DOWNTOWN FORT MYERS



LSI Companies is pleased to present this new Class A Medical Office with build-to-suit options at Hope Preserve.

This 2-story building has 123 parking spaces and zoning in place for a variety of medical and general office uses. Sizes range from 2,675 Sq. Ft. on the second floor and up to 15,000 Sq. Ft. on the first floor. Substantial tenant improvement allowance is available based on lease term or building delivered in vanilla shell format with T.I. allowance.

METRO PKWY. AADT: 24,000±

LOT 3 UNDER CONTRACT

CLASS A MEDICAL BUILDING FOR LEASE

LOT 2 AVAILABLE FOR SALE

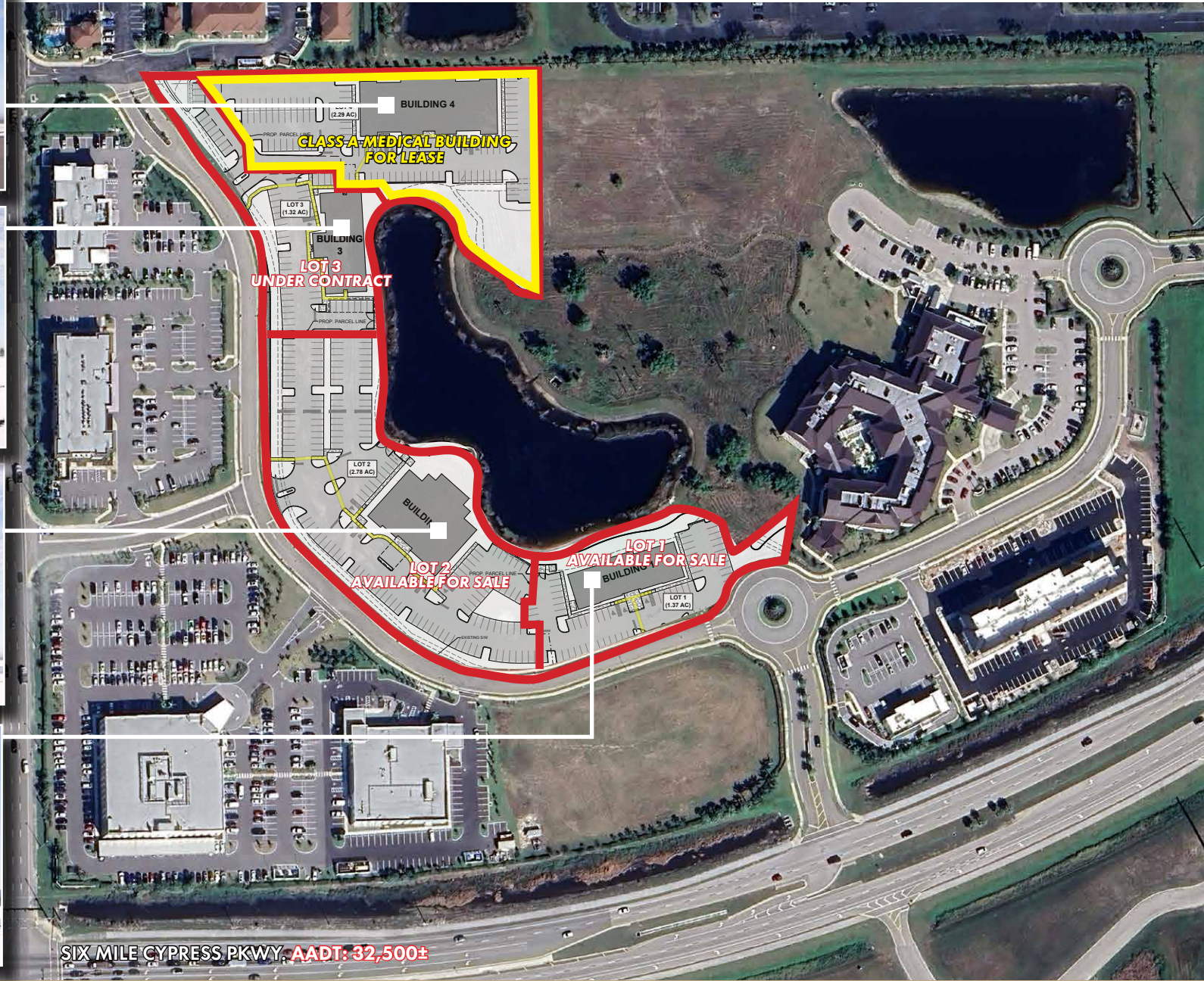
LOT 1 AVAILABLE FOR SALE

HOPE CENTER LOOP

SIX MILE CYPRESS PKWY. AADT: 32,500±

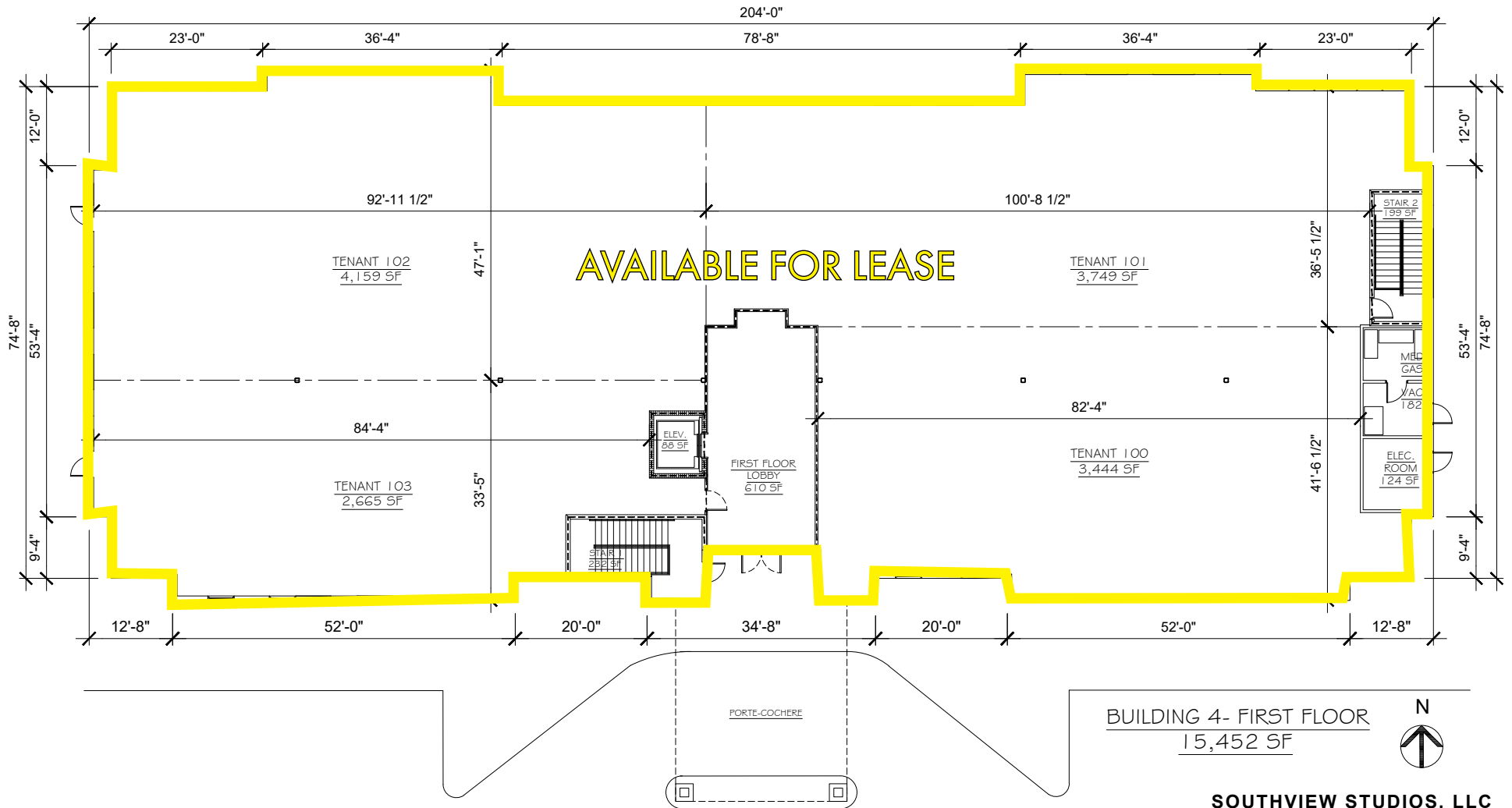


CONCEPTUAL SITE PLAN



PROPOSED FLOOR PLAN

1ST FLOOR



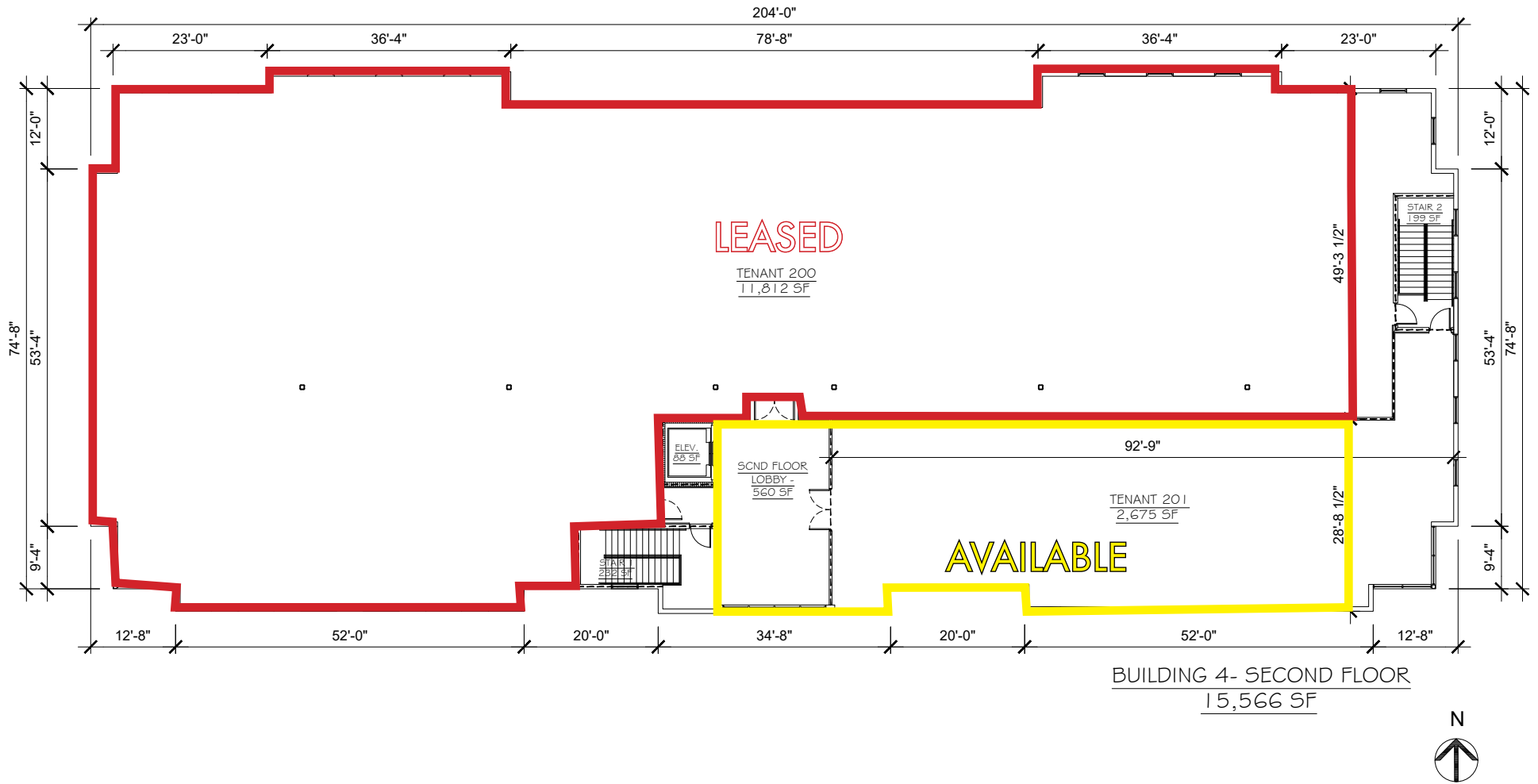
BUILDING 4- FIRST FLOOR
15,452 SF

SOUTHVIEW STUDIOS, LLC
architecture & design

Conceptual purposes only, sizes can be changed to accommodate users

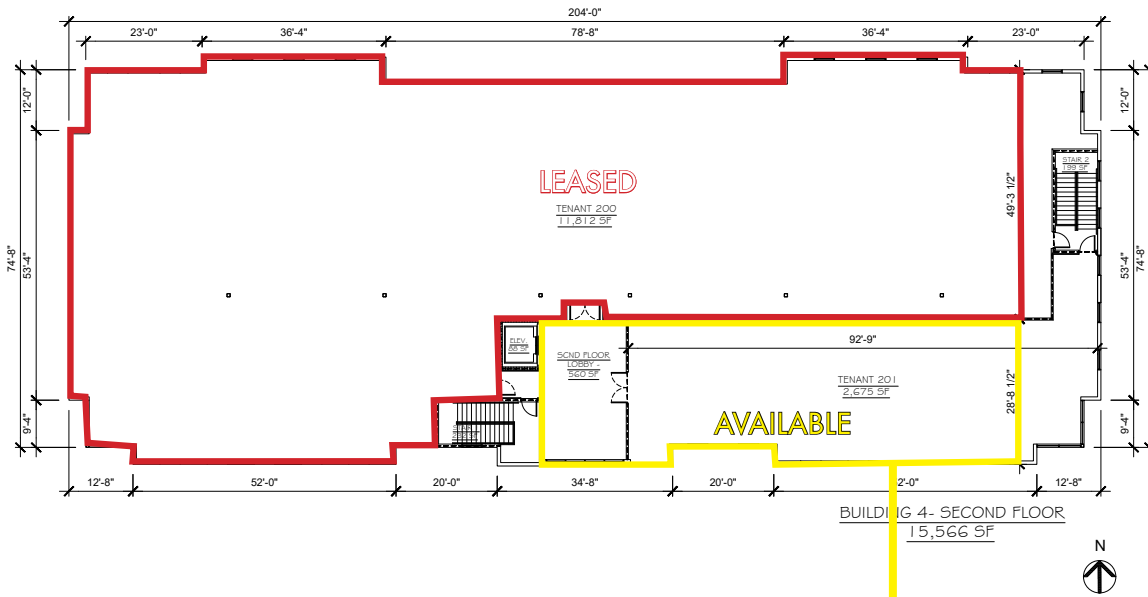
PROPOSED FLOOR PLAN

2ND FLOOR



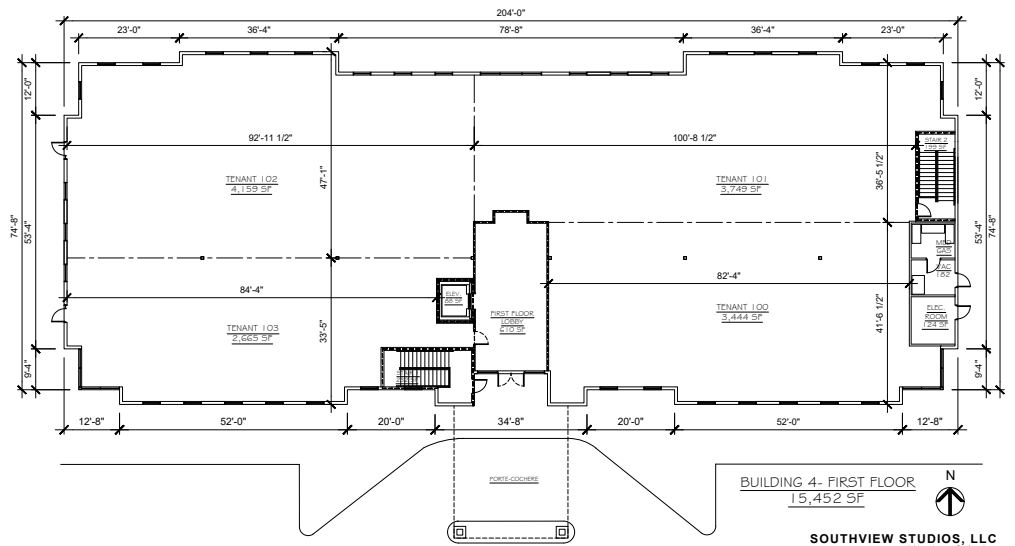
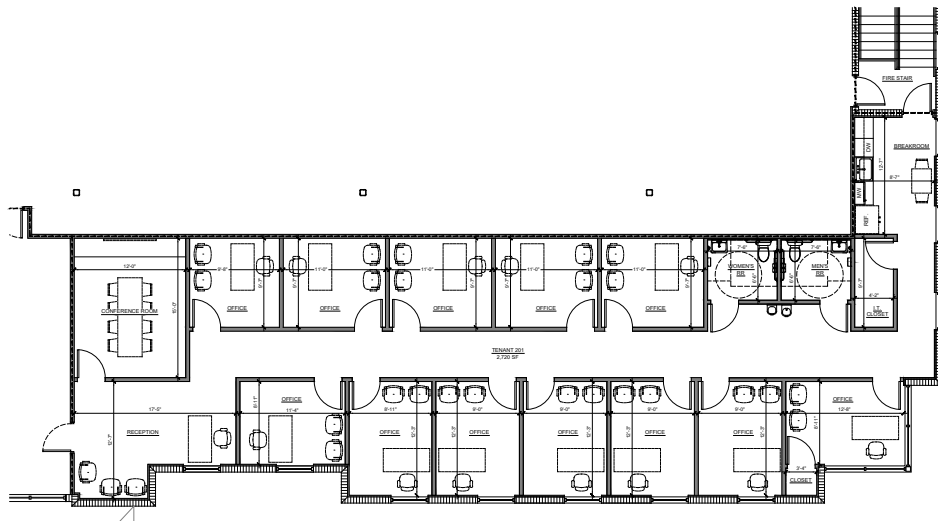
BUILD OUT OPTIONS

2ND FLOOR - SUITE 201



OPTION 1

OPTION 2



SOUTHVIEW STUDIOS, LLC
architecture & design





PROPERTY AERIAL



DEVELOPER INFORMATION

CURRENT COMPLETED PROJECTS



Providing more than construction, Stevens Construction helps clients navigate everything associated with the development of a project including site evaluation, due diligence, design team selection, budgeting, scheduling, cost-savings suggestions and permitting. With offices in Orlando and headquarters in Fort Myers, Stevens Construction guides clients through the entire development and construction process, allowing them to make educated decisions which provide superior construction, saves money, time and creates the best experience possible.

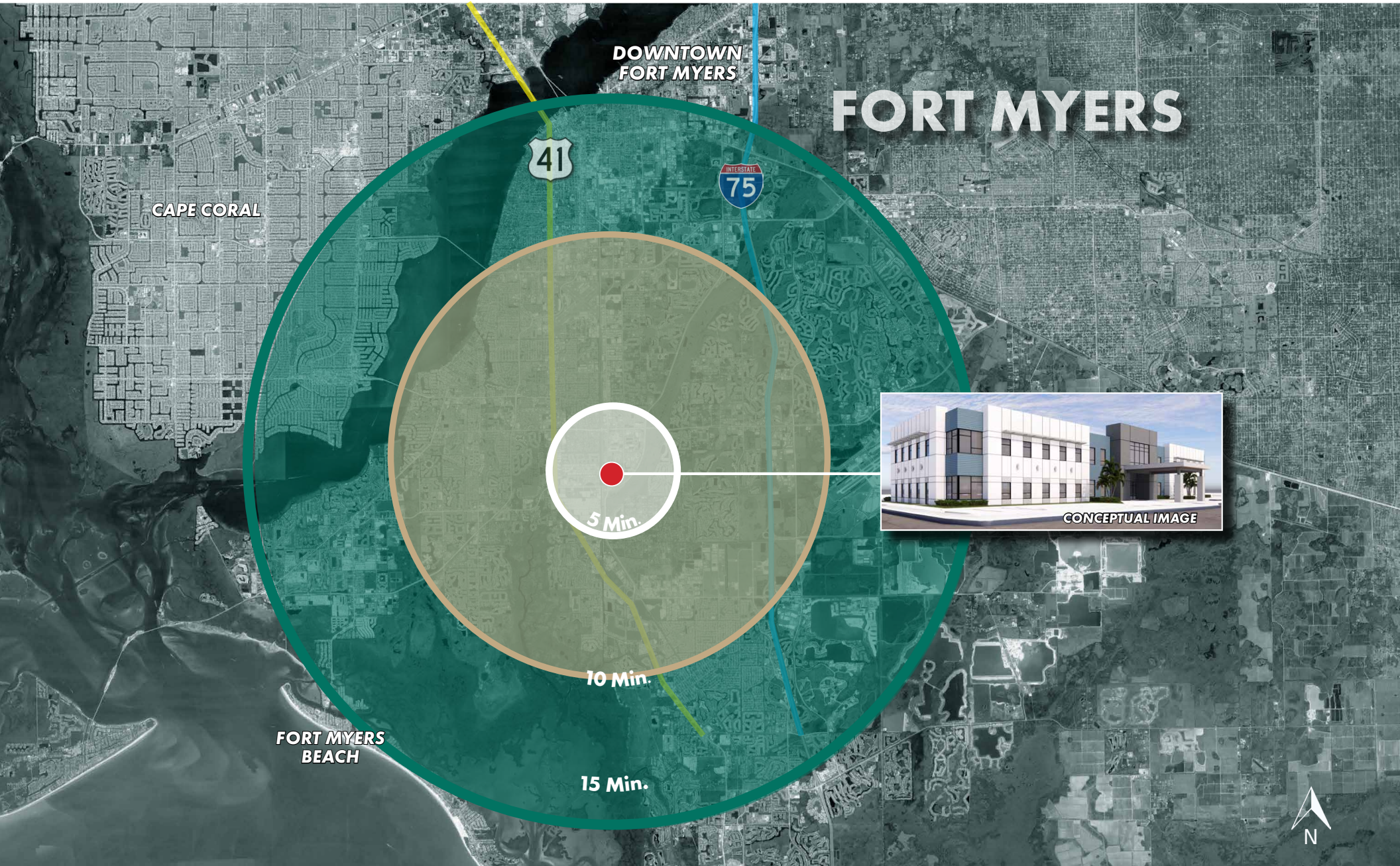
Earning accolades such a Contractor of the Year, Large Business of the Year and Great Place to Work Certification, Stevens Construction has specialized in construction management of commercial and healthcare projects since our 2003 inception. Additionally, in 2018, Stevens Construction expanded operations with a special projects division focusing on projects under \$1M, which include tenant improvements, renovations, repairs and expansions.



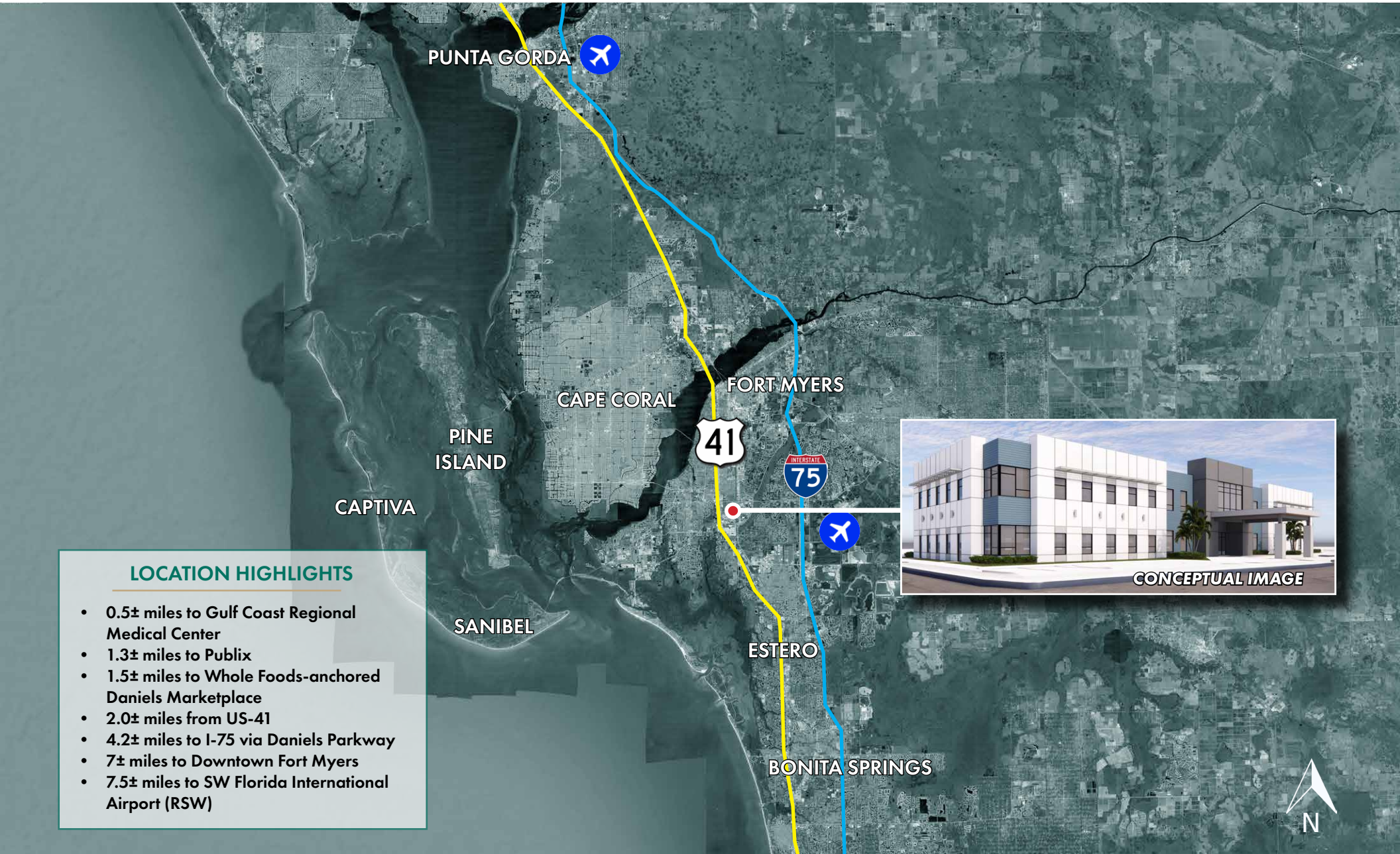
RETAIL MAP



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.5± miles to Gulf Coast Regional Medical Center
- 1.3± miles to Publix
- 1.5± miles to Whole Foods-anchored Daniels Marketplace
- 2.0± miles from US-41
- 4.2± miles to I-75 via Daniels Parkway
- 7± miles to Downtown Fort Myers
- 7.5± miles to SW Florida International Airport (RSW)



LSI COMPANIES

www.LSIcompanies.com

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