



Conceptual Image

LSI
COMPANIES

OFFERING MEMORANDUM

**FOR LEASE - 2,675 - 15,000 SQ. FT. CLASS A
MEDICAL / PROFESSIONAL OFFICE AT HOPE PRESERVE**

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

LSICOMPANIES.COM

SALES TEAM



Justin Thibaut, CCIM
President & CEO



Christi Pritchett, CCIM
Broker 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.

ABOUT HOPE PRESERVE

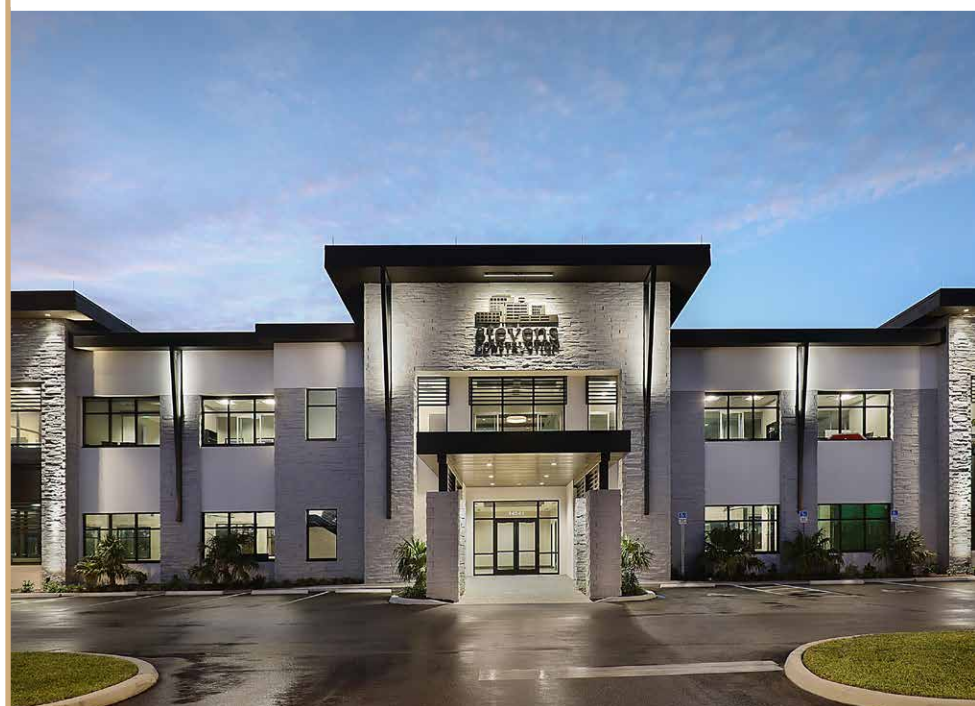
Hope Preserve is an epicenter in Lee County for premier medical and professional office users. This unique development is tucked between the highly trafficked thoroughfares of Ben C Pratt / Six Mile Cypress Pkwy., Metro Pkwy., and Plantation Road. Less than one mile from the site, Gulf Coast Regional Medical Center has recently completed a \$347± million expansion to include an additional 268 patient beds.

Hope Preserve is home to Orthopedic Specialists of SWFL, Radiology Regional, American Oncology Network, Stevens Construction, Raymond James, The Center for Specialized Surgery and soon Sono Bello and Associates in Nephrology. With Starbucks and an Extended Stay America within walking distance, this is a central location for patients and guests with proximity to the hospital. The remaining two interior lots are programmed for medical/professional offices and can accommodate single or multiple story buildings and can be built-to-suit. Please inquire about the details of these two remaining improved building sites.

BUILDING 4 LEASE SPACE

LSI Companies is now leasing the remaining space within Building 4, which is soon to be the home of Sono Bello on the 2nd floor. This brand-new Class A Medical / Professional Office will feature state-of-the-art technology, upscale finishes, and prominent visibility. 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 15,452 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.

EXECUTIVE SUMMARY



PROPERTY AERIAL

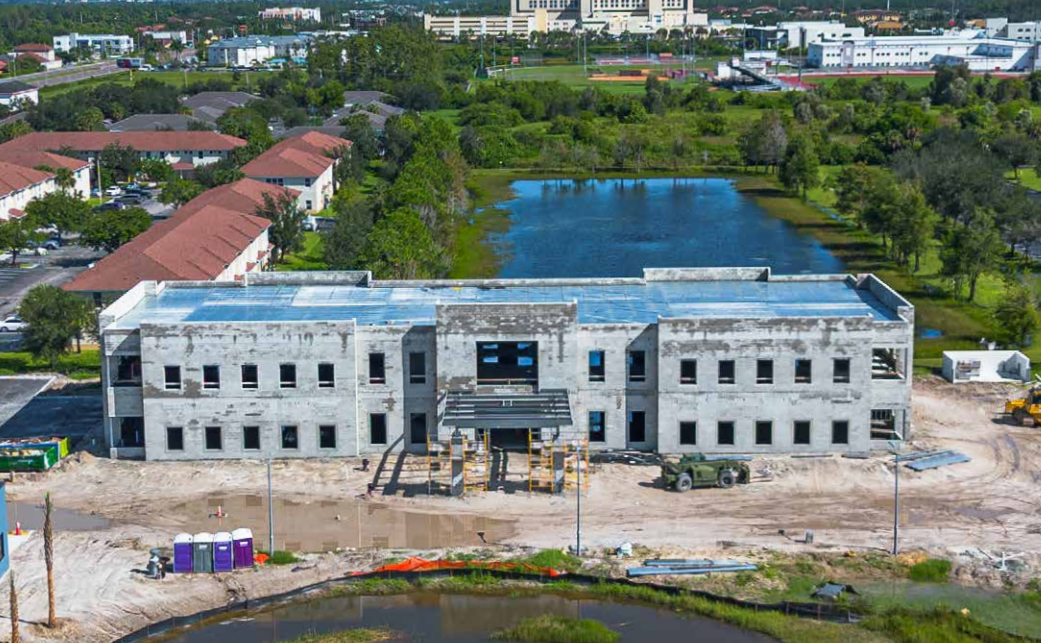


PROPERTY AERIAL

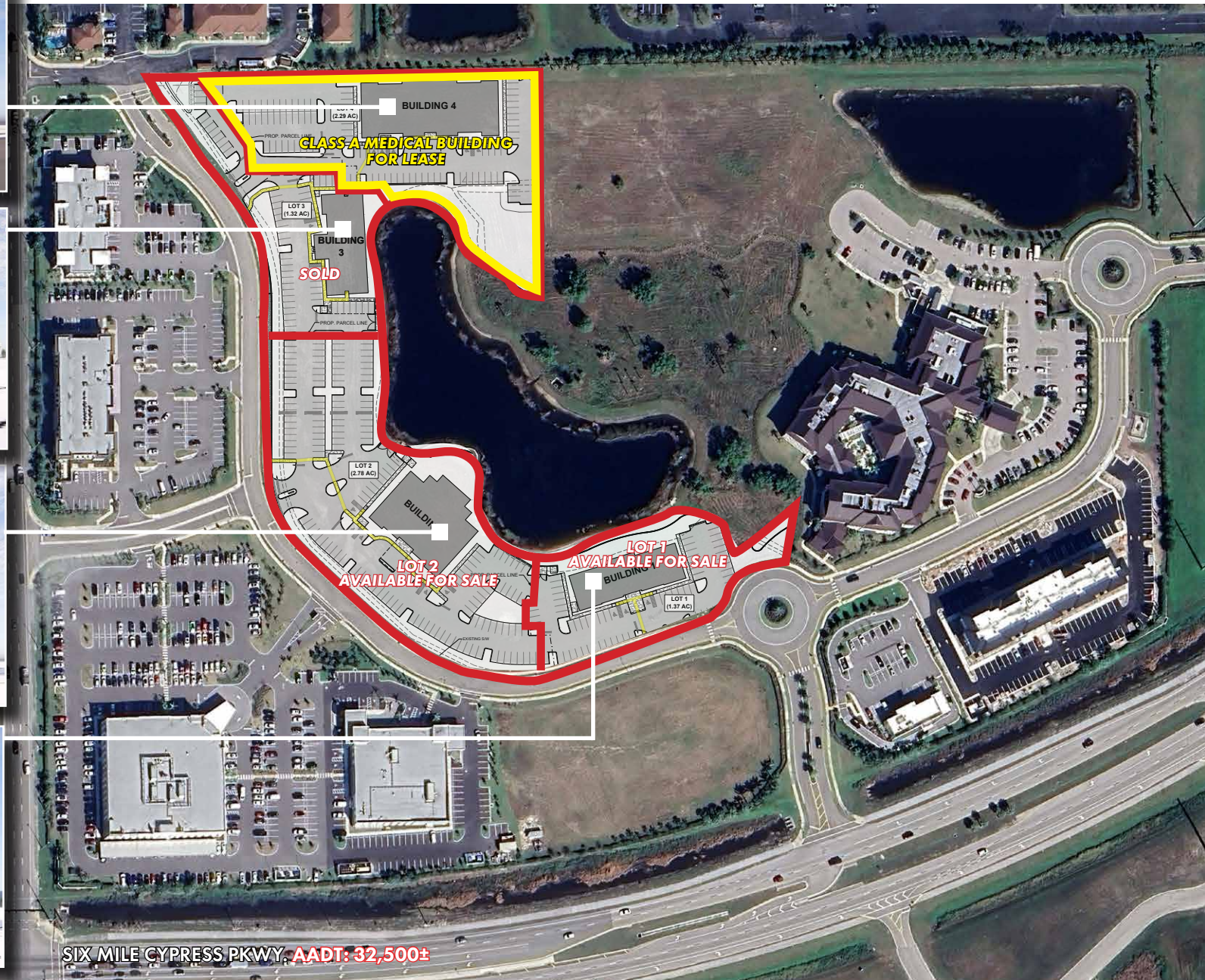


CONSTRUCTION UPDATE

AS OF SEPTEMBER 18, 2025

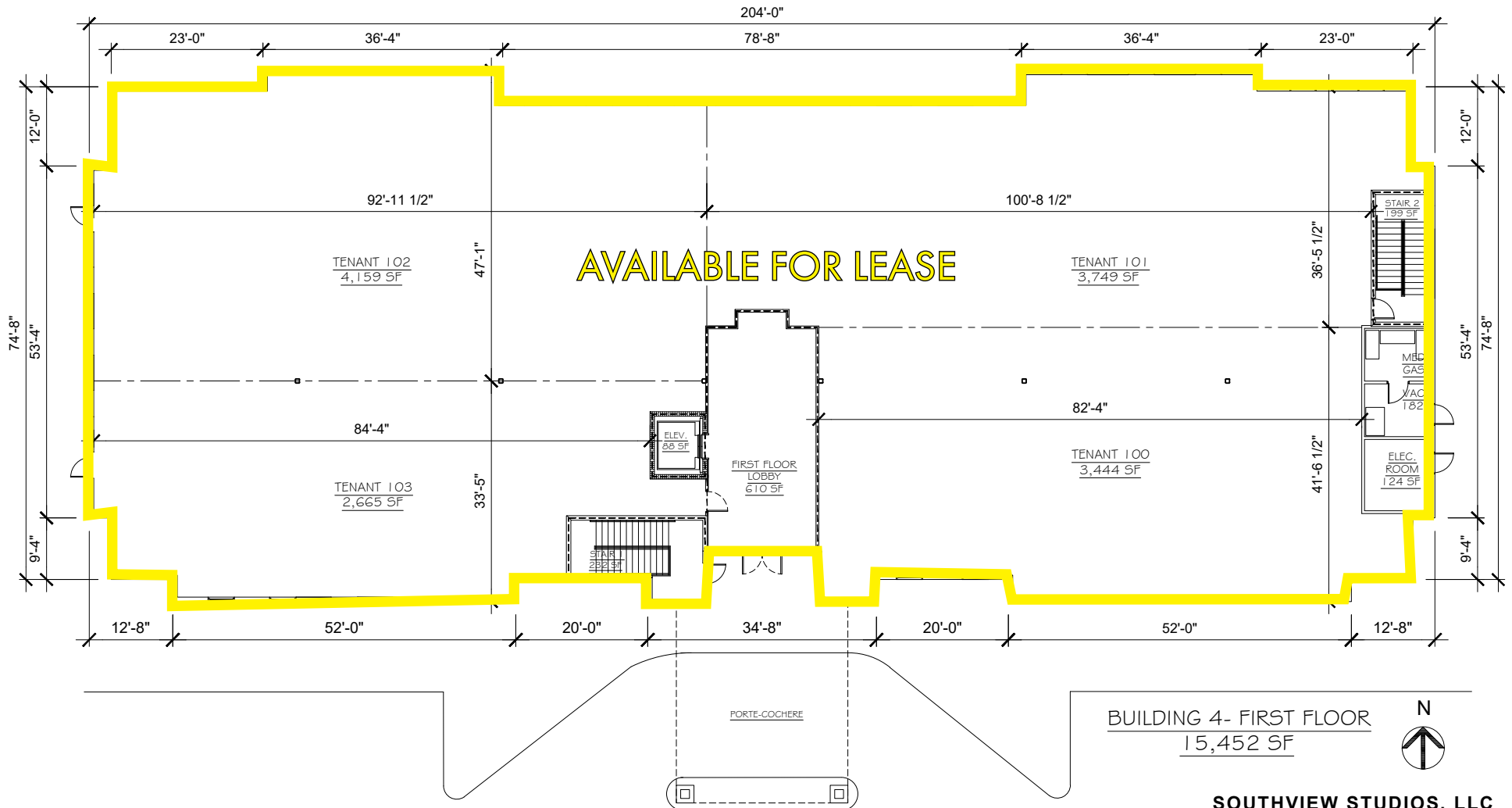


CONCEPTUAL SITE PLAN



PROPOSED FLOOR PLAN

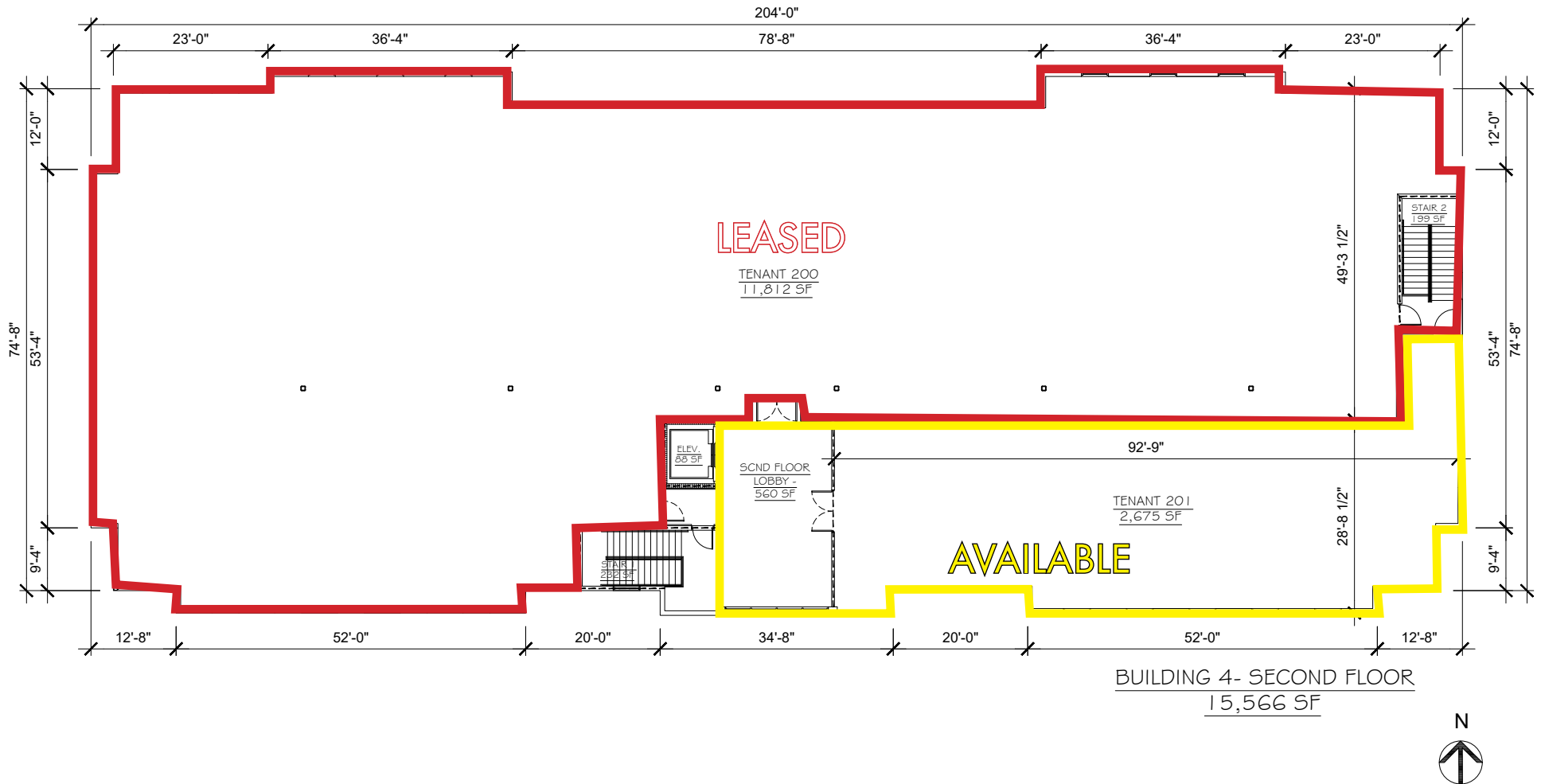
1ST FLOOR



Conceptual purposes only, sizes can be changed to accommodate users

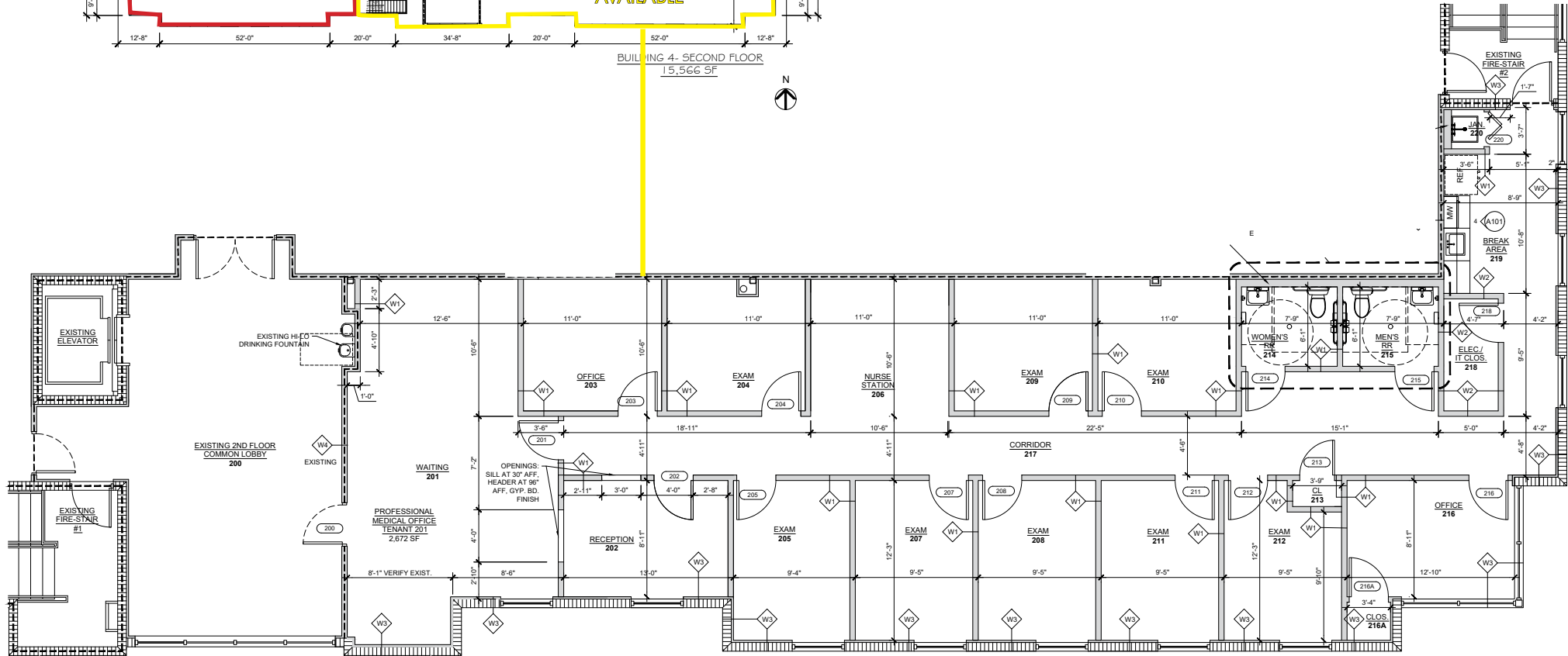
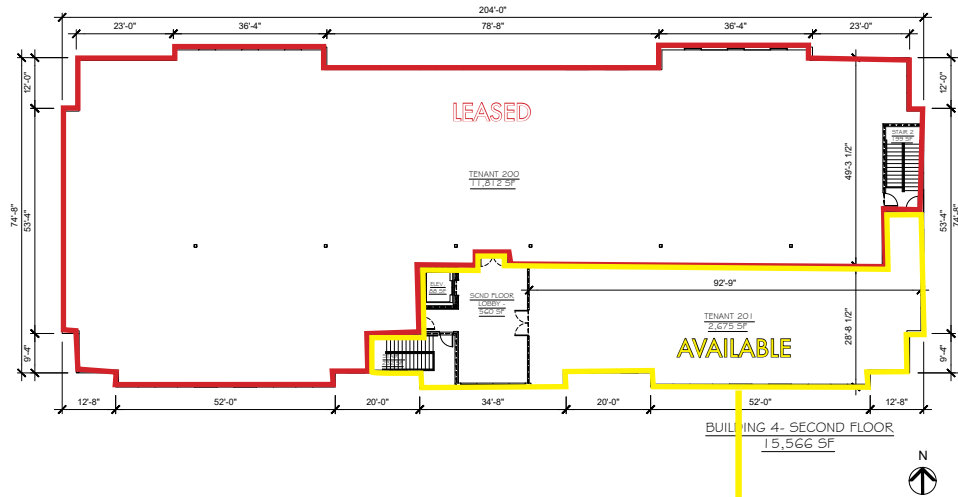
PROPOSED FLOOR PLAN

2ND FLOOR



SUITE 201 FLOORPLAN

2ND FLOOR









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.

DEVELOPER INFORMATION

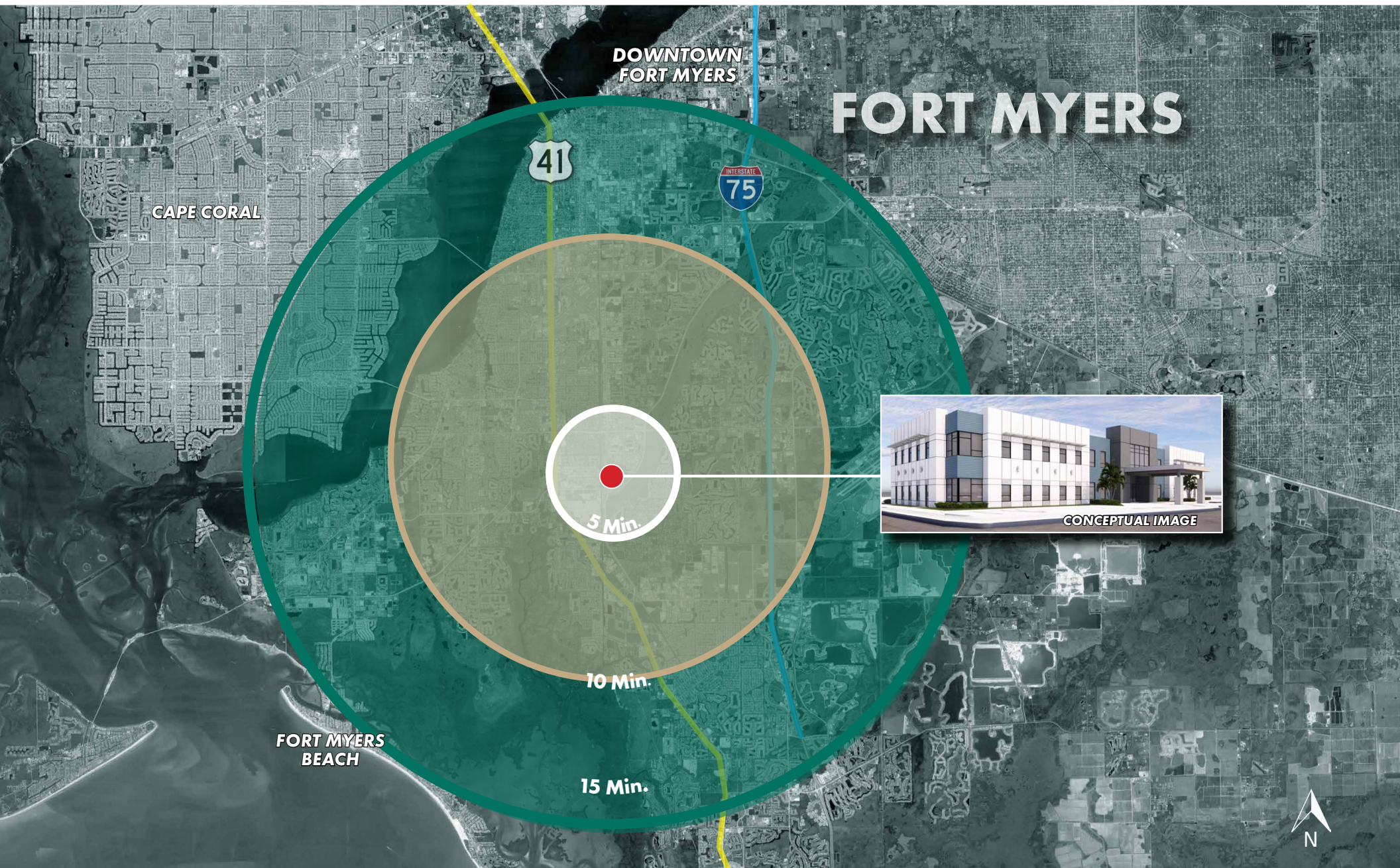
CURRENT COMPLETED PROJECTS



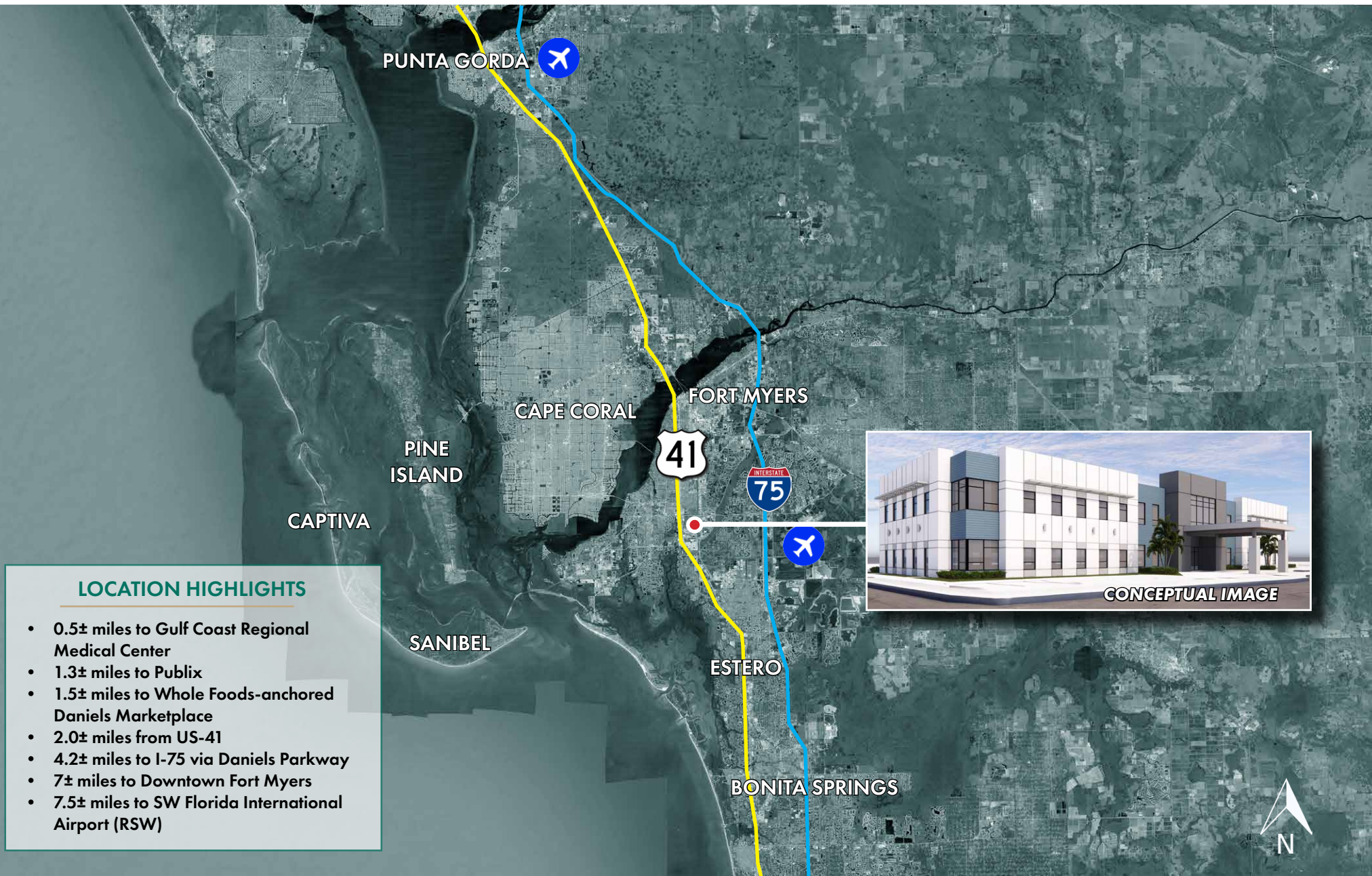
RETAIL MAP



DRIVE TIME MAP



LOCATION MAP



A modern, multi-story building with a grid-like facade of large windows and panels. The entire image is overlaid with a semi-transparent teal color. The company logo and website address are centered over the building.

LSI COMPANIES

www.LSIcompanies.com

LIMITATIONS AND DISCLAIMERS

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