7117 CONGDON RD FORT MYERS, FL 33908

Professional Office Building For Lease



PROPERTY HIGHLIGHTS

- Tailored for Medical Office Users
- Natural Lighting and High Performance Vinyl Wood Floors
- Ample Parking
- 7 Minutes from Golisano Children's Hospital and Health Park Medical Center
- Monument Signage

PROPERTY HIGHLIGHTS

Lease Rate	\$19.00 NNN
CAM	\$6.95
Parking Ratio	5.50/1,000 SF
Year Built	2012

Submarket S Fort Myers / San Carlos



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Suite 200 | 3,085 SF

	Suite	Size (SF)	Lease Rate	CAM	Monthly Total Sales Tax Not Included
-	200	3,085 SF	\$19.00 NNN	\$6.95	\$6,671.31



SPACE HIGHLIGHTS

- **Move-In Ready**: Designed specifically to meet the needs of medical professionals, four exam rooms with sinks, four offices, two nurses stations, ADA compliant patient restrooms, patient waiting area, and staff break room.
- **Natural Lighting**: The unit features expansive floor-to-ceiling windows at the entrance, creating a welcoming and uplifting atmosphere.
- **Private Entrance**: Benefit from a dedicated entrance, ensuring privacy and convenience for patients and staff alike.







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Demographics

Local Health Facilities



SUITE SIZE 3,085 SF

DEMOGRAPHICS

2023 MED 2023 A HOUSEHOLD

2023 A MEDICAL SP

MILE	3 MILES	5 MILES			
5,911	55,186	125,650			
9.5 Yrs	55.4 Yrs	54.1 Yrs			
37,099	\$83,808	\$89,497			
\$1,712	\$1,630	\$1,772			
	MILE 5,911 9.5 Yrs 37,099 \$1,712	5,911 55,186 9.5 Yrs 55.4 Yrs 87,099 \$83,808			



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MARKETBEAT SOUTHWEST FLORIDA





ECONOMIC OVERVIEW:

nt level in Southwest Florida (SWFL) is on an upward trend, min The healthcare en with approximately 32% of the tri-county region comprised of seniors. This demographic shift on healthcare facilities. While Q1 2024 saw a decrease in new healthcare job creation compared to strong at 2.1% year-over-year (YOY), according to sources such as the Bureau of Labor Statistics (BLS), Board of County Commissioners (BOC), and Moody's Analytics. ates a robust demand for outpatier

SUPPLY AND DEMAND:

SUPPLY AND DEMAND: Vacancy rates have remained stable YOY at 4.8%, well below the last five-year average of 6.7%. A single building, spanning 29,125 square feet (sf), was delivered in the East Naples submarket, featuring speculative construction focused on medical office condos. Meanwhile, two buildings are under construction in the North Naples submarket. Bay Pines Medical Center and Southbrooke Medical Complex, both emphasizing smaller bay offices, reflecting a shift in configuration preferences within the medical office space. Despite this, leasing activity in 01 2024 recorded is solvest quarter by square footage since Q4 2020. Over the past six years, medical office inventory has increased by nearly 1 million square feet since Q1 2018.

PRICING

The overall average gross rent has experienced a substantial increase of \$3.57 per square foot (psf) YOY, marking a 16% hike. Since Q1 2019, the average rate growth psf has been \$0.44. Collier County continues to command premium rents for medical offices, while Charlotte County has seen the most significant rent growth, with a remarkable 22.48% increase YOY. This quarter witnessed 24 sales totaling 147,814 sf, averaging \$304 psf.

In summary, SWFL's medical office market demonstrates resilience, with high property demand sustained b economic growth in the healthcare sector. Looking ahead, over the next 12 months, asking rents are expect absorption rates are anticipated to increase, propelled by the scarcity of available space in the market. to continue rising

