



# MIDTOWN at BONITA



## HEALTHCARE / OFFICE DEVELOPMENT OPPORTUNITY

GROUND LEASE OR BUILD-TO-SUIT STARTING AT 10,000 SF

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MIDTOWN AT BONITA OFFERS FLEXIBLE OPPORTUNITIES FOR HEALTHCARE AND OFFICE PROVIDERS SEEKING A STRATEGIC PRESENCE WITHIN A PREMIER MIXED-USE LIFESTYLE CENTER IN BONITA SPRINGS, SOUTHWEST FLORIDA.



**/// About the Opportunity**

**A rare opportunity to deliver purpose-built healthcare or office space within Southwest Florida’s newest lifestyle destination.**



**HEALTHCARE / OFFICE DEVELOPMENT OPPORTUNITY**

**NE Building | Ground Lease or Build-to-Suit Opportunities Starting at 10,000 SF**

Positioned within the heart of Midtown at Bonita, the NE Building offers a unique opportunity for healthcare and office users to establish a presence within one of Southwest Florida’s most dynamic new mixed-use developments.

Surrounded by vibrant retail, dining, residential, and hospitality components, the project is designed as a walkable lifestyle destination where people can live, work, and gather. This integrated environment creates a natural synergy between healthcare providers, professional services, and the surrounding community—delivering convenient access, strong visibility, and consistent daily activity.

With flexible ground lease or build-to-suit opportunities beginning at approximately 10,000 square feet, the NE Building allows healthcare systems, specialty providers, and office users to design modern, purpose-built facilities tailored to their operational needs. Under a ground lease structure, ownership opportunities may include 100% ownership of the improvements or participation through a joint venture, allowing investors to benefit from real estate ownership. Positioned within a rapidly growing corridor between Naples, Estero, and Fort Myers, Midtown at Bonita offers a rare opportunity to secure new Class A space within a master-planned destination that will serve the region for years to come.



**200,000**  
SF Retail/  
Restaurant/  
Office GLA



**400**  
Luxury  
Apartments Under  
Construction



**165**  
Key Hotel  
Approved



# MIDTOWN at BONITA

## HEALTHCARE / OFFICE DEVELOPMENT OPPORTUNITY

NE Building | Ground Lease or Build-to-Suit Opportunities Starting at 10,000 SF

### PROJECT OPPORTUNITY

- Healthcare / Office leasing building opportunities starting at 10,000 SF
- The building can accommodate multiple uses including an ASC, imaging center, and other specialty medical spaces
- Ground lease or Build-to-Suit opportunities available
- Building and monument signage opportunities
- National, regional, and local retailers committed within the 68-acre mixed-use development
- Approximately a quarter mile east from I-75 via Exit 116 - Bonita Beach Road

### AREA GROWTH

- 400 luxury apartments opening Q2 2026 and 165-key hotel coming to Midtown at Bonita
- 2,000+ new luxury residential units planned or under development with almost 30,000 residences within 3-mile radius
- Surrounded by high-end neighborhoods & country clubs



**MIDTOWN at BONITA**  
Bonita Springs, FL



**CONTACT US**

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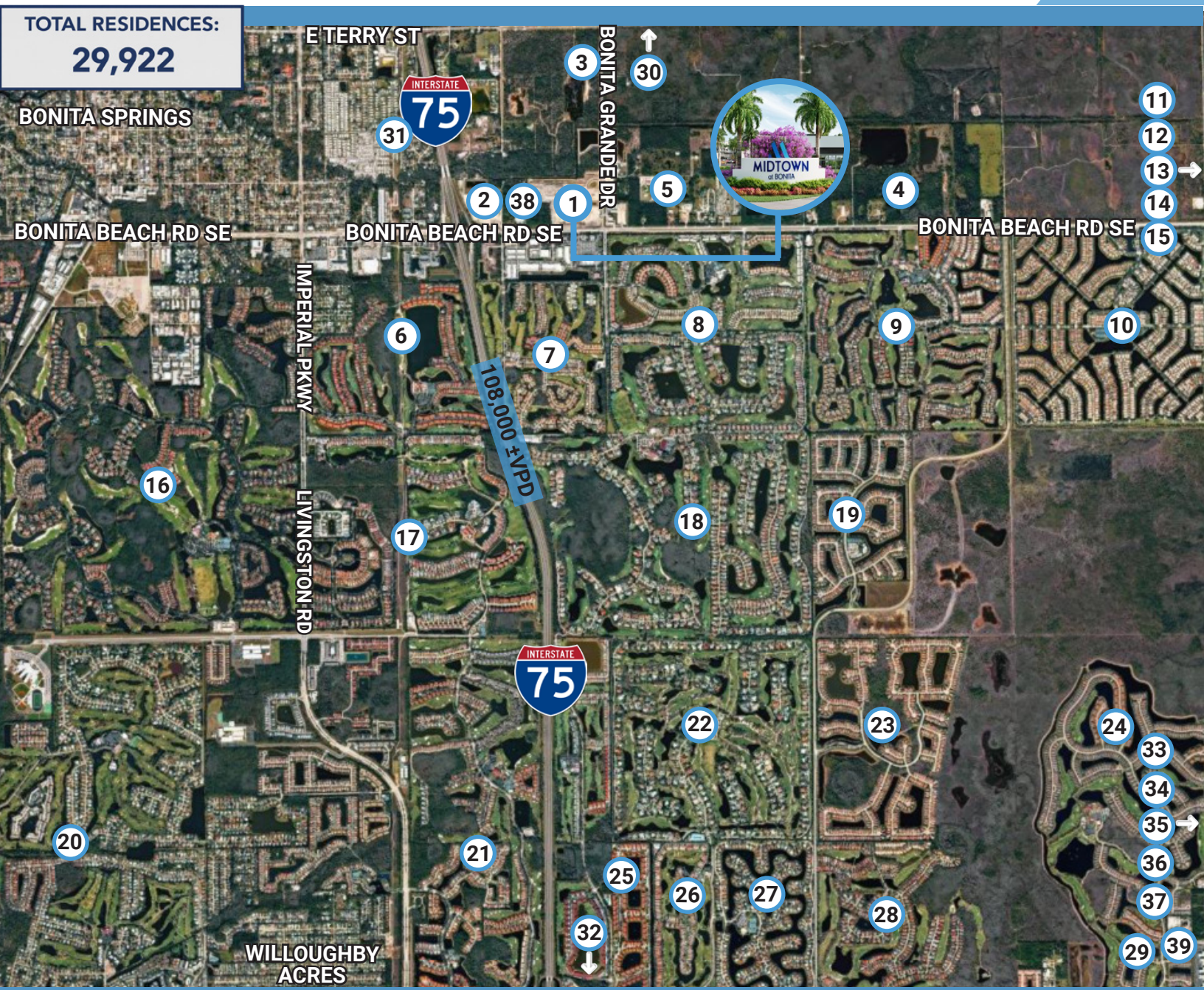


**CORNERSTONE**

## Residential Map | 29,922 Residences


NEIGHBORHOOD	RESIDENCES
1 Midtown at Bonita	400
2 Madison Bonita Springs	252
3 Sultura at Terry Street	200
4 Seagate Revena Lakes	300
5 Solis Grande	116
6 Vasari	766
7 Hunters Ridge	545
8 Worthington Country Club	799
9 Palmira	800
10 Village Walk	850
11 Bonita Landings	231
12 Seasons	845
13 Bonita National	1480
14 Valencia Bonita	997
15 Bonita Beach Estates	610
16 Mediterra	954
17 Talis Park Country Club	637
18 Quail West	702
19 Olde Cypress	550
20 Imperial	1790
21 The Strand	1160
22 Quail Creek	291
23 River Stone	802
24 Esplanade County Club	1236
25 Cypress Woods	787
26 Quail Village	325
27 Longshore Lakes	566
28 Stone Creek	631
29 Tree Farm	286
30 Pulte's Mine	700
31 Imperial Crossing	115
32 Blue Coral Apartments	280
33 The Quarry	900
34 Heritage Bay	3450
35 Bonita Bay	3323
36 Pearl at Founders Square	400
37 Twin Eagles	619
38 The St. James	150
39 Ventana Point	77

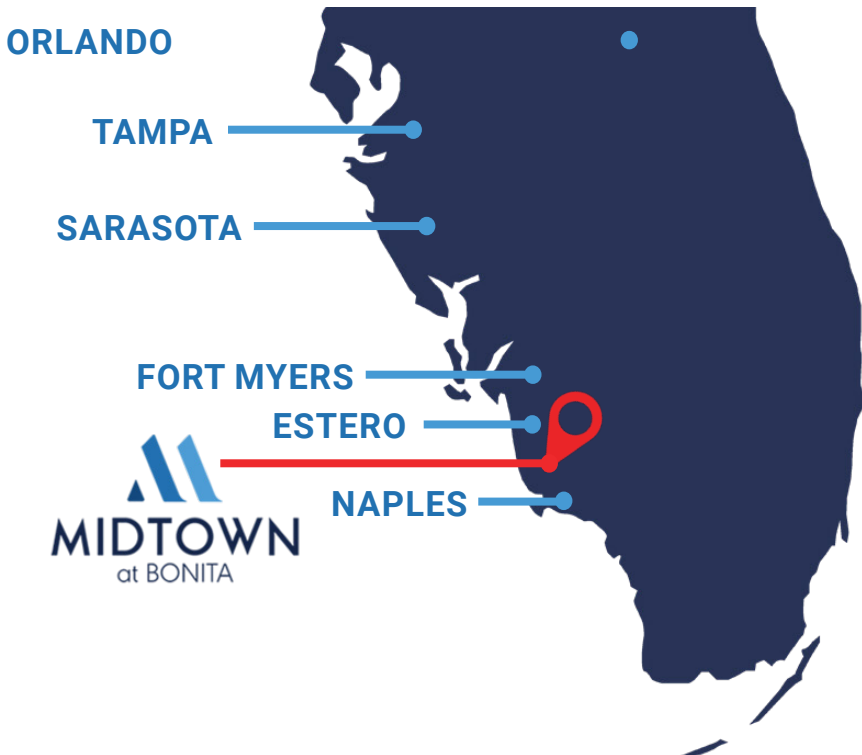
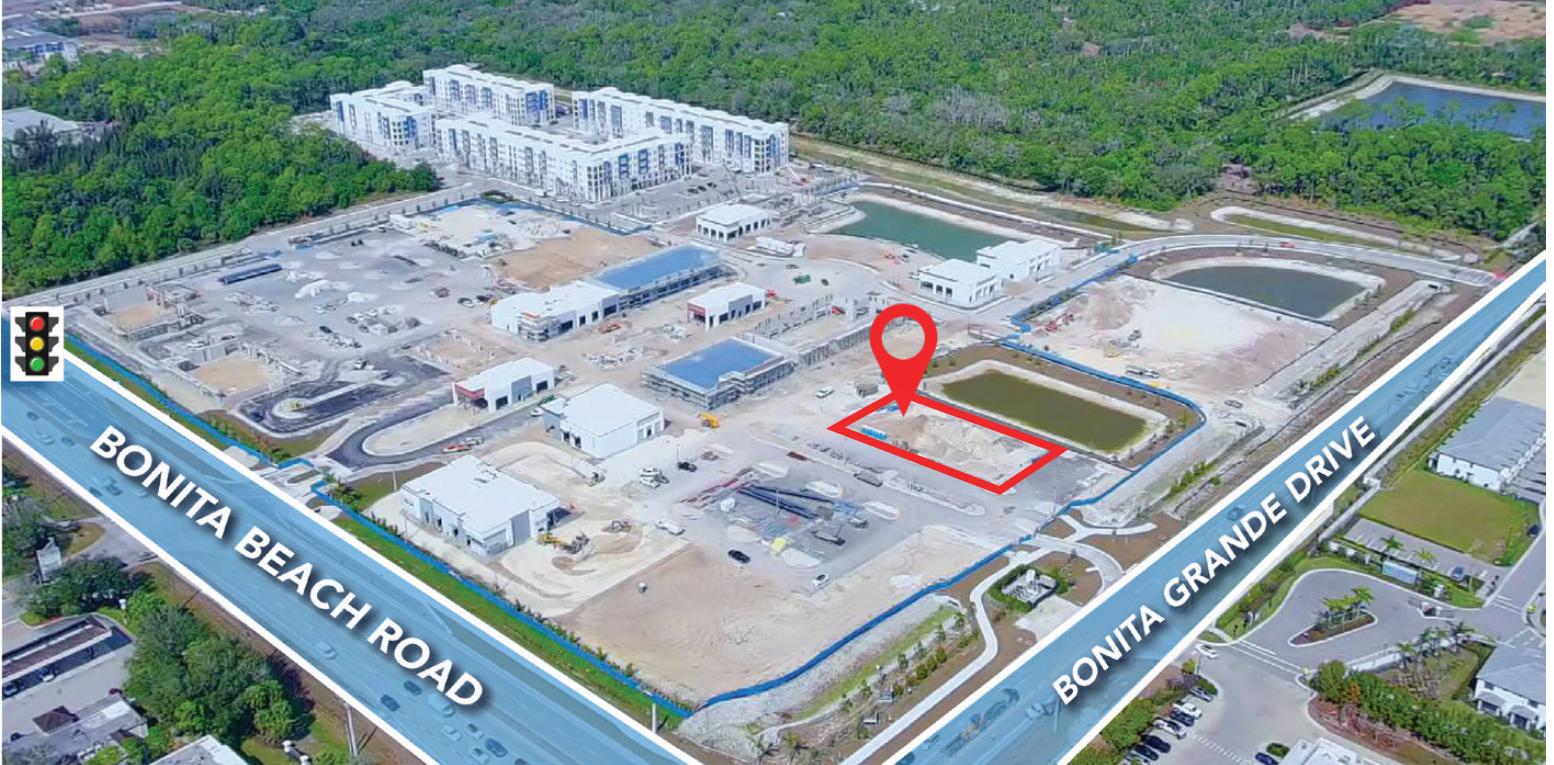
**TOTAL RESIDENCES:**  
**29,922**





Site Progress - as of 2.19.26

 = Future NE Building  
 Healthcare / Office Development Opportunity  
 NE Building Build-to-Suit starting at 10,000 SF



Florida Snapshot

MIDTOWN at BONITA  
 Bonita Springs, FL





# DEMOGRAPHICS



149,378

Population



\$151,659

Average Household Income



170,108

Daytime Population



68,449

Total Households



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TOROSE EQUITIES