

FORT MYERS FLORIDA

MOVE-IN READY
SUBLEASE OPPORTUNITY

Gateway Submarket

Plug & Play

Leading Edge Efficient Design

State-of-the-Art Furnishings

Amenities On-Site



HQ / REGIONAL OPERATIONS CENTER

12651 GATEWAY BLVD.
±125,000 SF



HQ / REGIONAL OPERATIONS CENTER

12769 GATEWAY BLVD.
±130,000 SF



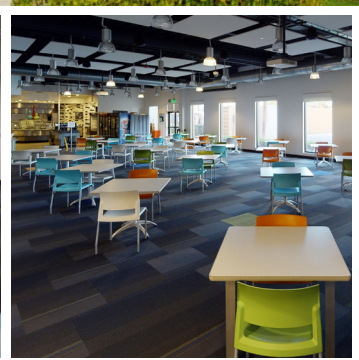
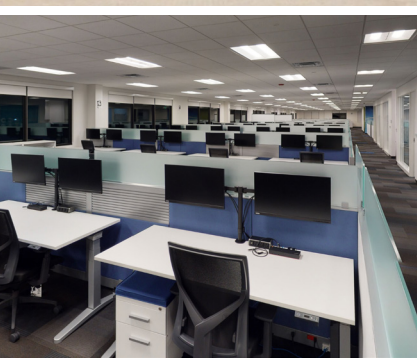
TRAINING CENTER & OFFICES

12550 PROFESSIONAL PARK DR.
21,601 SF



BUILDING I

12651 GATEWAY BLVD.
±125,000 SF



BUILDING II

12769 GATEWAY BLVD.
±130,000 SF





BUILDING 4A

12550 PROFESSIONAL PARK DR.
21,601 SF

IDEAL LOCATION WITH CLOSE PROXIMITY TO I-75 AND SOUTHWEST FLORIDA INTERNATIONAL AIRPORT



UNIQUE HEADQUARTERS / REGIONAL OPERATION CENTER OPPORTUNITY

12651 Gateway Blvd.

UP TO ±125,000 SF ON 3 FLOORS

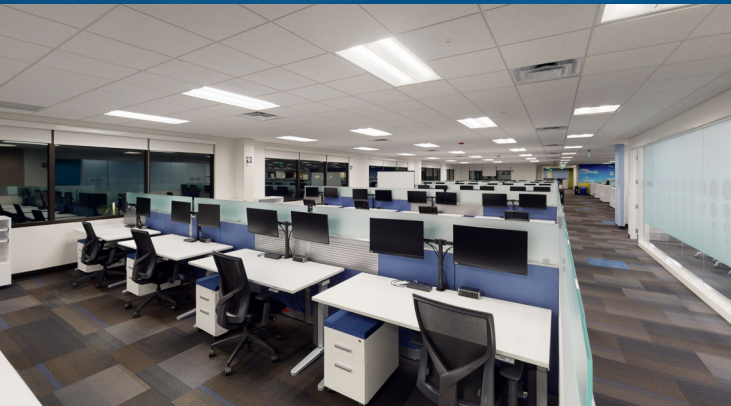
AMENITY RICH CAMPUS
ENVIRONMENT

SUBLEASE TERM:
3/31/2030

SIZE:
3 Stories, ±125,000 SF

FEATURES

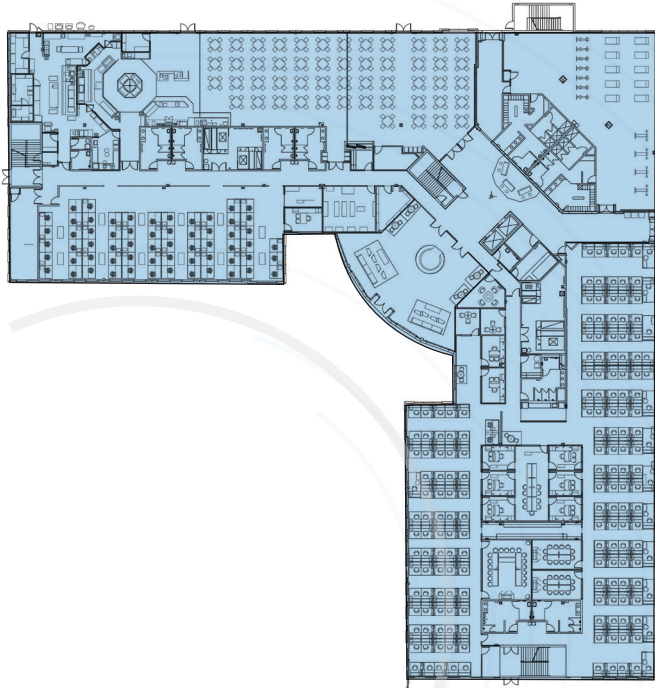
- Built in 2012
- Plug & Play
- High End Furniture
- Smart WebEx Conferencing System
- Fitness Center
- Full Service Cafeteria with Kitchen
- Conference & Huddle Rooms
- Collaboration Areas
- Outdoor Terrace on 2nd Floor
- EV Charging Stations
- Ample Parking



FIRST FLOOR

44,730 SF

243 Work Stations
10 Offices
7 Meeting Rooms



EFFICIENT & FLEXIBLE OPEN FLOOR PLANS

- First Floor Matterport
- Third Floor Matterport

SECOND FLOOR

39,478 SF

327 Work Stations
4 Offices
16 Meeting Rooms



THIRD FLOOR

39,570 SF

365 Work Stations
13 Offices
18 Meeting Rooms



UNIQUE HEADQUARTERS / REGIONAL OPERATION CENTER OPPORTUNITY

12769 Gateway Blvd.

UP TO ±130,000 SF ON 4 FLOORS

PLUG & PLAY OPPORTUNITY

SUBLEASE TERM:

3/31/2030

SIZE:

4 Stories, ±130,000 SF

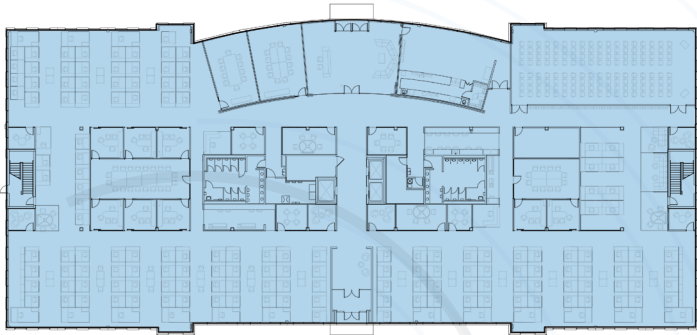
FEATURES

- Built in 2014
- Plug & Play
- High End Furniture
- Smart WebEx Conferencing System
- Fitness Center
- Full Service Cafeteria with Kitchen
- Conference & Huddle Rooms
- Collaboration Areas
- Ample Parking



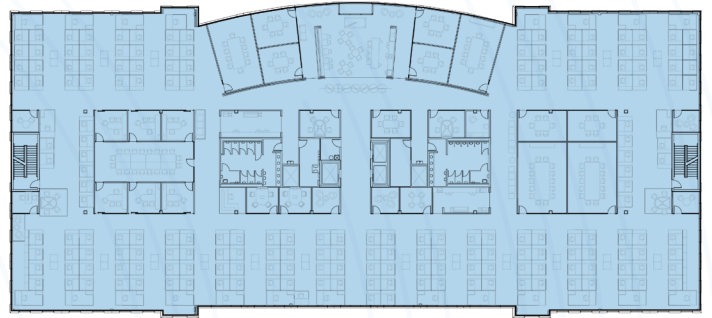
FIRST FLOOR

32,326 SF 164 Work Stations
8 Offices



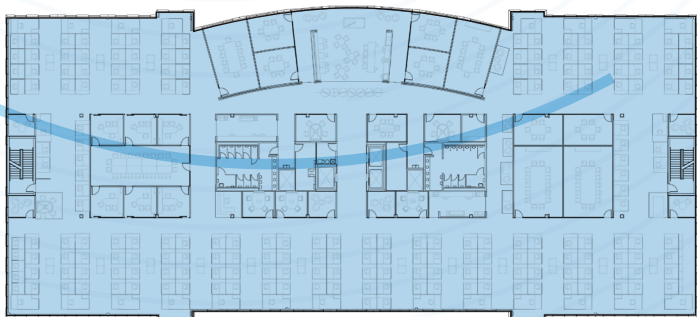
SECOND FLOOR

32,391 SF 211 Work Stations
6 Offices



THIRD FLOOR

32,391 SF 215 Work Stations
7 Offices



FOURTH FLOOR

32,391 SF 194 Work Stations
8 Offices



HIGH TECH TRAINING CENTER

Eastlinks 4A, 12550 Professional Park Drive

21,601 SF

PLUG & PLAY OPPORTUNITY

SUBLEASE TERM:

3/31/2030

SIZE:

1 Story, 21,601 SF

FEATURES

- Built in 2008
- Move In Ready
- High End Furniture
- Modern Build Out
- High Tech Training Center
- Kitchen/Breakroom
- Outfitted with State-of-The-Art Technology including WebEx Smart Conferencing System
- Ample Parking



FIRST FLOOR

21,601 SF

20 Work Stations
3 Offices
20 Meeting Rooms



FLEXIBLE, HIGH END FURNITURE
SYSTEMS & TECHNOLOGY IN PLACE



GREAT LOCATION FOR RECRUITMENT & RETENTION

FORT MYERS & LEE COUNTY DEMOGRAPHICS

63%

POPULATION
INCREASE IN LAST
10 YEARS

RSW:

SW FLORIDA AIRPORT
HAS NON-STOP SERVICE
TO ±60 LOCATIONS



4.7M

VISITORS
IN 2021

\$6B

DIRECT VISITOR
SPENDING IN 2021

UP 41%

SINGLE-FAMILY
HOME SALES
(JUNE 2021 VS JUNE 2020)



TOP INDUSTRIES:
LIFE SCIENCES,
TECH, DEFENSE,
IT, FINANCE

10

UNIVERSITIES AND
COLLEGES

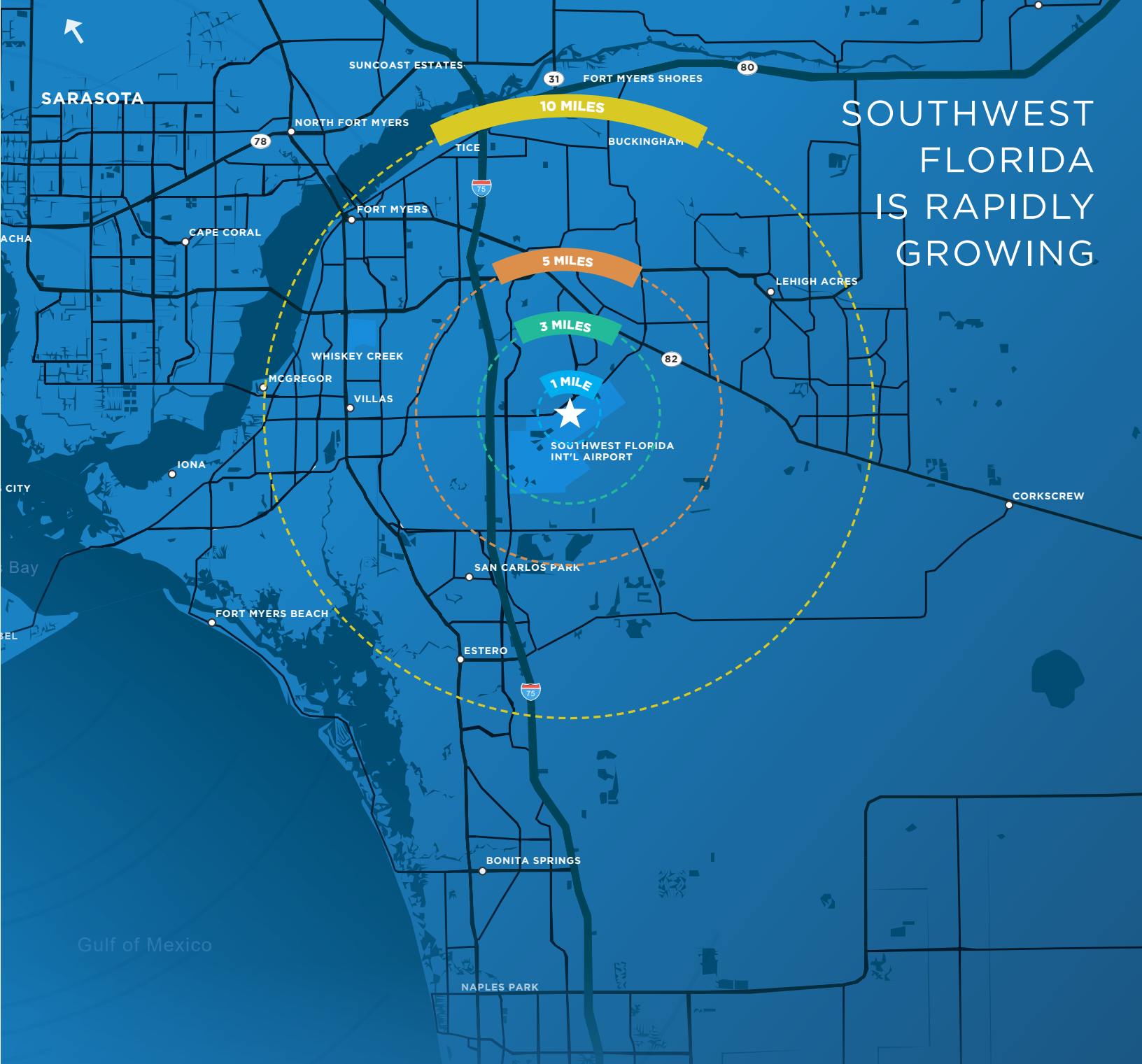
5

VO-TECH SCHOOLS PLUS
STRONG PUBLIC/PRIVATE
SCHOOL SYSTEMS ARE
PREPARING GRADUATES
WITH THE SKILLS TO
MEET LOCAL JOB
MARKET DEMANDS

NO PERSONAL
INCOME TAX,
LOW COST
OF LIVING

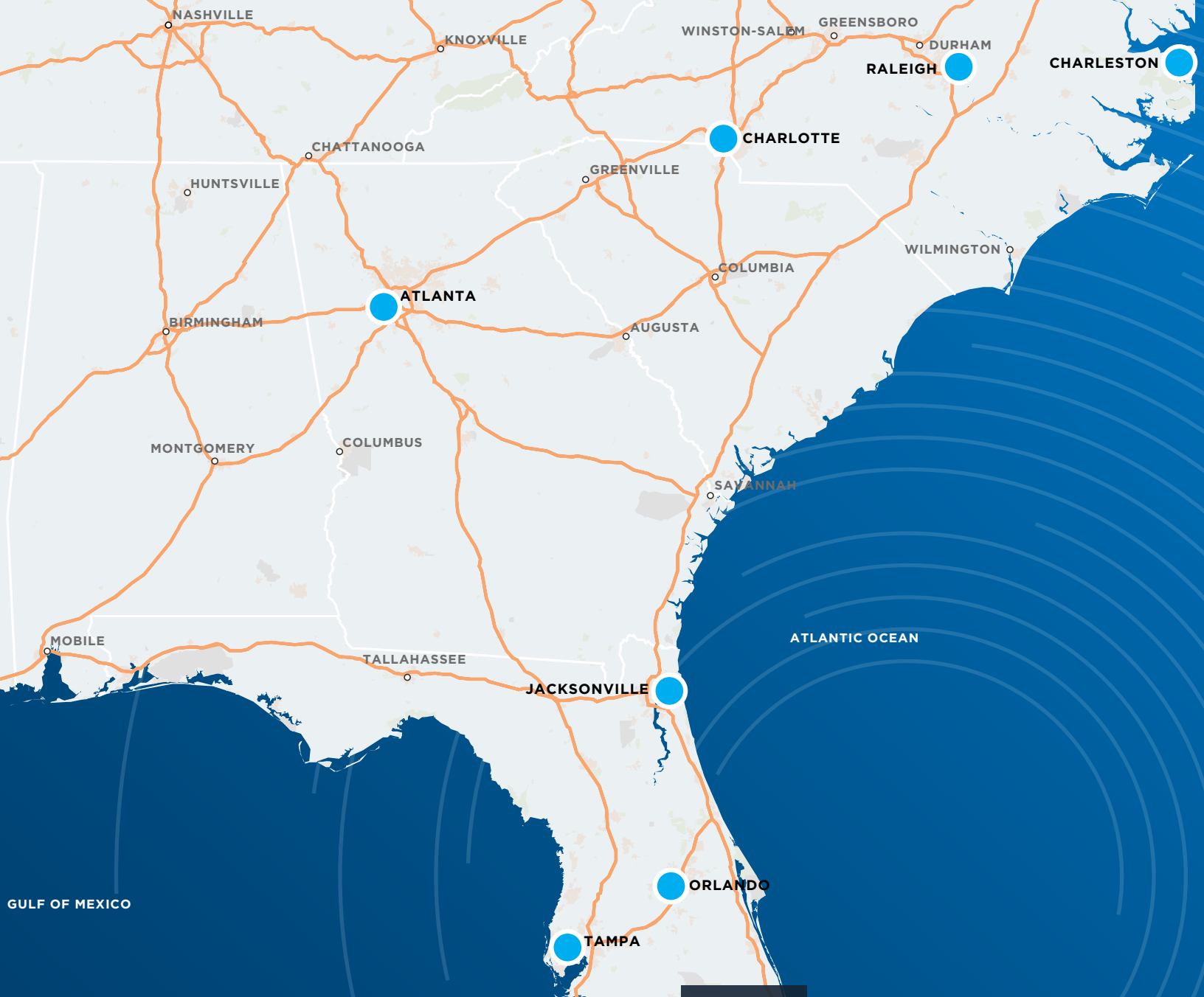
FASTEST
GROWING CITY
IN US - 2018

SOUTHWEST FLORIDA IS RAPIDLY GROWING



DEMOGRAPHICS

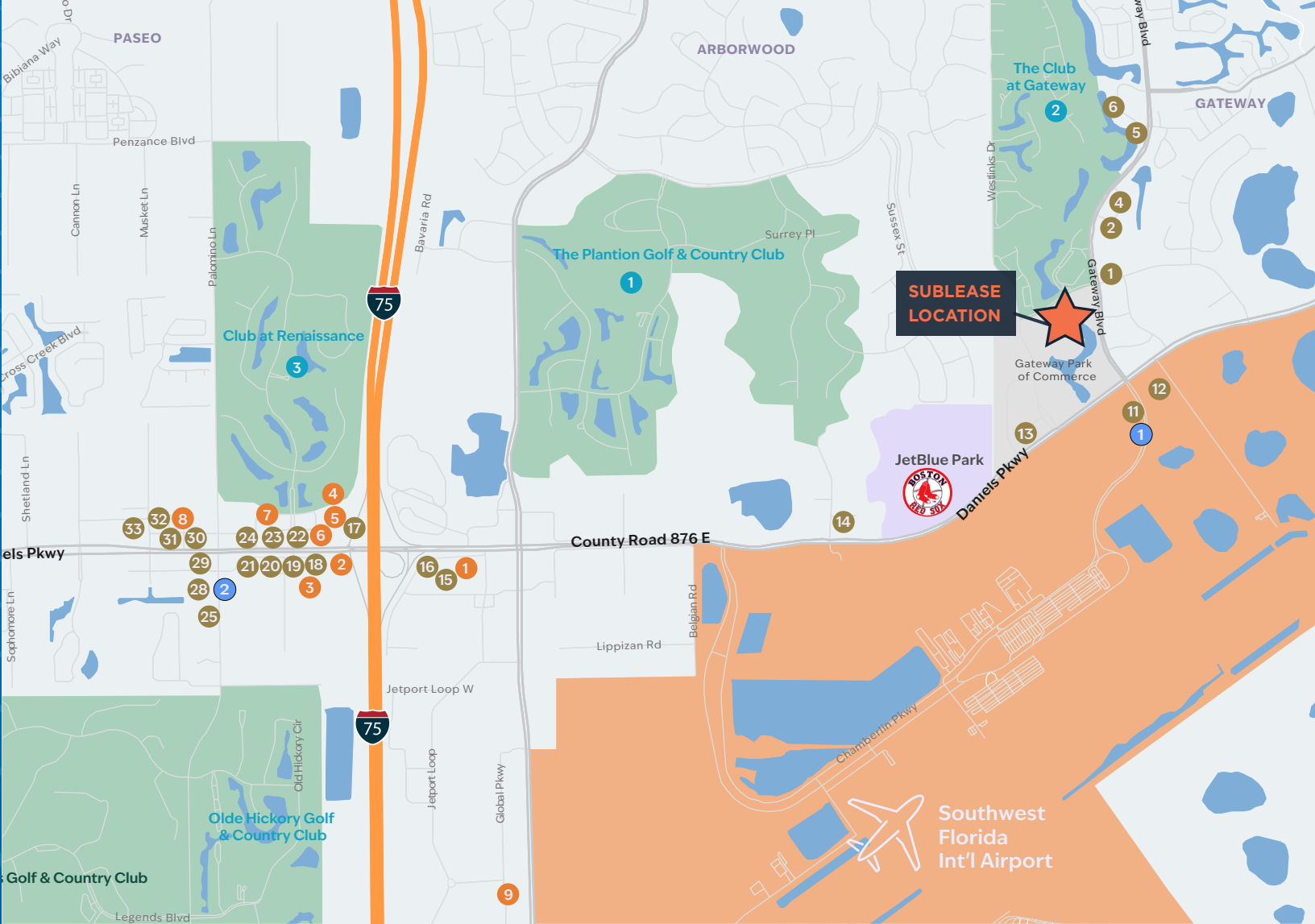
	1 MILE	3 MILES	5 MILES	10 MILES
Q2 2021 EMPLOYED POSITIONS	1,121	8,912	22,004	173,125
TOTAL POPULATION	2,077	23,499	71,353	350,229
TOTAL HOUSEHOLDS	928	9,129	26,885	139,087
AVG. HOUSEHOLD INCOME	\$125,081	\$115,370	\$101,102	\$83,605



**SUBLEASE
LOCATION**

DRIVE-TIMES

- 5 Hours Jacksonville
- 3 Hours Orlando
- 2.5 Hours Tampa
- 2.5 Hours Miami/Ft Lauderdale
- 0.5 Hours Naples



AMENITY-RICH LOCATION

GROCERY

1. Publix
2. Publix

GOLF COURSES

1. The Plantation Golf & Country Club
2. The Club at Gateway
3. The Club at Renaissance

HOTELS

1. Days Inn & Suites
2. Travelodge
3. Quality Suites
4. La Quinta Inn
5. Spring Hill Suites
6. Baymont By Wyndham
7. Hampton Inn
8. Best Western
9. Holiday Inn Express

RESTAURANTS

1. The Saucy Meatball
2. Subway
3. Boulevard Deli and Tavern
4. Scoop Me Up Ice Cream
5. Skinny Dogz Brunchery
6. Rock'n Sushi
7. Fort Myers Brewing Co.
8. Dunkin' Donuts
9. Tropical Smoothie Café
10. Hot Gyros & More
11. China Fusion
12. Moe's Southwest Grill
13. Casa Lupita Café
14. Fine Fold Pizza
15. Cracker Barrel Old Country
16. Fat Katz Sports Bistro
17. Rusty's Raw Bar & Grill
18. Taco Bell
19. Waffle House
20. McDonald's
21. Arby's
22. Denny's
23. Wendy's
24. Burger King
25. Da Vinci's Italian Restaurant
26. New China
27. MAK'S Asian Kitchen & Sushi
28. Papa John's
29. Dairy Queen
30. Rosati's Pizza
31. Artisan Eatery
32. Origami Korean-Japanese
33. Fancy's Southern Café



BUILDING 4B
19,989 SF

BUILDING 4A
21,601 SF

BUILDING I
±125,000 SF

BUILDING II
±130,000 SF

FORT MYERS FLORIDA

UNIQUE SUBLEASE OPPORTUNITY

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