

\$9,827,000 at 6.0% Cap Rate

Seller Wishes To Close in 2027

Trophy Medical Office On Hospital Campus 6901 International Center Blvd, Ft Myers FL

Building: 20,890 Square Feet
New \$215,000 Roof: 2024
Year Built: 2005
Land: 2.97 Acres

RENT: \$28.33 PSF NNN

NOI: \$589,640 (2027)

LEASE EXPIRES: 2-28-2032

2% INCREASE: Each March

Options to Renew:

Four remaining options to renew lease for 5 years per option with 2% annual escalations for all option terms.

Tenant:

Retina Florida MSO LLC operates 26 Retina offices including this one.

View their web site at

www.retinagroupflorida.com.

The founding physician partners custom-built this office for their medical practice, which has occupied the property continuously for the past 21 years. The tenant recently exercised its five-year renewal option, extending the lease from March 1, 2027, through February 28, 2032.

Gulf Coast Medical Center is a 699-bed facility and Lee Health's largest hospital, providing comprehensive services including cardiology, oncology, orthopedics, neuroscience, surgery, emergency care and a Level II Trauma Center. As a major regional referral destination, the hospital supports the area's concentration of physician offices and specialty practices.



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Established, Multi-Location Medical Tenant

Retina Group of Florida is a leading retina-only ophthalmology practice with more than **40 years of operating history, 26 board-certified retina specialists and surgeons, and 26 specialty clinics throughout Florida.** The practice provides specialized care for diseases of the retina, macula and vitreous.

Its broad presence across South and Southwest Florida provides geographic and patient diversification. Retina Group of Florida joined **Retina Consultants of America in 2020**, gaining access to expanded research, clinical trials and the resources of a national network of leading retina practices.

Continued Southwest Florida Expansion

In September 2025, Retina Group of Florida announced that Retina Consultants of Southwest Florida joined the organization, adding three established Fort Myers retina specialists—Drs. Paul A. Raskauskas, Katrina A. Mears and Ashish G. Sharma—to its physician network.

The Property is home to Retina Group of Florida's Fort Myers Retina Center at **6901 International Center Boulevard**, serving patients throughout Fort Myers and the surrounding Southwest Florida region.

The tenant's long operating history, broad physician network, statewide footprint, national affiliation and continued expansion provide a strong foundation for long-term operations and enhance the Property's appeal as a NNN medical office investment.



Gulf Coast Medical Center The Center of a Major Medical Office Hub

The Property is strategically located within one of the most concentrated medical office corridors in Lee County, immediately adjacent to Gulf Coast Medical Center, the largest hospital in the Lee Health system. The hospital's presence has been a major catalyst for the development of a substantial concentration of physician practices, specialty medical offices, outpatient services and healthcare-related businesses in the surrounding area.

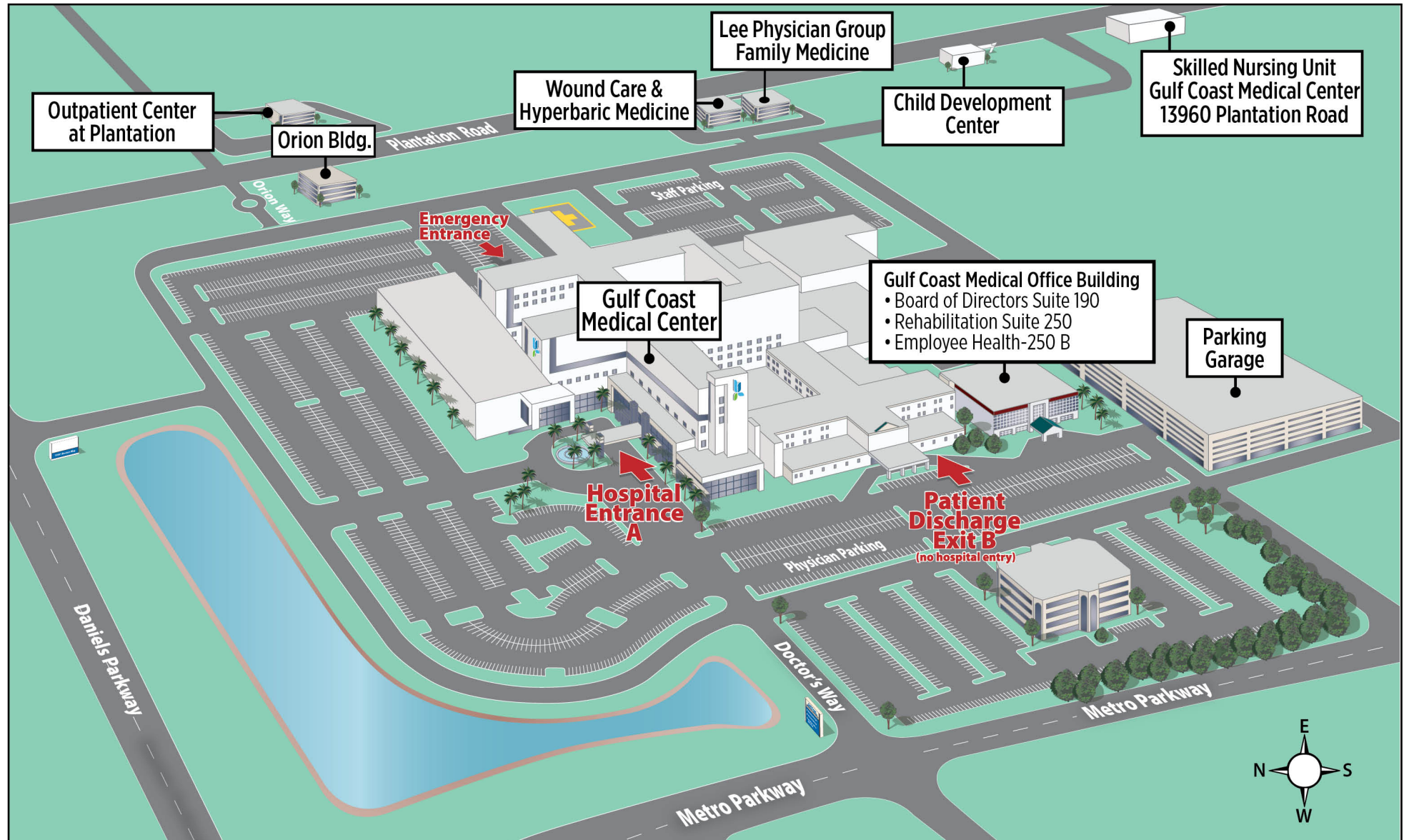
This established medical office hub generally extends from **Daniels Parkway to the north, Metro Parkway to the west and Six Mile Cypress Parkway to the east**, creating a highly accessible healthcare destination in central Fort Myers. The area benefits from its proximity to Gulf Coast Medical Center as well as direct access to several of Fort Myers' primary transportation corridors.

Gulf Coast Medical Center

13681 Doctor's Way, Fort Myers, FL 33912



LeeHealth.org

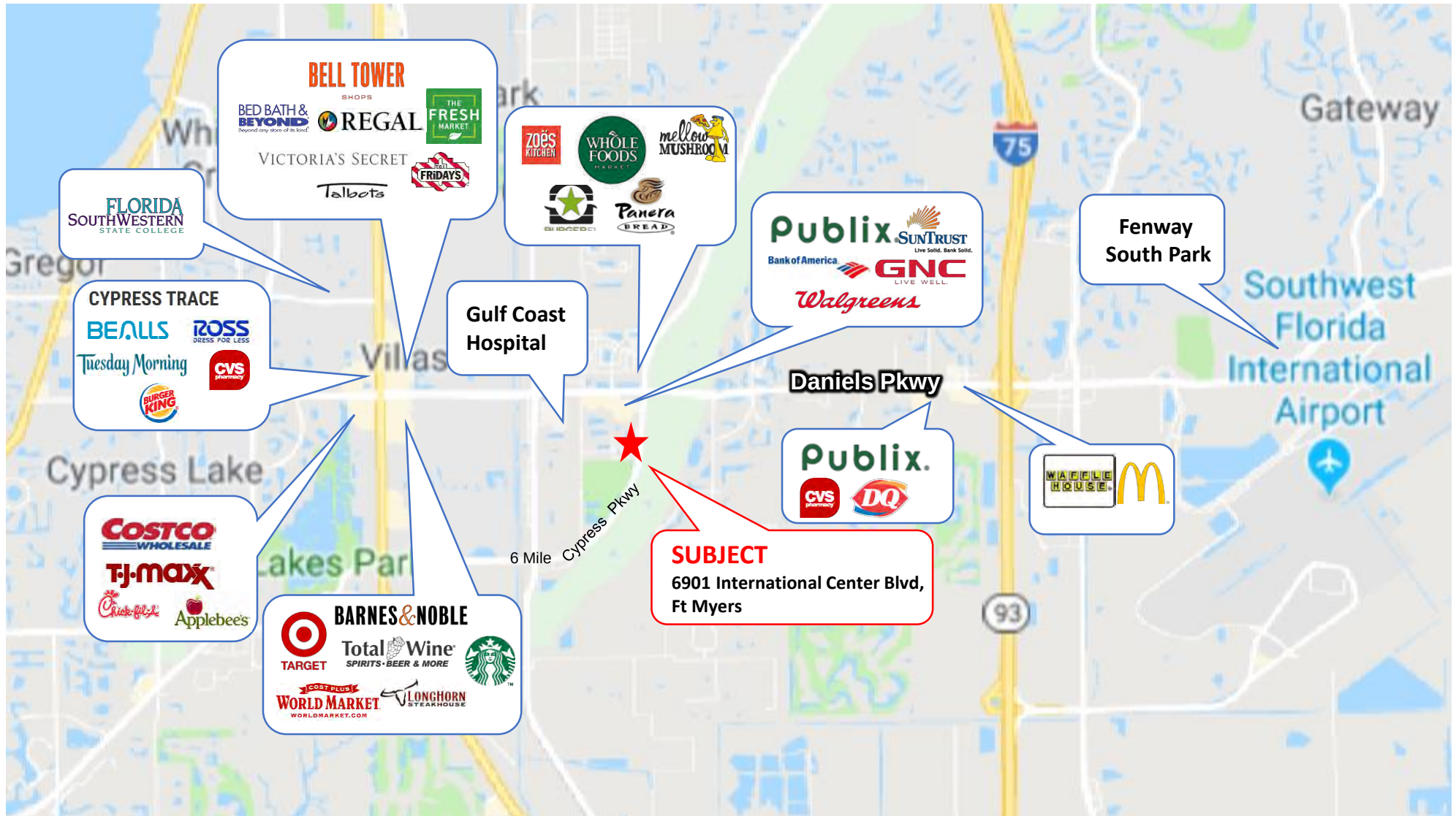


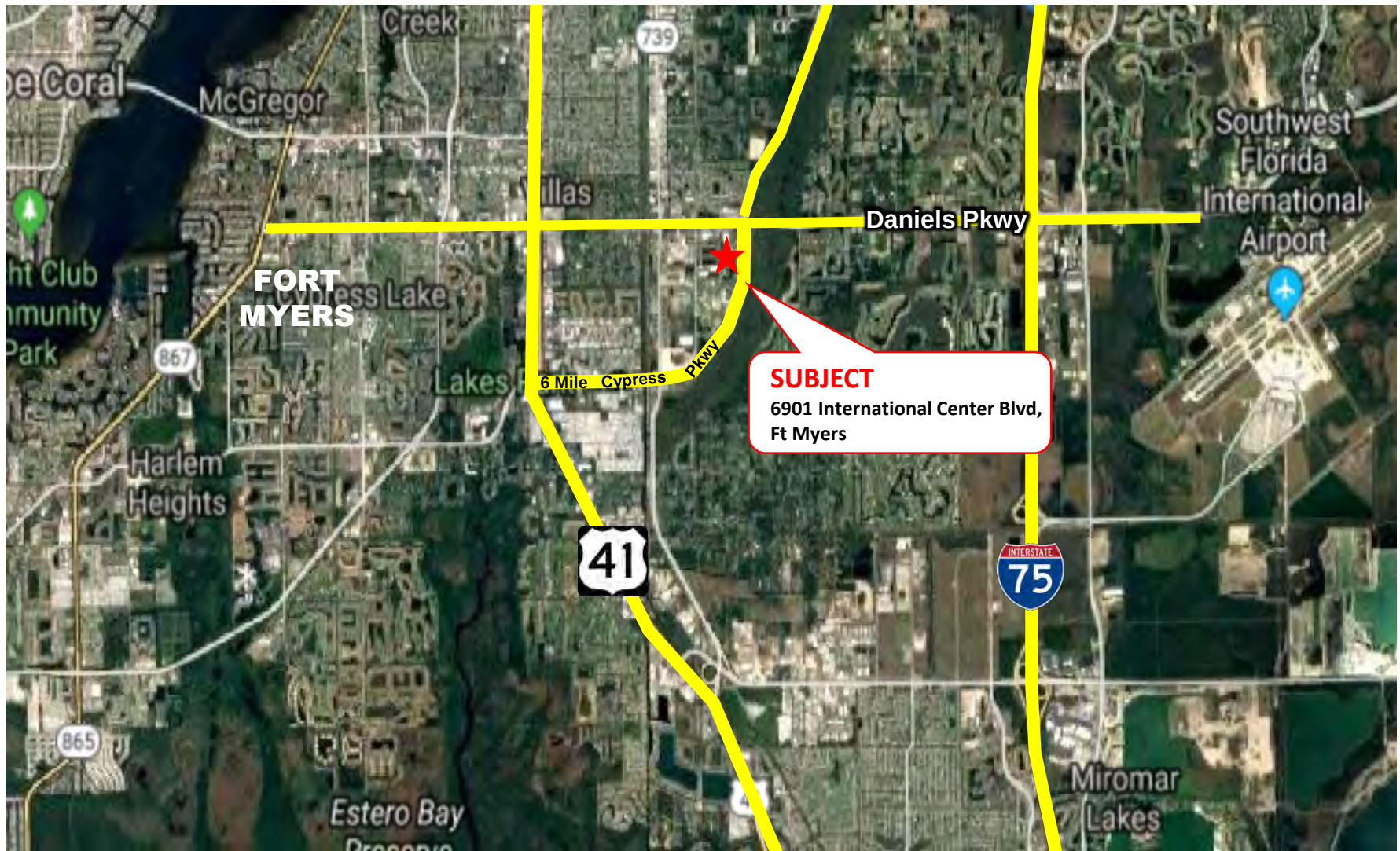
Gulf Coast Medical Center's scale and breadth of services have helped establish this area as a preferred location for physicians and medical practices that value proximity to a major hospital, referral sources, specialists, diagnostic services and a large patient population. Lee Health itself operates multiple outpatient and specialty facilities in the immediate vicinity, further reinforcing the area's concentration of healthcare providers. For example, Lee Health's Outpatient Center at Plantation is located just off Daniels Parkway between Six Mile Cypress and Metro Parkway, while additional Lee Health medical facilities are located along Metro Parkway.

The concentration of healthcare providers creates a **well-established medical ecosystem** surrounding the Property and provides an important locational advantage for a specialty medical office investment. The Property's proximity to Gulf Coast Medical Center places it at the heart of one of the Fort Myers market's most active medical office concentrations. As a major regional referral destination, the hospital further supports the area's concentration of physician offices and specialty practices.

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IMPROVEMENT DESCRIPTION AND ANALYSIS

The subject improvements consist of a two-story, 22,124 RSF Class A medical office building (MOB) located in Fort Myers, Florida. The MOB was completed in 2005 and was purpose built for the Retina Consultants physician practice. The building's layout and design are shown in the plans provided in the *addenda*. Construction details and specifications are summarized in the following narrative.

The improvements are consistent with a Class A investment grade asset and are under a long-term triple net master lease. The initial term of the lease is 10 years, ending in February of 2014, with one 10-year renewal option. The tenant is an ophthalmology specialty physician group that focuses on the diagnosis and treatment of diseases that impact the health of the retina.



STRUCTURAL IMPROVEMENTS

The construction of the building is poured concrete tilt-up walls and concrete mortar units (CMU). The exterior walls are painted stucco with stone façade accents. The foundation is a monolithic steel-reinforced concrete slab. The roof is flat and covered with a rigid foam insulation and sealed over an EPDM membrane, with some metal accent roofs, plated to look like brass. The structure is "L" shaped.

The main entrance to the facility is located opposite Olympic Court, facing west, and is protected by a porte cochere. There is a second entrance located on the north side of the facility which faces the larger parking lot. There is a 3 stall parking garage on the north side of the structure.

The building is two stories and the first floor is larger than the second floor. From the main entrance, the first floor contains a reception/waiting area followed by a nurse's station and medical records area. There are six procedure rooms located on the south side of the subject, as well as twelve exam rooms in the core of the first floor. In the State of Florida, procedure rooms are not required to be licensed as ambulatory surgery suites. The eastern wall has six private physician offices with private two fixture bathrooms. There are also dictation areas, storage and back office rooms, as well as six public restrooms.

The second floor contains three larger administrative areas which are open and outfitted with cubicles for the administrative staff. There are also two private executive offices as well as a few large conference areas and some more back room offices. The facility has one elevator located on the north side of the building, as well as two stairwells.

The interior walls are generally insulated drywall in patient areas, with one hour fire rated separation walls as required. The interior is well appointed and finishes in the common areas include commercial carpet. The restrooms and locker/changing rooms are finished with ceramic tile. Procedure and exam rooms are generally finished with welded seam sheet vinyl. All walls are generally painted or papered drywall throughout the building. Ceilings are generally suspended acoustic tile with recessed fluorescent lighting in patient areas and decorative lighting in common areas.

SITE IMPROVEMENTS

The landscaping includes ornamental trees, deciduous shrubs, sod, perennials and groundcover. The site contains a total of 128 parking spaces. Total parking ratio is roughly 5.8 spaces per 1,000 SF, exceeding to the zoning minimum of 4 spaces per 1,000 square feet. The facility also has a diesel powered generator to support the facility in a power outage.

CONCLUSION

The subject facility is a purpose built medical office building completed in 2005. The facility contains 22,124 RSF, and is finished with exam rooms, physician offices, procedure rooms, records areas and various other clinical related build out. The building is considered to be a Class A asset and is currently leased to a regional physician group that focuses on the diagnosis and treatment of diseases that impact the health of the retina.

Construction Features		
Construction Type		Medical Office Building
Number of Stories		2
Rentable Square Feet		22,124 RSF <i>(Based on lease)</i>
Date of Construction		Completed in 2005
Actual Age		7 years
Effective Age		7 years
Total Economic Life		50 years
Remaining Economic Life		43 years
Exterior Construction		
	Foundation	Slab on grade

	Framing	Concrete Masonry Units
	Exterior walls	Painted stucco with stone façade accents
	Roof structure	Single ply with ½' board
	Roof cover	Flat and covered with a rigid foam insulation and sealed over an EPDM membrane
	Doors	Glass/aluminum storefront, aluminum at exits
	Windows	Fixed aluminum frame with energy efficient glazing
Interior Finish		
	Walls	Painted drywall over metal frame; fire separations to code
	Ceilings	Suspended acoustical panels in most areas
	Flooring	Sheet vinyl in most patient areas. Commercial carpet in common areas
	Room finishes	Suspended acoustic tile ceilings, painted or papered walls, and recessed fluorescent lighting.
Building Systems		
	Life Safety	Fire sprinklers, fire/smoke detectors, emergency exits, emergency generator (diesel)
	Electrical	Assumed to code
	Plumbing	Assumed to code
	Medical Gas	No piped medical gasses
	Mechanical	Zoned HVAC with appropriate systems in patient rooms
	Conveyance	Yes (1 passenger elevator)
Furniture, Fixtures & Equipment		None included in assignment
Other Improvements		
	Landscaping	Typical for area
	Signage	Signage on building and small monument sign on roadway
	Parking	128 designated spaces on the north, and west side of the building.