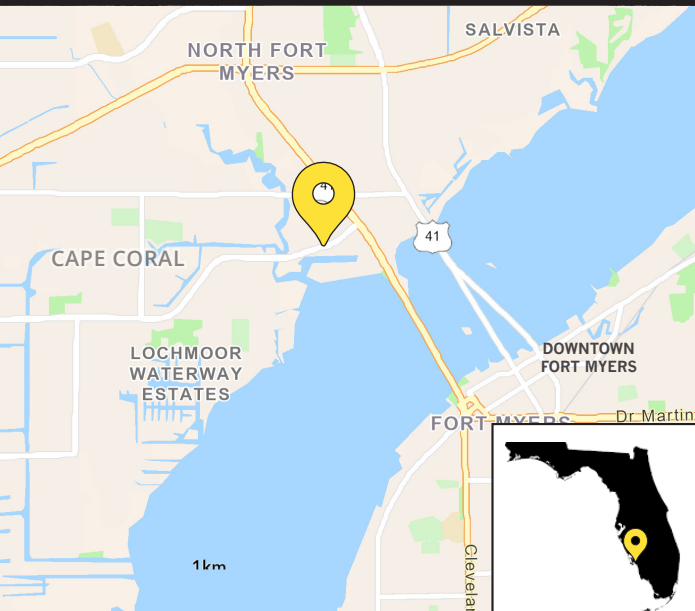


IDEALLY LOCATED OFFICE SPACE

3434 Hancock Bridge Parkway, N. Fort Myers, FL 33903



FOR LEASE



OFFICE SPACE

- Class-B office property, located in the core of North Fort Myers' office, waterfront residential, and dining district
- Outstanding visibility & vehicular access along the subdistrict's most active east-west corridor - Hancock Bridge Pkwy
- Height: 2-Story office over covered surface parking
- Full Floor Renovation, Offices and Common Areas
- Updated elevators and new roof
- 24-hour tenant access
- Building name rights and signage opportunity
- Distance to Downtown - 2.5 miles / 6 minutes
Common area amenities include a tenant lounge, conference room, and Hi-speed WiFi
- Base rent includes all expenses and parking
- Tenant responsible for monthly rent, sales tax, and telecommunication requirements

AVAILABLE SPACES

Suite 201	788 SF
Suite 310	1600 SF



HEIGHT
2-Stories



NEWLY RENOVATED
2022



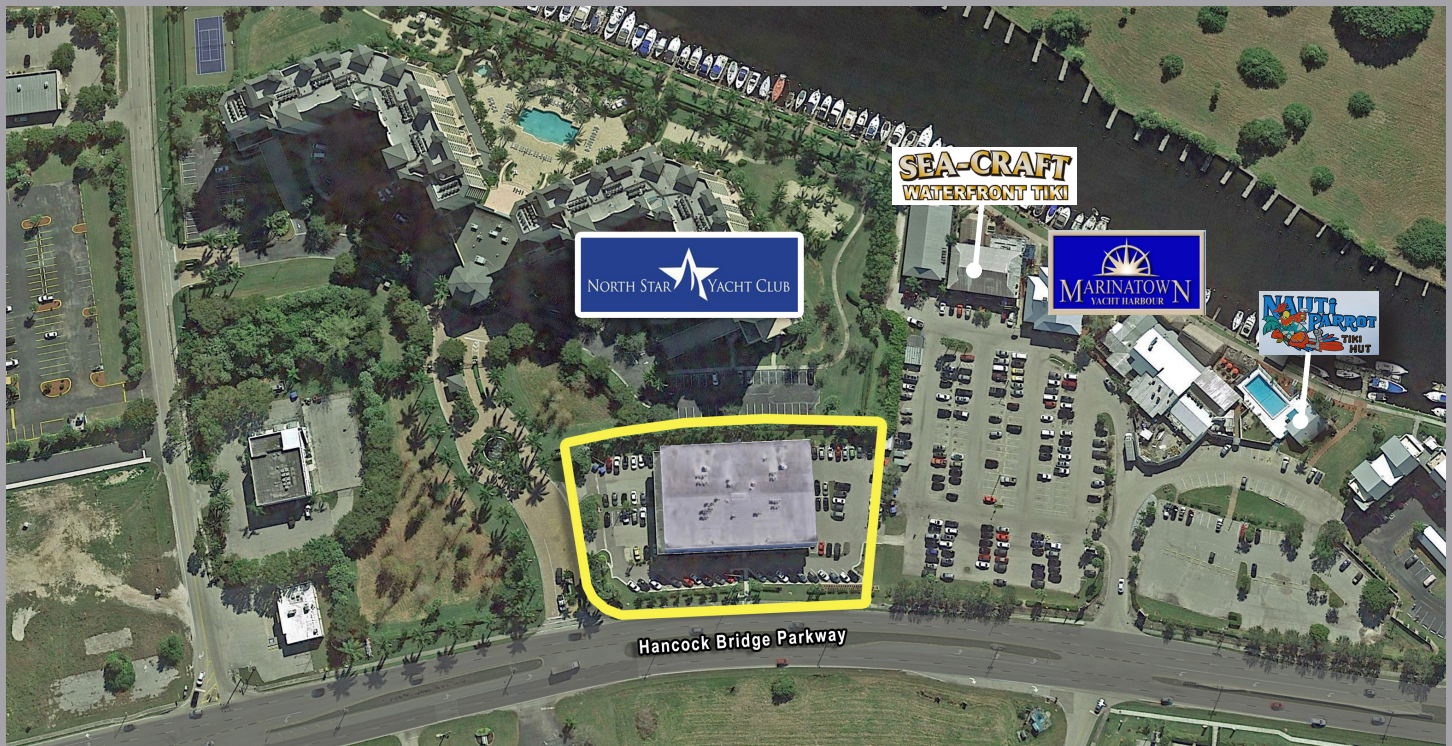
PARKING
Covered & Surface



LEASE TERMS
Flexible

IDEALLY LOCATED OFFICE SPACE

3434 Hancock Bridge Parkway, N. Fort Myers, FL 33903



IDEALLY LOCATED OFFICE SPACE

3434 Hancock Bridge Parkway, N. Fort Myers, FL 33903



IDEALLY LOCATED OFFICE SPACE

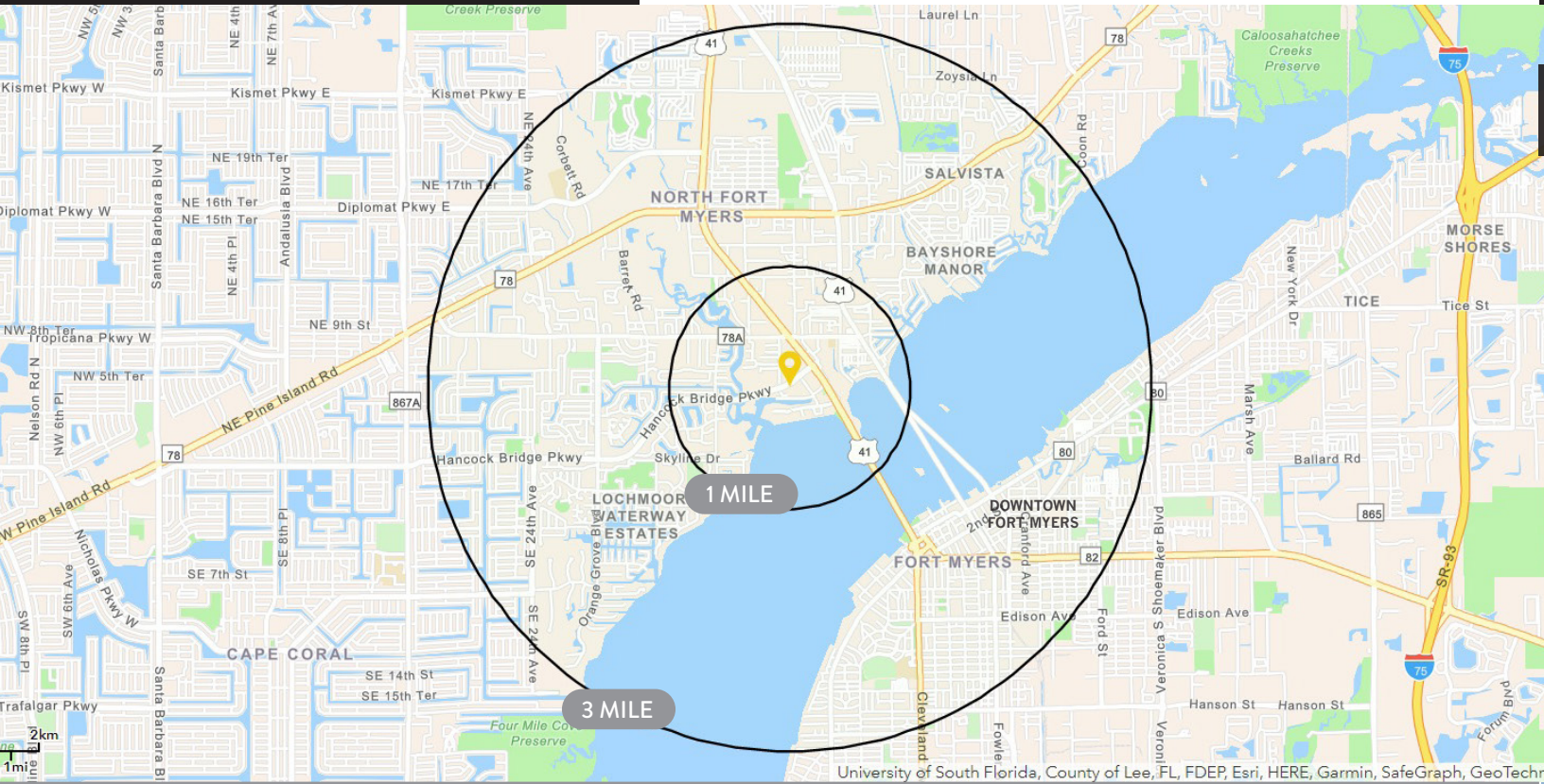
3434 Hancock Bridge Parkway, N. Fort Myers, FL 33903



(3rd Floor)

IDEALLY LOCATED OFFICE SPACE

3434 Hancock Bridge Parkway, N. Fort Myers, FL 33903



5 MILE RADIUS TRADE AREA DEMOGRAPHICS

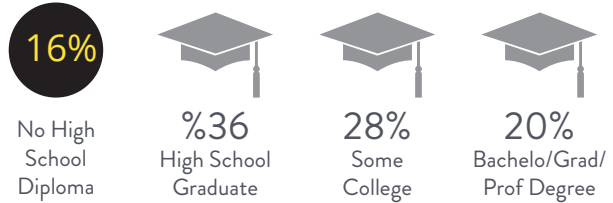
151,853
POPULATION

45.8 MEDIAN AGE

2.6 AVG. HOUSEHOLD SIZE

\$57,832
Median Household Income

EDUCATION

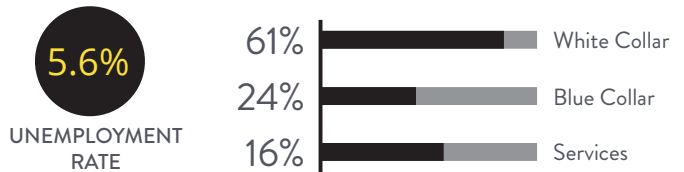


BUSINESS

8,252
TOTAL BUSINESSES

69,692
TOTAL EMPLOYEES

EMPLOYMENT



INCOME

\$49,924
Median Household Income

\$27,346
Per Capita Income

\$119,274
Median Housing Value

EXECUTIVE OFFICE SUITES FOR LEASE

3434 Hancock Bridge Parkway, N. Fort Myers, FL 33903

MARKET ACCOLADES

#1

Fastest Growing
City in America

- WalletHub

#2

Best Place to
Retire in Florida

- WalletHub

#3

Safest Place to
Live in the US

- US News

#5

Fastest Growing Mid-
Size City in the South

- CoStar

#6

Next Hottest Place
in Real Estate

- Money

#8

Souths Best Cities
on the Rise

- Southern Living



IDEALLY LOCATED OFFICE SPACE

3434 Hancock Bridge Parkway, N. Fort Myers, FL 33903



MICHAEL CURRAN

VICE PRESIDENT
mfc@fischlerco.com

Michael is an expert strategist known for his negotiation skills and comprehensive commercial real estate (CRE) knowledge. At Fischler, he provides integrated CRE services and solutions to help his clients achieve their CRE goals to buy, sell, or lease through every stage of the process including investment strategy, site selection, due diligence, and closing coordination.

Michael held numerous leadership roles at SunTrust, and later, at Wells Fargo Bank, where he managed, marketed and disposed of hundreds of millions of dollars worth of CRE properties as the Commercial REO Asset Manager for Florida and the southeast U.S. Over time, he developed an extensive network, which he carried with him to Fischler Property Company in 2015.



PHIL FISCHLER

FOUNDER + PRESIDENT
CCIM, PE (FL, TX), LEED AP
pjf@fischlerco.com

Phil is trusted by prominent U.S. and international companies with the investment in and development of high-profile mixed-use, multi-family and commercial properties from Montana to South Florida. Clients turn to him for his integrity, creativity, versatility and wide-ranging experience spanning engineering to real estate brokerage to bank advisement. With an uncanny ability to recognize opportunities and predict real estate trends, Phil's resourcefulness inspires action and delivers results. Highly regarded for honoring commitments and achieving goals, he has a track record to back up his reputation.

In 2009, Phil founded Fischler Property Company with a mission to build a legacy through inspiring investment in and restoration of Southwest Florida while helping to positively shape its inevitable growth.