



LSI
COMPANIES

OFFERING MEMORANDUM

**FOR LEASE - CLASS A MEDICAL / PROFESSIONAL
OFFICE AT HOPE PRESERVE UP TO 15,000 SQ. FT.**

OFFERING SUMMARY

Address: 14540 Hope Center Loop
Fort Myers FL 33912

County: Lee

Property Type: Class A Medical Office - New
Construction with Upscale Finishes

Size: 2.29 Acres
2-Story - 31,018 Sq. Ft.

Zoning: Mixed Use Planned Development

Parcel ID: 30-45-25-L4-33000.00B0

Availability: Available now for tenant design.
Projected Occupancy: Spring 2026
First Floor: Up to 15,000 Sq. Ft.
Second Floor: Fully Leased

LEASE RATE

From \$30 PSF + CAM *

* Based on space size, term and T.I. allowance

LSI
COMPANIES
LSICOMPANIES.COM

SALES TEAM



Justin Thibaut, CCIM
President & CEO



Christi Pritchett, CCIM
Senior Broker Associate



PLEASE DIRECT ALL OFFERS TO:

Justin Thibaut, CCIM - jthibaut@lsicompanies.com | 239.489.4066
Christi Pritchett, CCIM - cpritchett@lsicompanies.com | 941.916.9525

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

ABOUT HOPE PRESERVE

Hope Preserve is an epicenter in Lee County for premier medical and professional office users. This unique development is tucked between the highly trafficked thoroughfares of Ben C Pratt / Six Mile Cypress Pkwy., Metro Pkwy., and Plantation Road. Less than one mile from the site, Gulf Coast Regional Medical Center has recently completed a \$347± million expansion to include an additional 268 patient beds.

Hope Preserve is home to Orthopedic Specialists of SWFL, Radiology Regional, American Oncology Network, Stevens Construction, Raymond James, The Center for Specialized Surgery and soon Sono Bello and Associates in Nephrology. With Starbucks and an Extended Stay America within walking distance, this is a central location for patients and guests with proximity to the hospital. The remaining two interior lots are programmed for medical/professional offices and can accommodate single or multiple story buildings and can be built-to-suit. Please inquire about the details of these two remaining improved building sites.

BUILDING 4 LEASE SPACE

LSI Companies is now leasing the remaining space within Building 4, which is soon to be the home of Sono Bello on the 2nd floor. This brand-new Class A Medical / Professional Office will feature state-of-the-art technology, upscale finishes, and prominent visibility. This 2-story building has 123 parking spaces and zoning in place for a variety of medical and general office uses. Sizes range from 2,675 Sq. Ft. on the second floor and up to 15,000 Sq. Ft. on the first floor. Substantial tenant improvement allowance is available based on lease term or building delivered in vanilla shell format with T.I. allowance.

EXECUTIVE SUMMARY



PROPERTY AERIAL



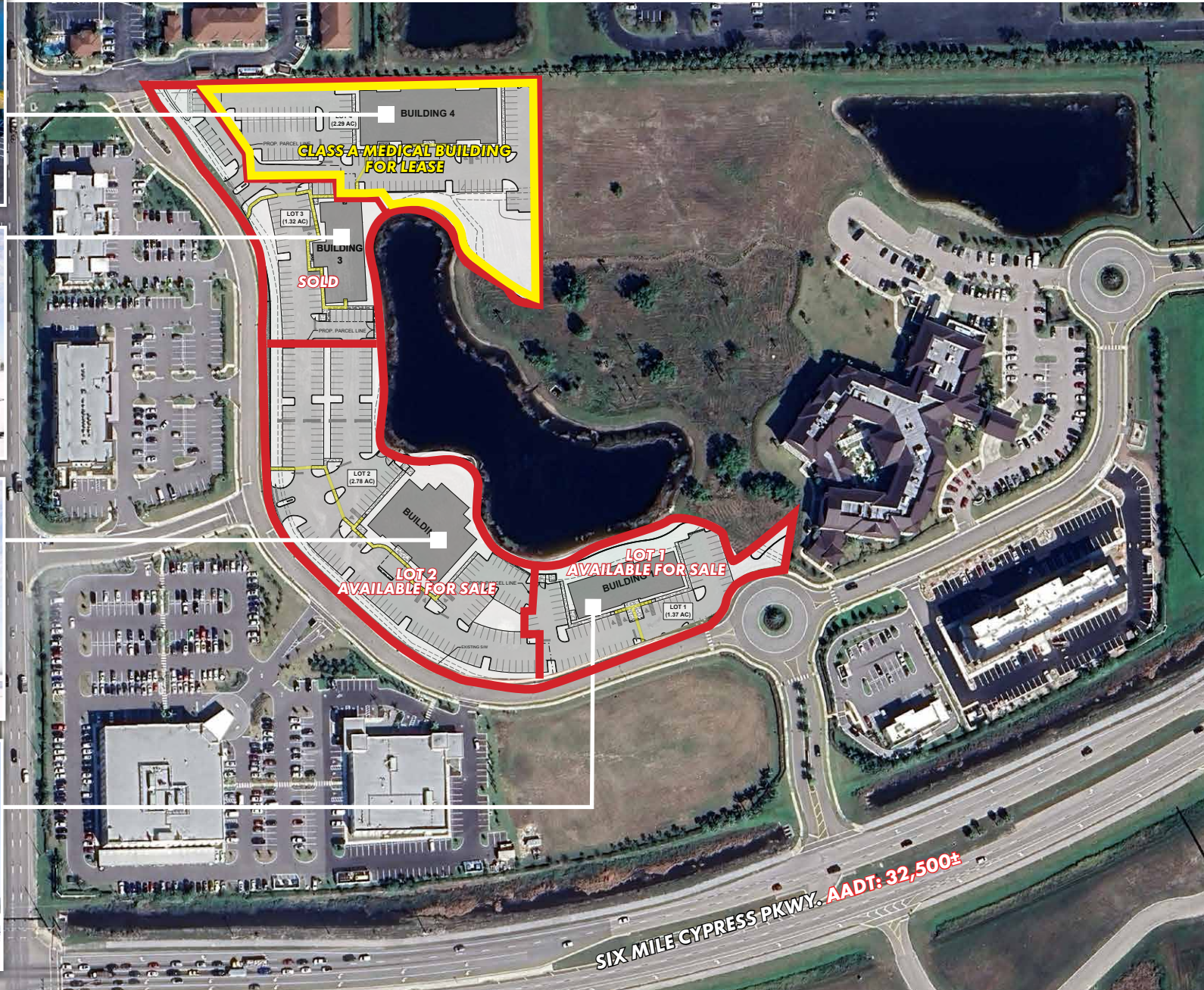
PROPERTY AERIAL



BUILDING EXTERIOR

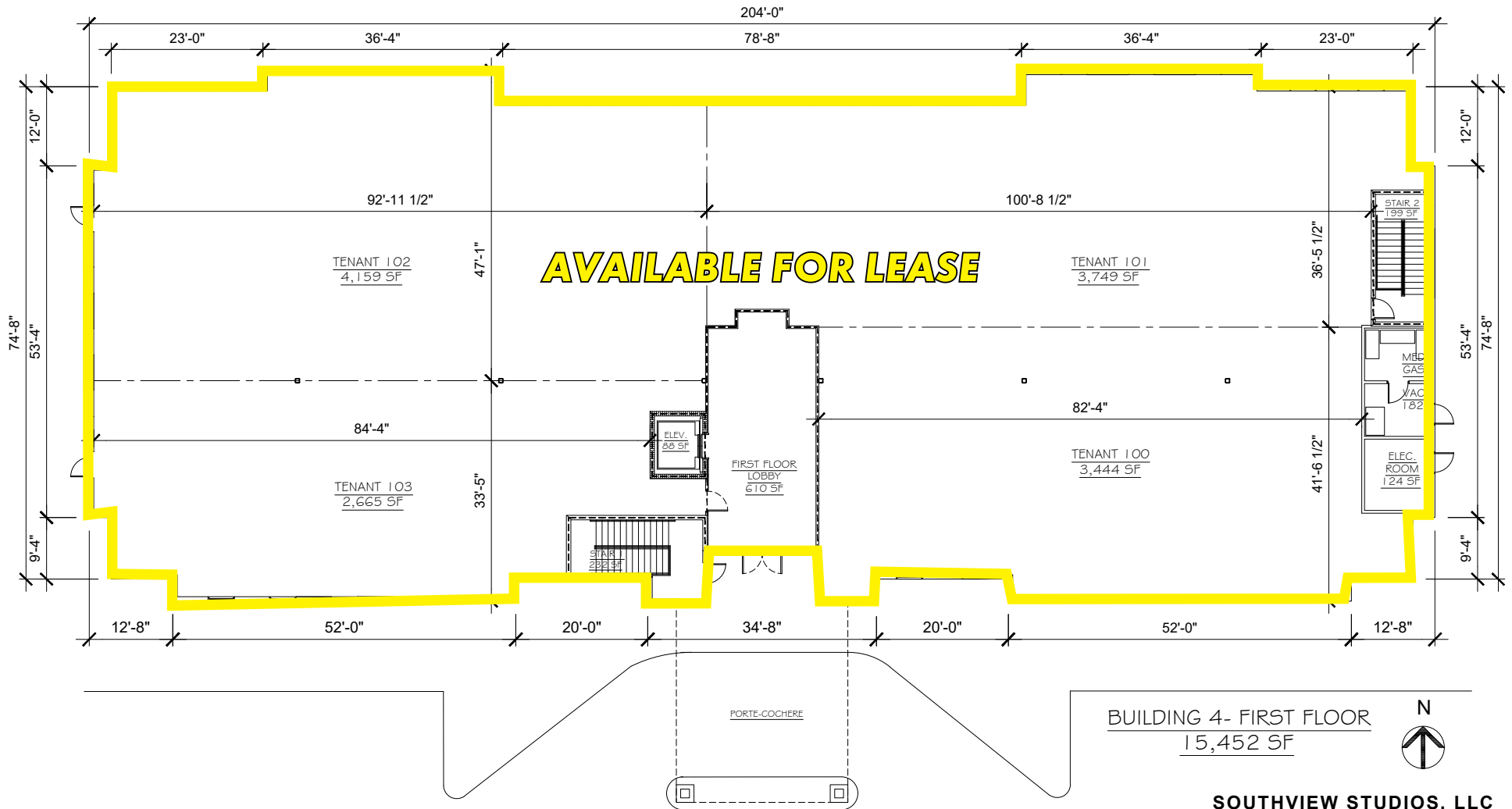


CONCEPTUAL SITE PLAN



PROPOSED FLOOR PLAN

1ST FLOOR



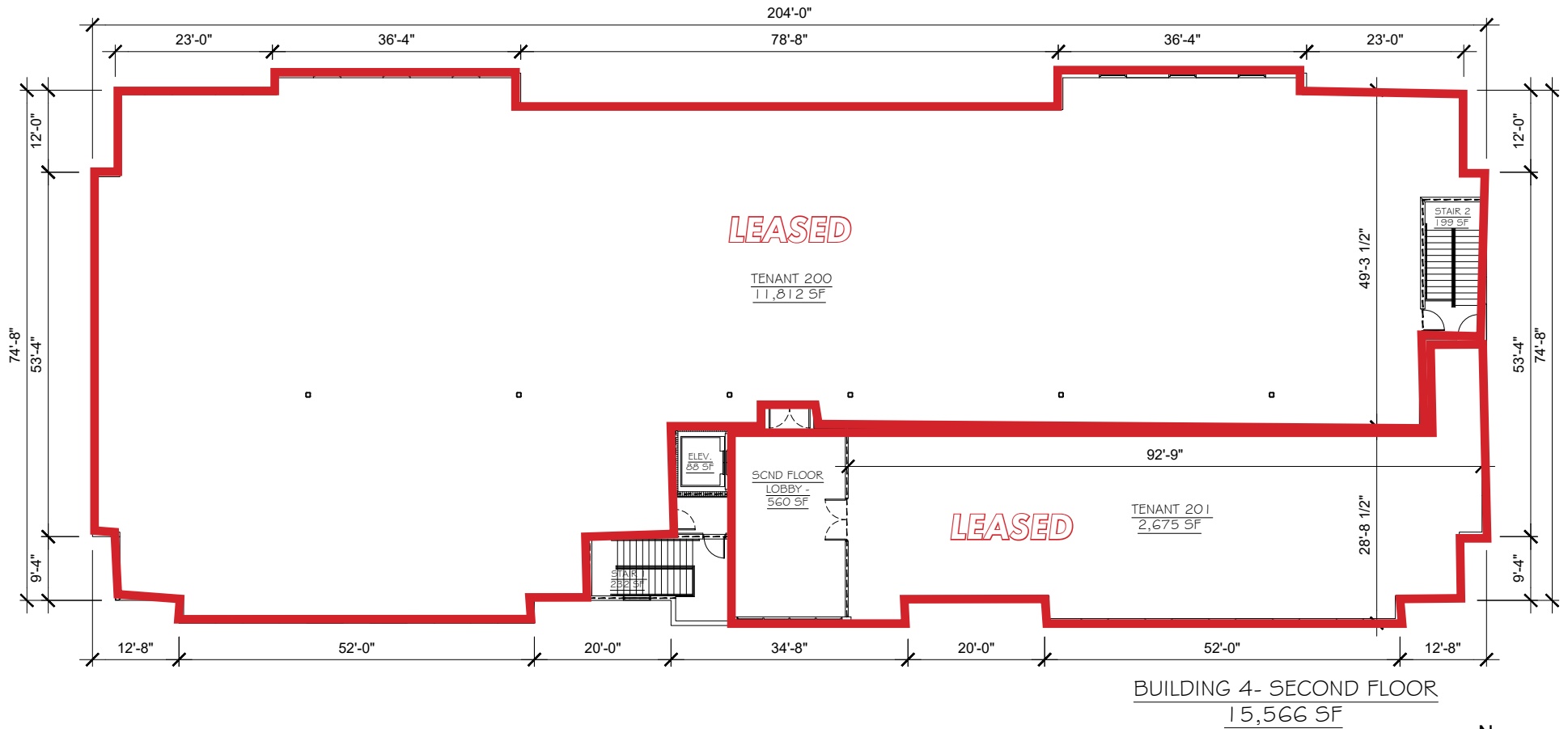
BUILDING 4- FIRST FLOOR
15,452 SF

SOUTHVIEW STUDIOS, LLC
architecture & design

Conceptual purposes only, sizes can be changed to accommodate users

PROPOSED FLOOR PLAN

2ND FLOOR



DEVELOPER INFORMATION

CURRENT COMPLETED PROJECTS



Providing more than construction, Stevens Construction helps clients navigate everything associated with the development of a project including site evaluation, due diligence, design team selection, budgeting, scheduling, cost-savings suggestions and permitting. With offices in Orlando and headquarters in Fort Myers, Stevens Construction guides clients through the entire development and construction process, allowing them to make educated decisions which provide superior construction, saves money, time and creates the best experience possible.

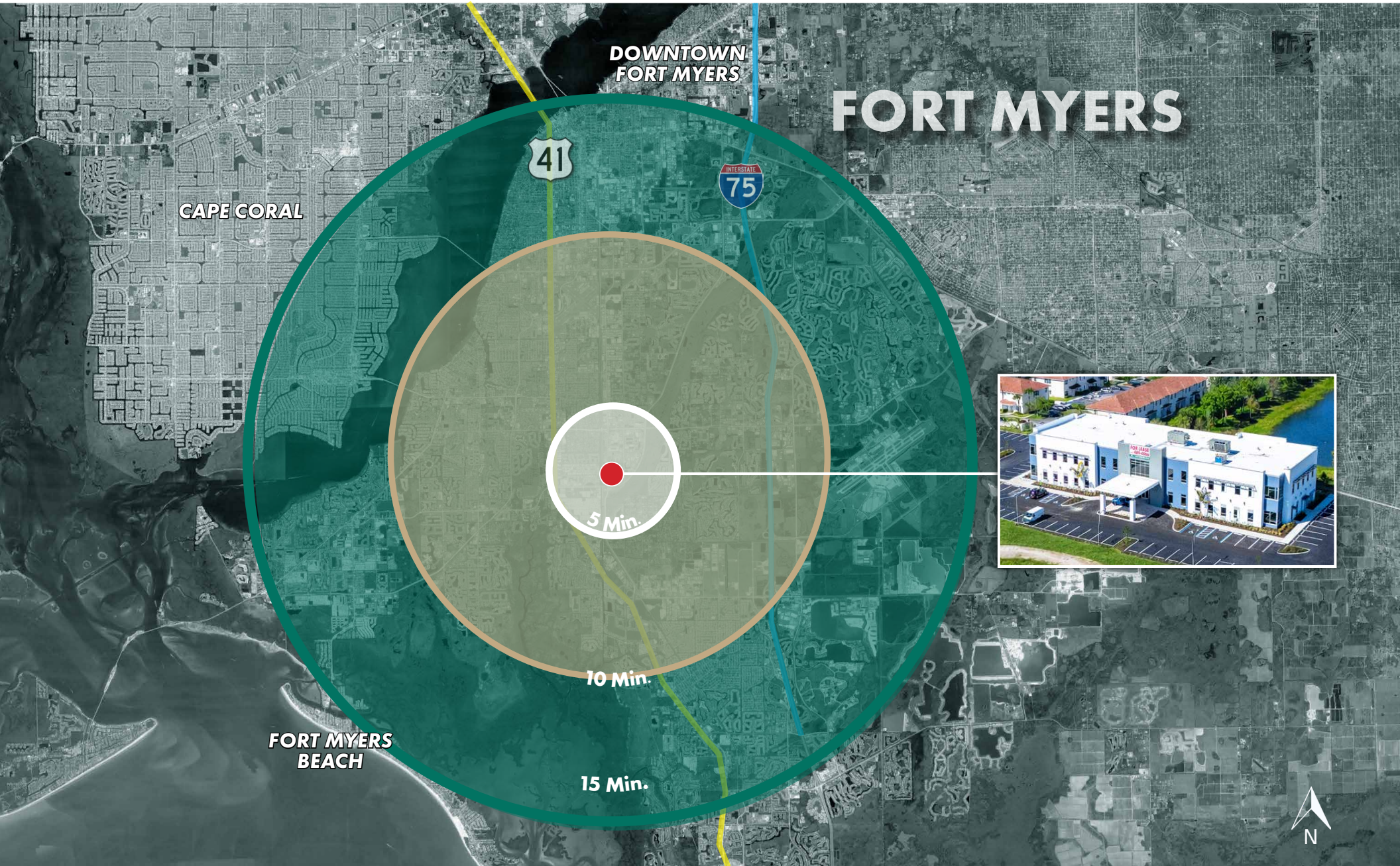
Earning accolades such a Contractor of the Year, Large Business of the Year and Great Place to Work Certification, Stevens Construction has specialized in construction management of commercial and healthcare projects since our 2003 inception. Additionally, in 2018, Stevens Construction expanded operations with a special projects division focusing on projects under \$1M, which include tenant improvements, renovations, repairs and expansions.



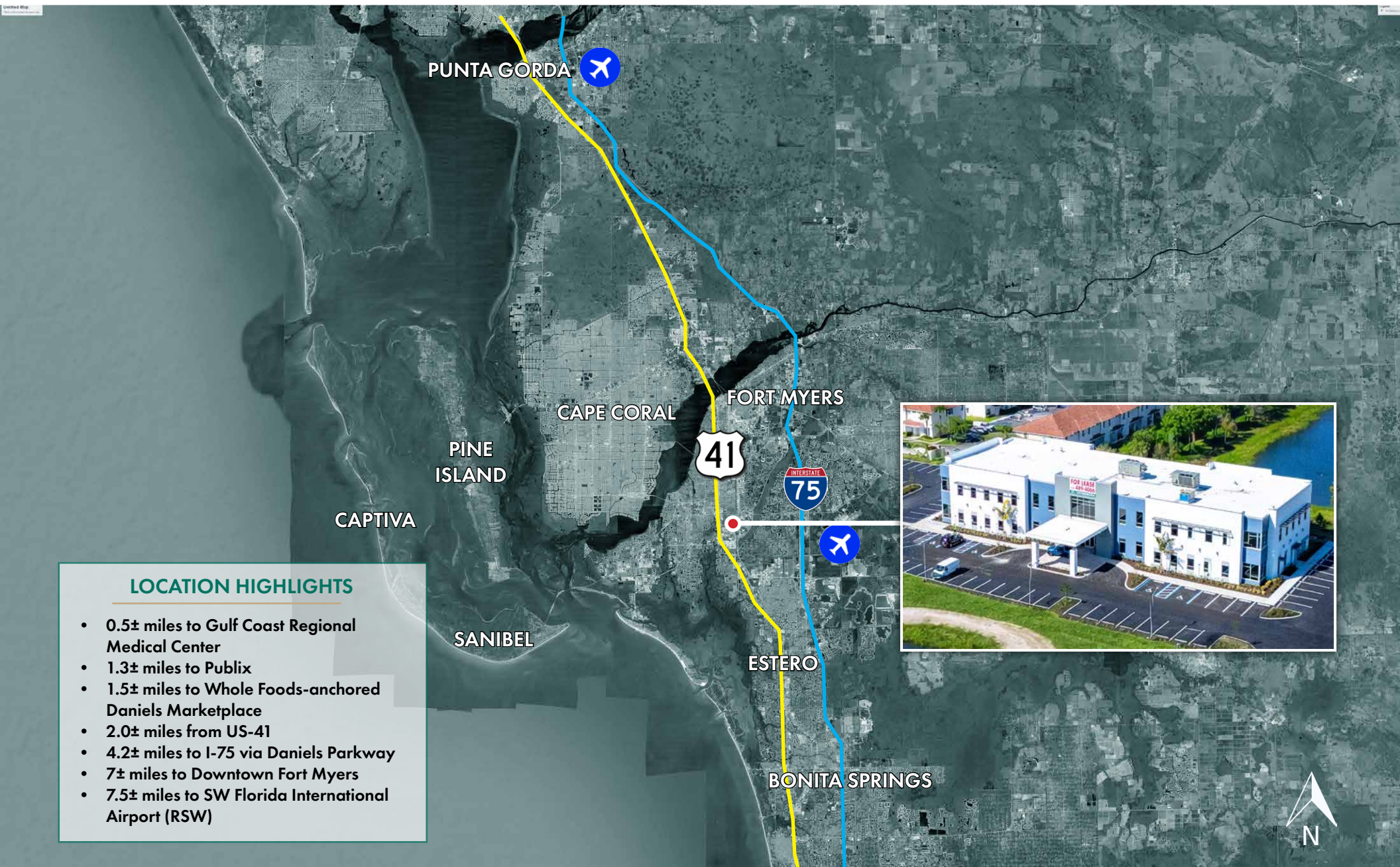
RETAIL MAP



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.5± miles to Gulf Coast Regional Medical Center
- 1.3± miles to Publix
- 1.5± miles to Whole Foods-anchored Daniels Marketplace
- 2.0± miles from US-41
- 4.2± miles to I-75 via Daniels Parkway
- 7± miles to Downtown Fort Myers
- 7.5± miles to SW Florida International Airport (RSW)



LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.