



MIDTOWN at BONITA



HEALTHCARE / OFFICE DEVELOPMENT OPPORTUNITY

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

RYAN GOULD, CPM

Director Brokerage
317.448.6753
rgould@cciin.com

ANDREW NORDHOFF

VP Brokerage
561.517.6018
anordhoff@cciin.com

ROSS GOYER

EVP Brokerage
317.288.9011
rgoyer@cciin.com

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.



THE ZUCKERMAN
GROUP



TOROSE
EQUITIES

/// 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.



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

Ryan Gould, CPM

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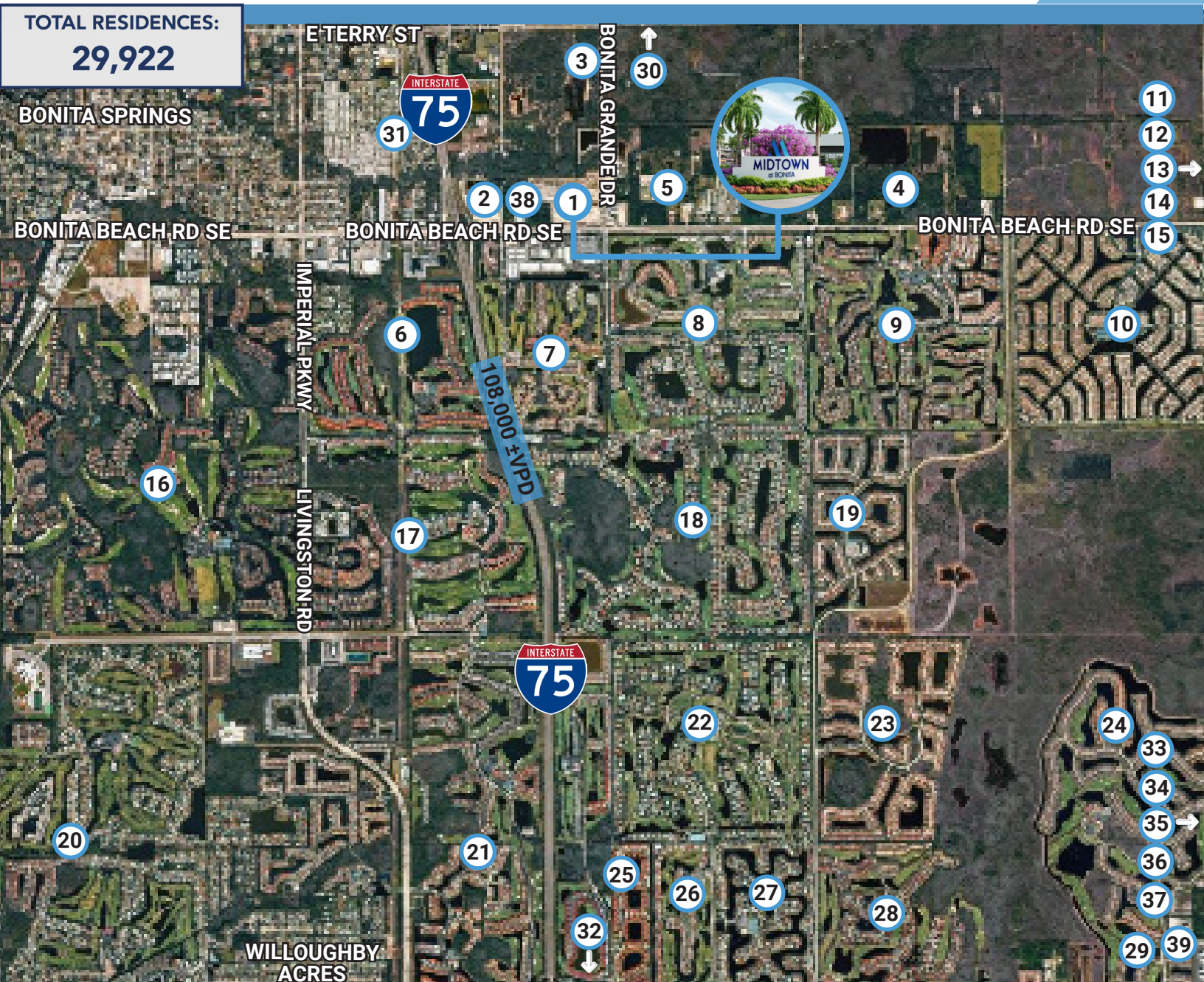
CORNERSTONE

Residential Map | 29,922 Residences

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

TOTAL RESIDENCES:

29,922



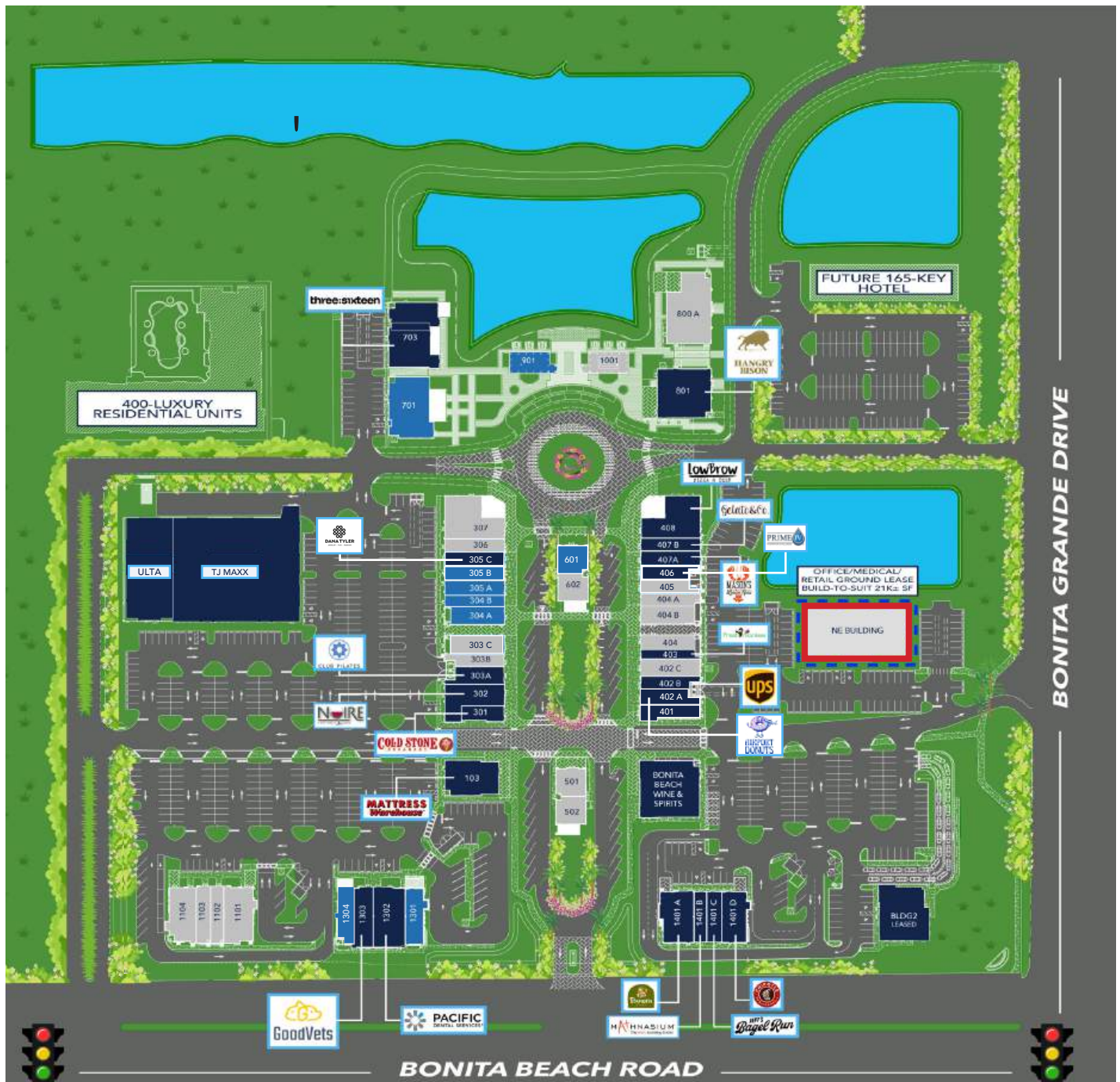
SITE PLAN: BTS | NE Building

MIDTOWN AT BONITA

SITE PLAN

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

KEY			
	AVAILABLE	PENDING	LEASED



Site Progress - as of 2.19.26



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



ORLANDO

TAMPA

SARASOTA

FORT MYERS

ESTERO

NAPLES



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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