

Available April 1, 2025 For Rent Medical Office & Surgery Center

5,936 SF Medical & 4,585 SF ASC
5238 Mason Corbin Court, Fort Myers FL 33907

Medical Office Rent:

\$25 PSF NNN
5 Year Term
2% Annual Escalations

Surgery CTR Rent:

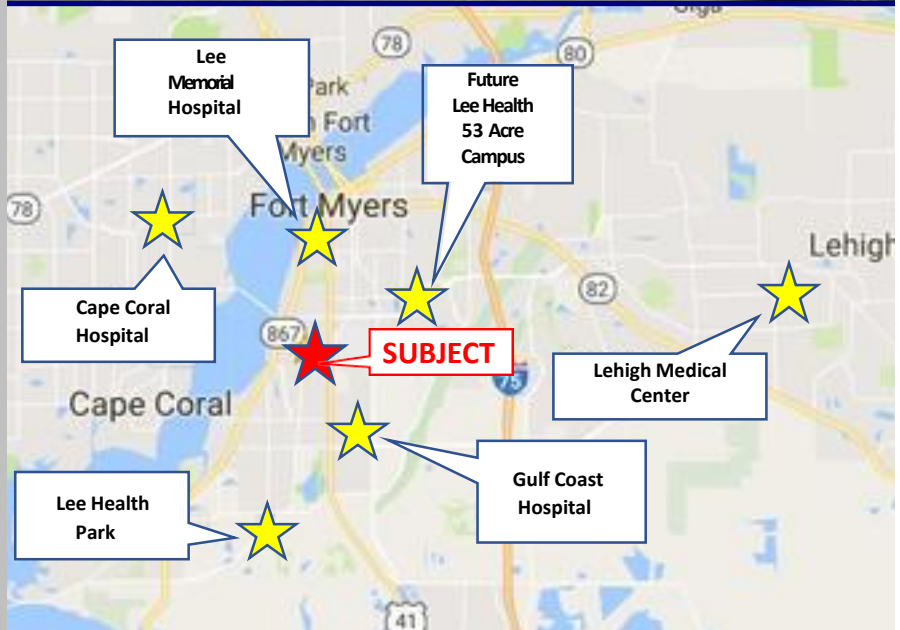
\$35 PSF NNN
5 Year Term
2% Annual Escalations

Location:

Ideal central location with
Summerlin Road Visibility/
Frontage.

History:

The medical office has been occupied by a Podiatry group since 2000. The surgery center has been occupied by a group of 20+ local surgeons of different specialties including neurosurgeons since 2000.



The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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SUBJECT
5238 Mason Corbin Court,
Fort Myers FL 33907



Summerlin Road Monument Sign



Main Entrance



Entrance to Foot and Ankle Group



Entrance to Surgery Center



Podiatry office photos

Mason Corbin Court entrance



South Side private entrance for doctors



Subject Photographs



View: Stand-by electric generator located on east side of building near the surgery center



View: Note ventilation equipment essential for surgery center

Subject Photographs



View: Doors leading to medical gas storage associated with the surgery center



View: Unit 101(surgery center) Lobby-waiting room

Unit 101 (Surgery Center) Photographs



View: First of two
surgery rooms



View: First of two
surgery rooms

Unit 101 (Surgery Center) Photographs



View: Second of
two surgery rooms



View: Second of
two surgery rooms

Unit 101 (Surgery Center) Photographs



View: Recovery room



View: Nurses station
inside sterile area

Unit 102 (Medical Office) Photographs



View: Waiting room area



View: Receptionist desk

Unit 102 (Medical Office) Photographs



View: Typical exam room, note built-in cabinetry and sink



View: Typical exam room, note built-in cabinetry and sink