



LSI
COMPANIES

OFFERING MEMORANDUM

15,000 SQ. FT. CLASS A MEDICAL / PROFESSIONAL OFFICE FOR LEASE

HOPE PRESERVE, FORT MYERS, FL

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: First Floor: Up to 15,000 SF available
for tenant design and build out.

LEASE RATE

From \$30 PSF + CAM *

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

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SALES TEAM



Justin Thibaut, CCIM
President & CEO



Christi Pritchett, CCIM
Senior Broker Associate



PLEASE DIRECT ALL OFFERS TO:

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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 one interior lot is programmed for a medical/professional office and can accommodate single or multiple story buildings and can be built-to-suit. Please inquire about the details of this remaining improved building site.

BUILDING 4 - LEASE SPACE (1ST FLOOR)

LSI Companies is pleased to offer the remaining leasing opportunities within Building 4, a brand-new Class A Medical and Professional Office building. The second floor will soon be home to Sono Bello, further enhancing the property's medical office presence.

Designed to accommodate today's healthcare and professional office users, Building 4 will feature state-of-the-art technology, upscale interior finishes, and exceptional visibility within the development.

The two-story building provides ample parking with 123 dedicated spaces and is fully zoned to accommodate a wide range of medical and general office uses. Approximately 15,000± square feet remains available on the first floor, offering tenants the opportunity to customize their space through a tailored design and build-out program. Ownership is prepared to offer a substantial tenant improvement allowance based on lease term, or alternatively deliver the premises in vanilla shell condition with a negotiated T.I. allowance to meet tenant requirements.

EXECUTIVE SUMMARY



BUILDING HIGHLIGHTS

- Constructed in 2026
- Opportunity for prominent building signage, at tenant's expense
- Concrete block construction
- Impact Picture Windows
- Covered patient/client drop off
- Fire suppression system
- Electronic building access
- 3 phase power
- 4" water service to the building
- Roof mounted mechanicals
- Ample parking for medical/surgical and office uses



BUILDING INTERIOR

2ND FLOOR (SONOBELLO)



**Images of the 2nd floor build out shown.
For Conceptual purposes only.*

BUILDING INTERIOR

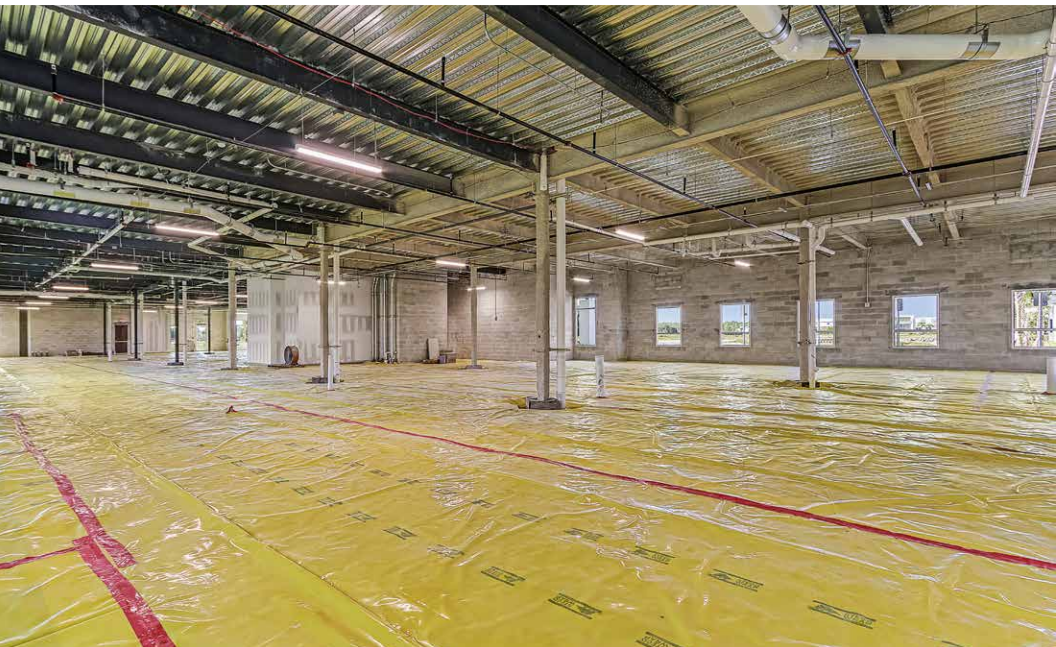
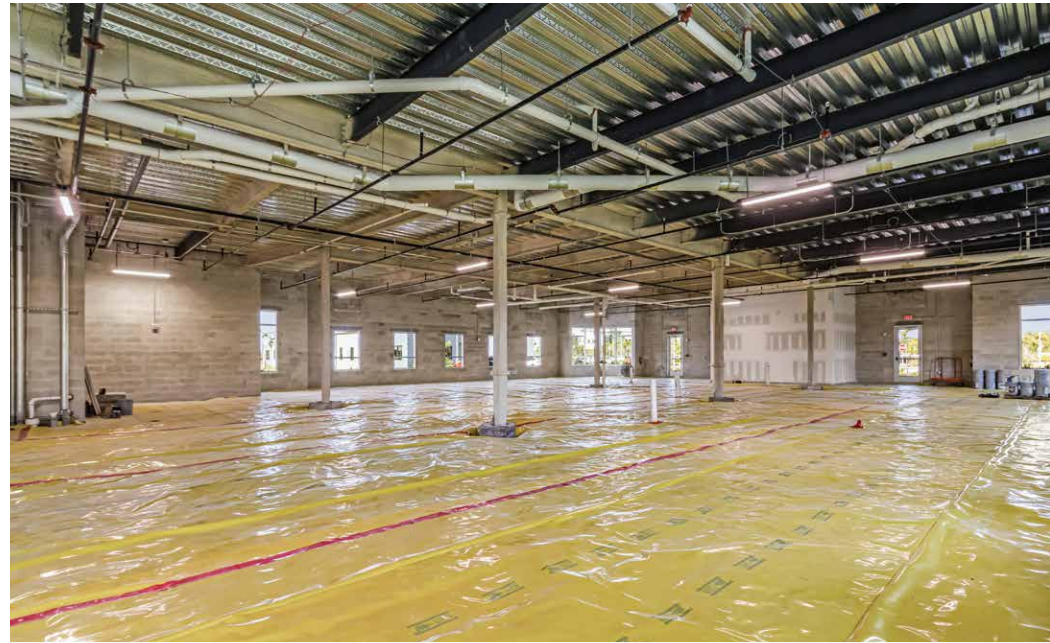
2ND FLOOR (SONOBELLO)



**Images of the 2nd floor build out shown.
For Conceptual purposes only.*

BUILDING INTERIOR

1ST FLOOR



Delivery condition is gray shell with no concrete floor, giving the tenant the ability to design and build out the space.

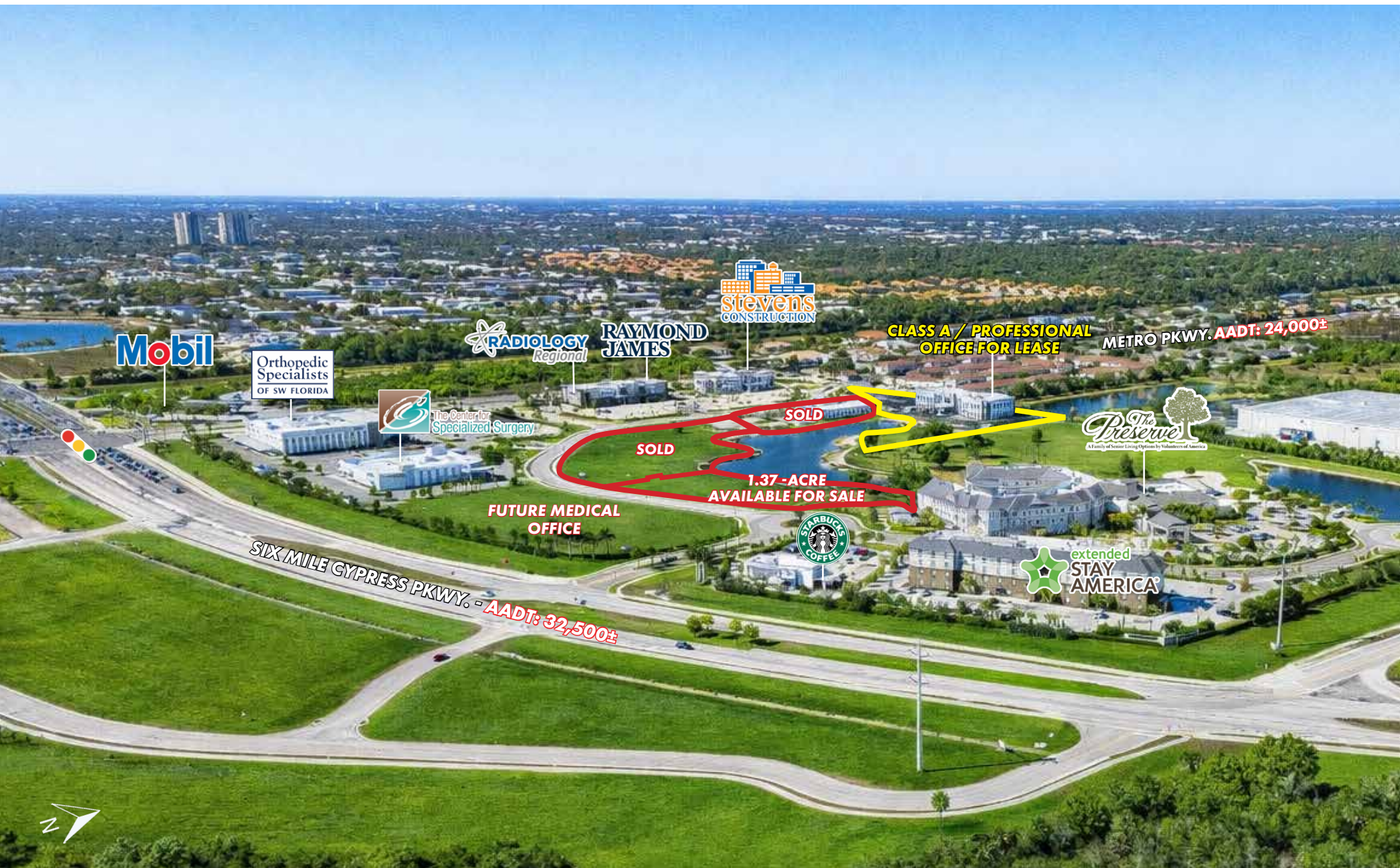
BUILDING EXTERIOR



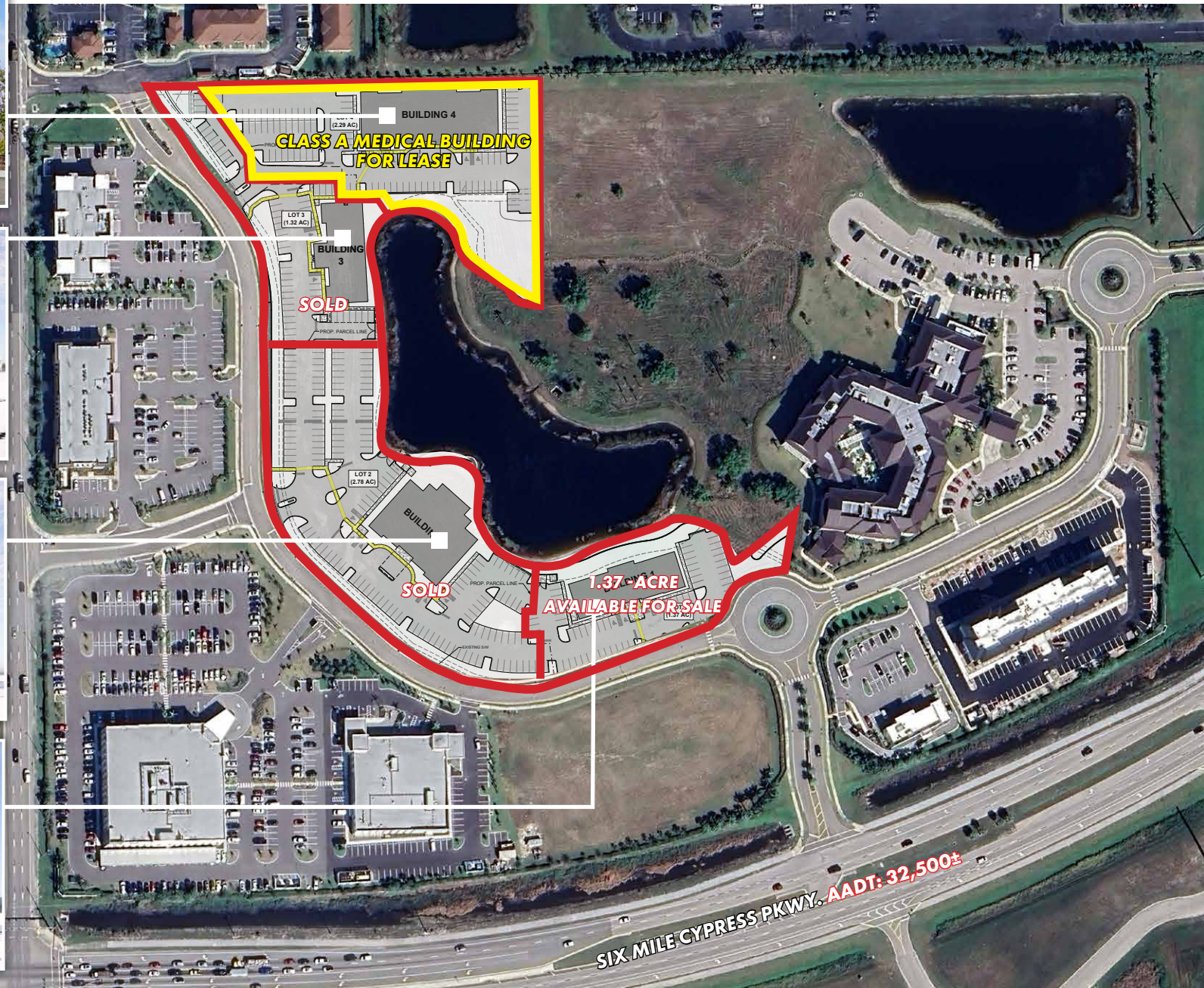
PROPERTY AERIAL



PROPERTY AERIAL

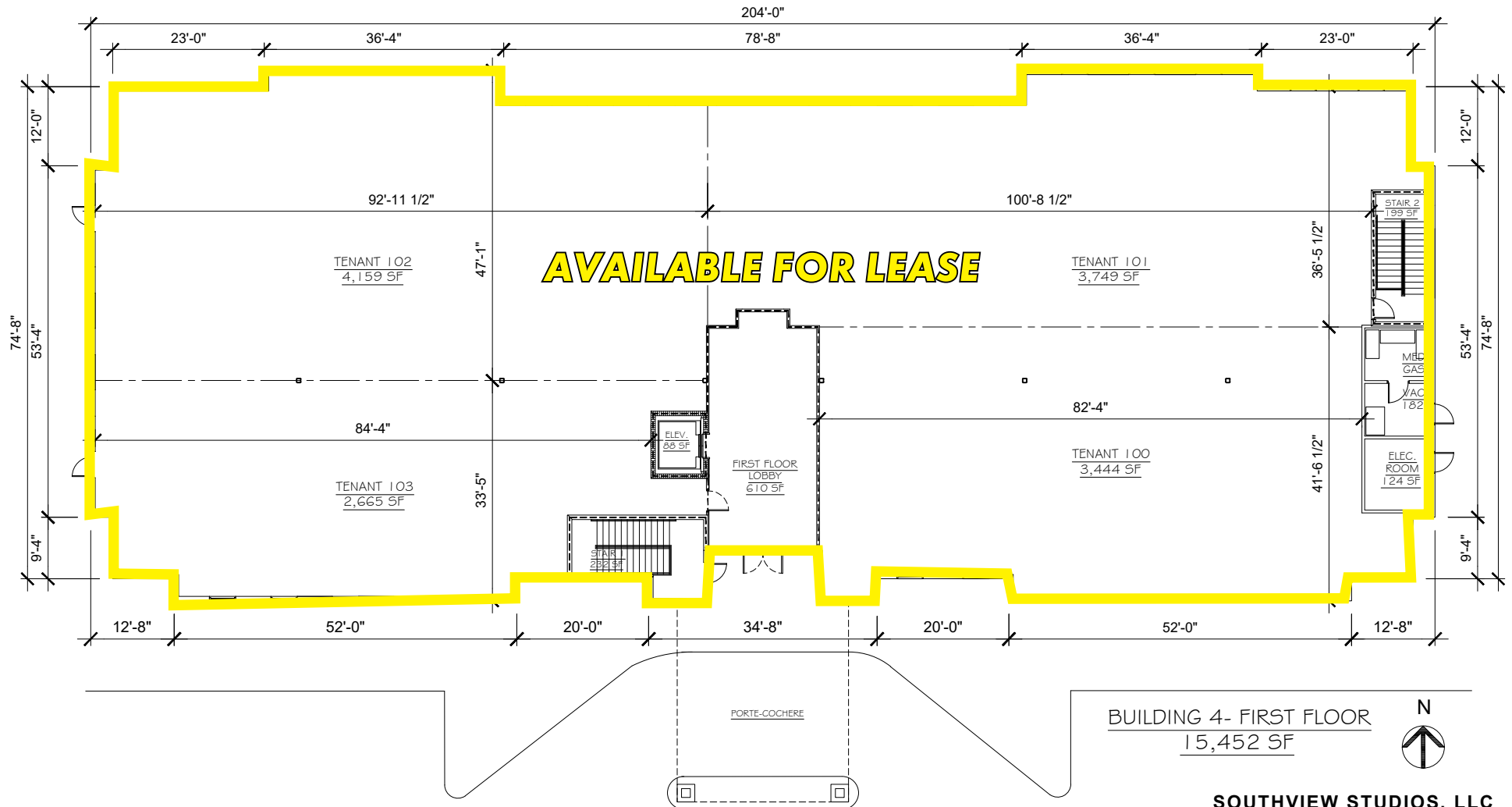


CONCEPTUAL SITE PLAN



PROPOSED FLOOR PLAN

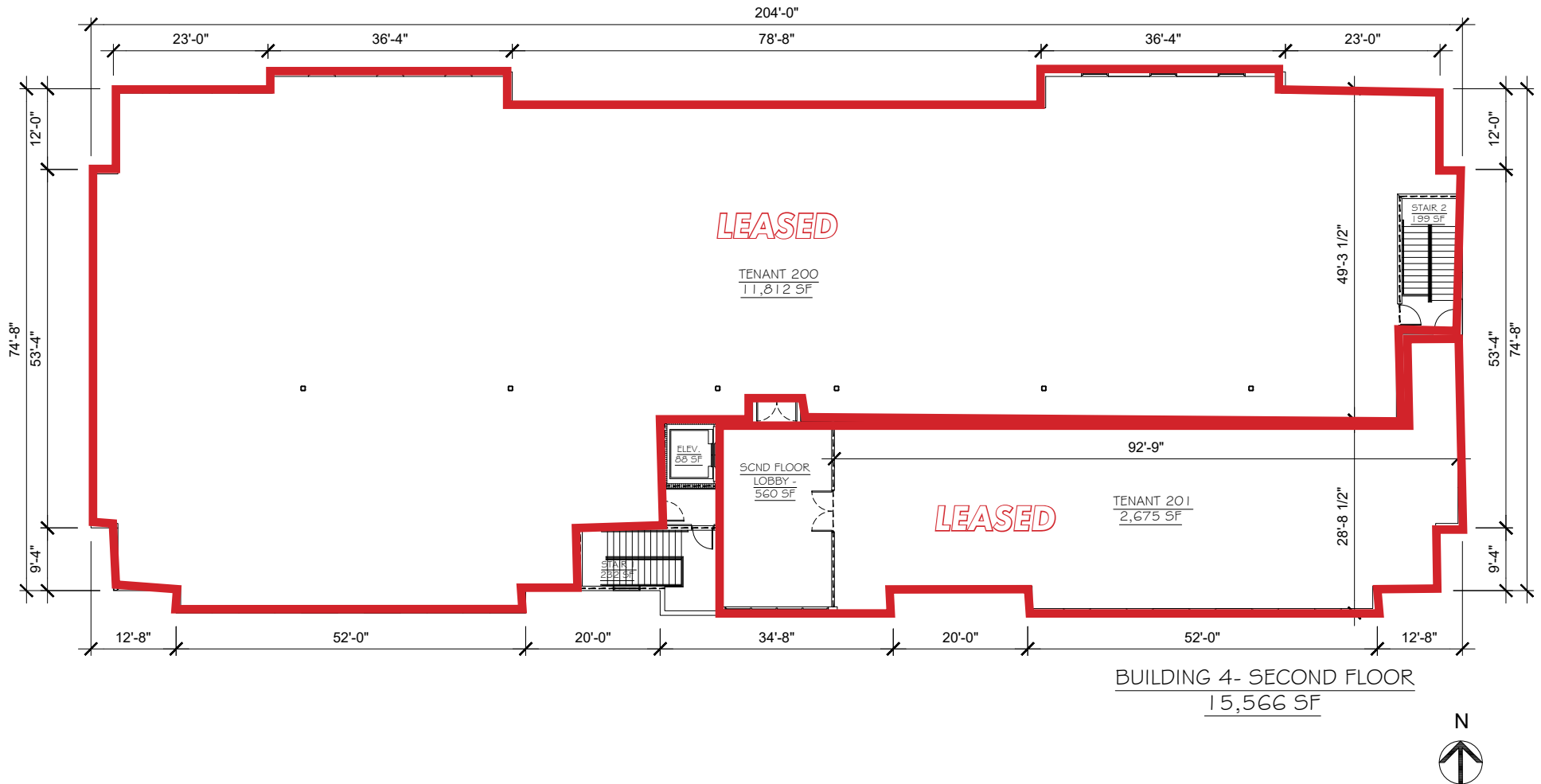
1ST FLOOR



Conceptual purposes only, sizes can be changed to accommodate users

PROPOSED FLOOR PLAN

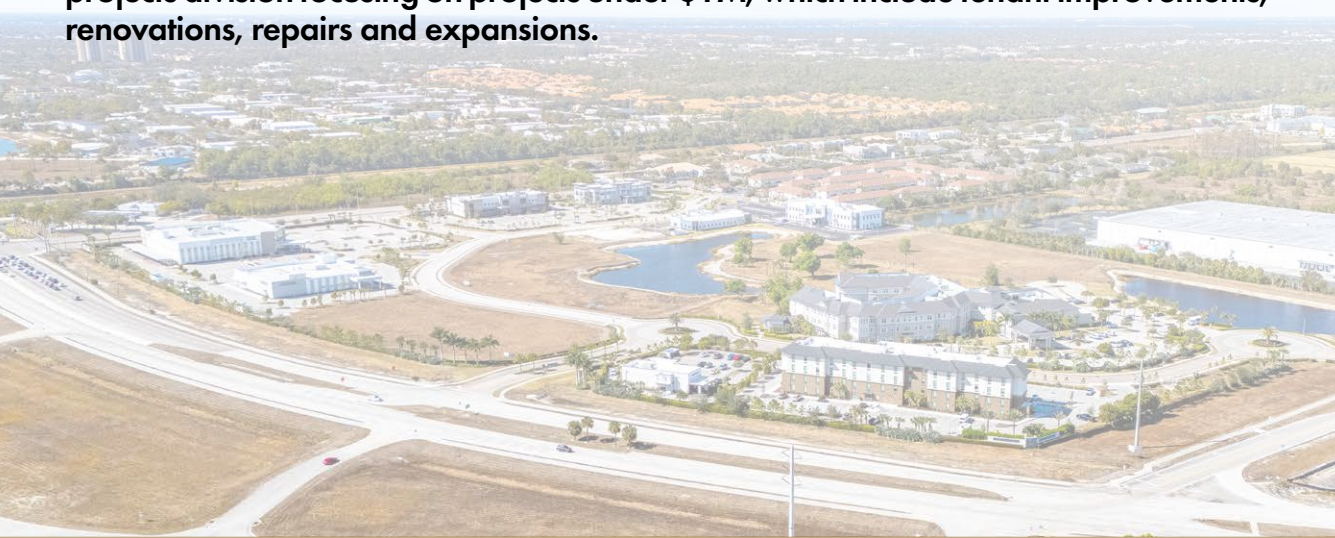
2ND FLOOR





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.

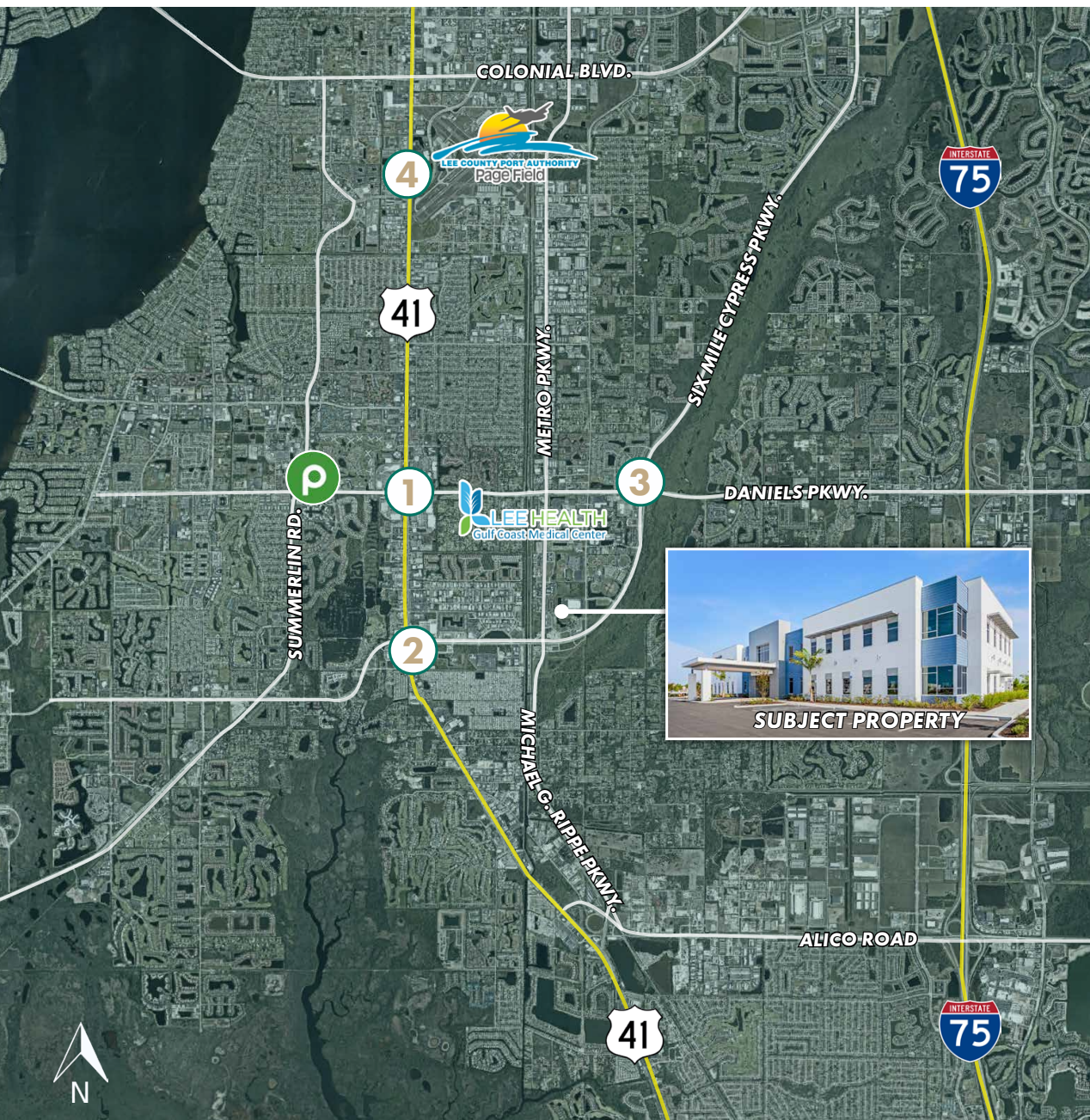


DEVELOPER INFORMATION

CURRENT COMPLETED PROJECTS



RETAIL MAP



1. BELL TOWER, CYPRESS TRACE, CYPRESS LAKES PLAZA



2. US-41 & GLADIOLUS DR./SIX MILE CYPRESS PKWY.



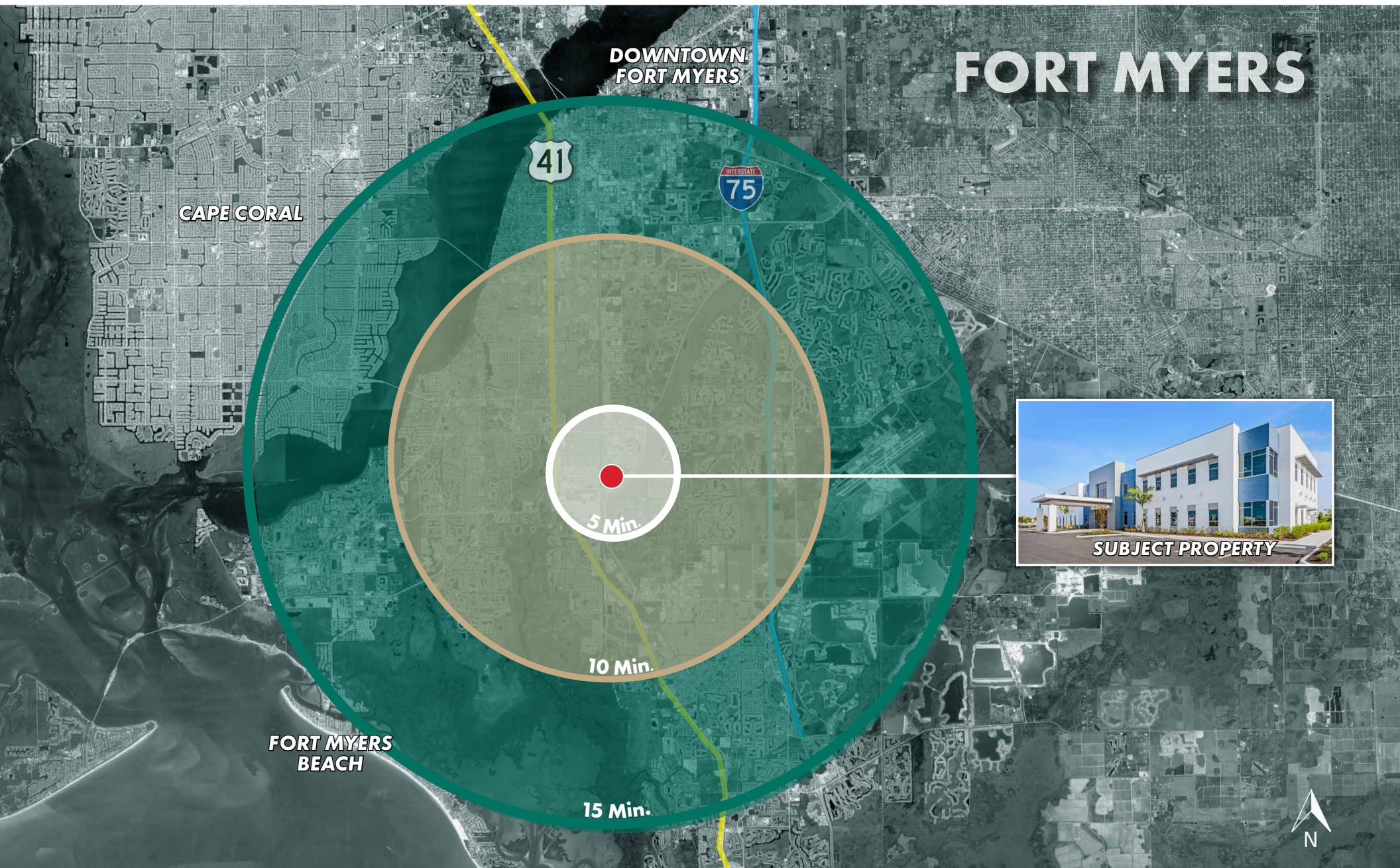
3. DANIELS CROSSING



4. PAGE FIELD COMMONS

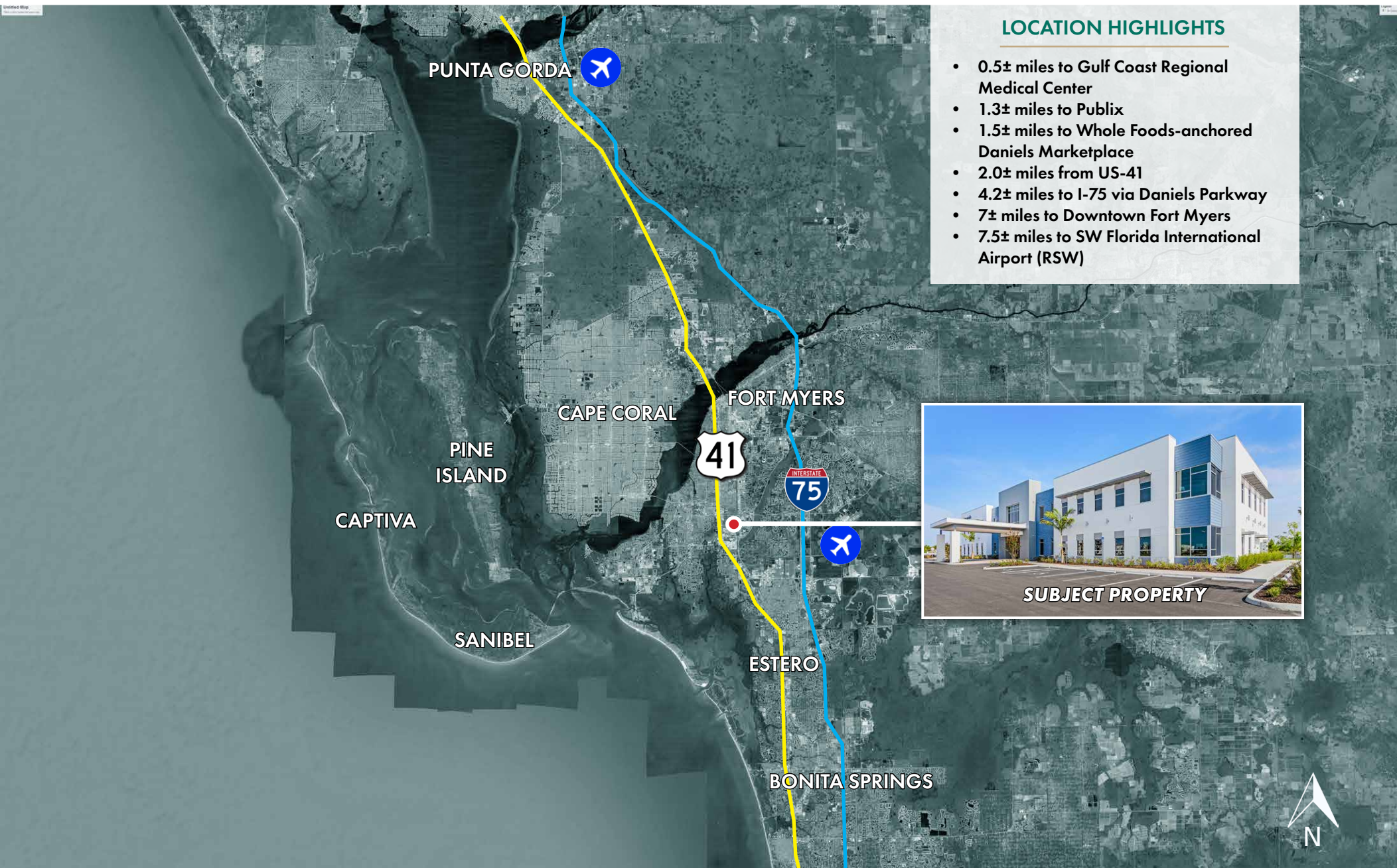


DRIVE TIME MAP



LOCATION MAP

Unlabeled 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 Landlord(s). This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord 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 a forthcoming letter of intent, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. The Landlord 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. Tenant 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 tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.