

## MEDICAL OFFICES FOR LEASE Under Construction



**14230 Metropolis Avenue, Fort Myers, FL 33912**

14230 Metropolis Ave offers 10,732 SF of brand new, TURN-KEY medical office space. Each suite offers 6 exam rooms and 3 doctors offices, reception area, waiting room and breakroom. Can be combined for 5,371 SF on the 1st floor and 5,361 SF on the 2nd floor. The property is strategically located in a well-known Fort Myers medical office community and has ample parking for medical tenants.

| SUITE         | RSF              | EXAMS     | OFFICES   | NNN RATE   |
|---------------|------------------|-----------|-----------|------------|
| Suite 101:    | 2,913 SF         | 6         | 3         | \$29.00/SF |
| Suite 102:    | 2,458 SF         | 6         | 3         | \$29.00/SF |
| Suite 201:    | 2,903 SF         | 6         | 3         | \$28.00/SF |
| Suite 202:    | 2,458 SF         | 6         | 3         | \$28.00/SF |
| <b>TOTAL:</b> | <b>10,732 SF</b> | <b>24</b> | <b>12</b> |            |

**Lease Rate:** \$28.00/SF to \$29.00/SF NNN + OpEx/CAM  
**Delivery Date:** April/May 2026



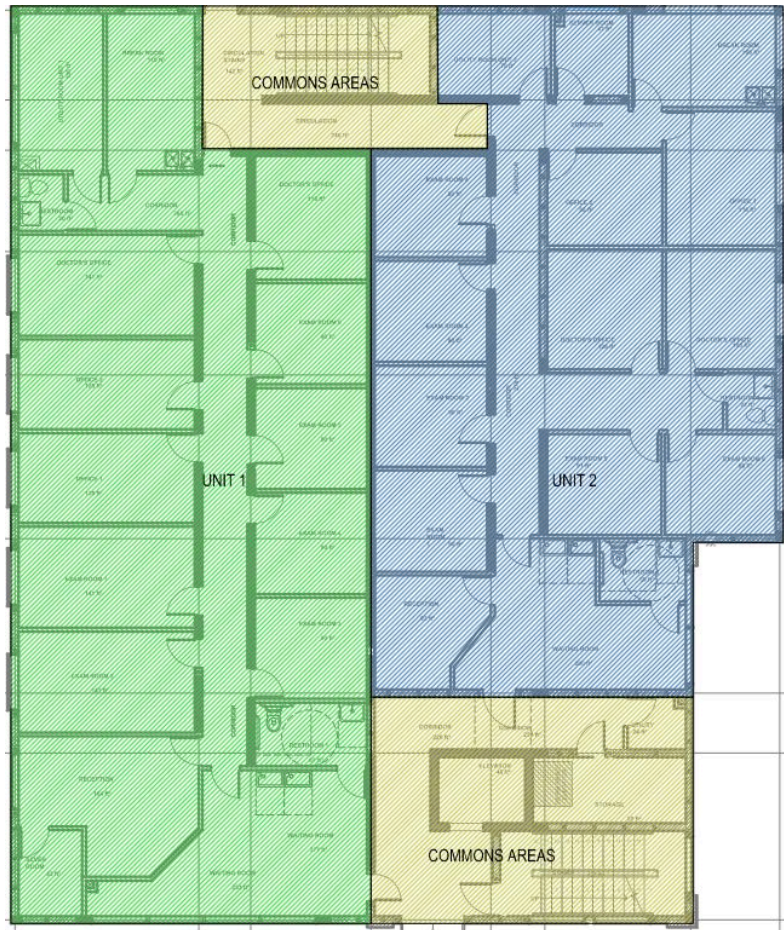
# 14230 Metropolis Avenue, Fort Myers, FL 33912



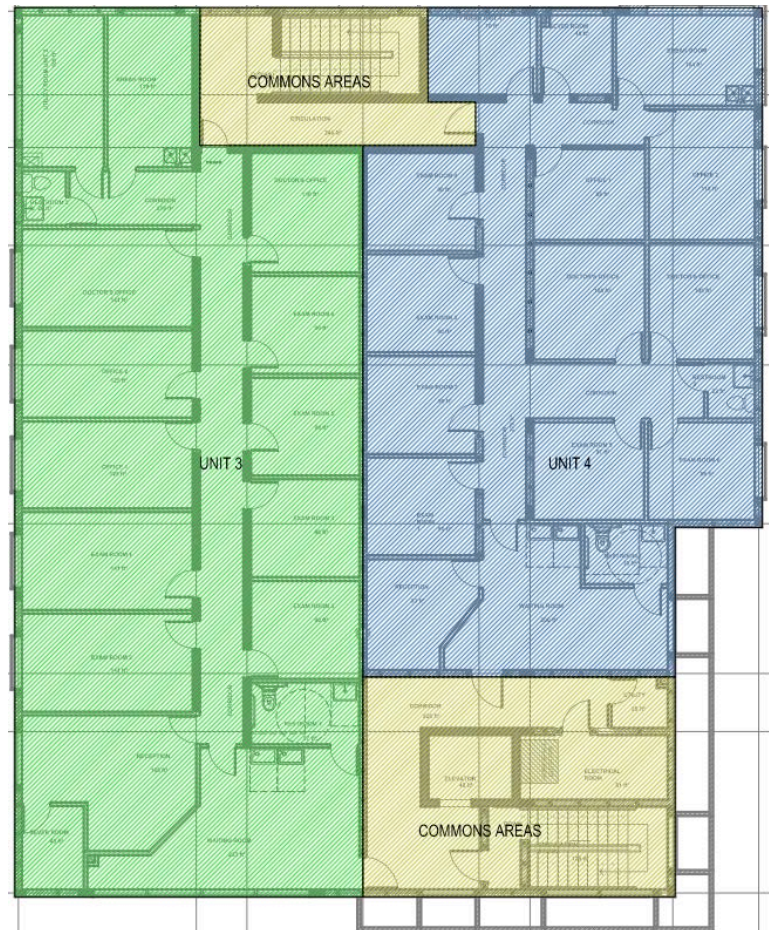


## Floor Plans

### 1st Floor



### 2nd Floor



### Demographics

#### 1 Mile

#### 3 Mile

#### 5 Mile

Total Population 2024

3,044

51,056

137,061

Median HH Income Annual

\$69,538

\$61,941

\$66,379

Population Growth 2024-2029

+16.85%

+18.26%

+18.66%



5020 Tamiami Trail N • Suite 112 • Naples, Florida 34103



**Hamish Williams**

C: 239.313.3416

Hamish@AJSRealtyGroup.com