

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. Cabinetry and furniture not included. 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:	2,863 SF	6	3	\$29.00/SF
Suite 102:	2,510 SF	6	3	\$29.00/SF
Suite 201:	2,863 SF	6	3	\$28.00/SF
Suite 202:	2,510 SF	6	3	\$28.00/SF
TOTAL:	10,746 SF	24	12	

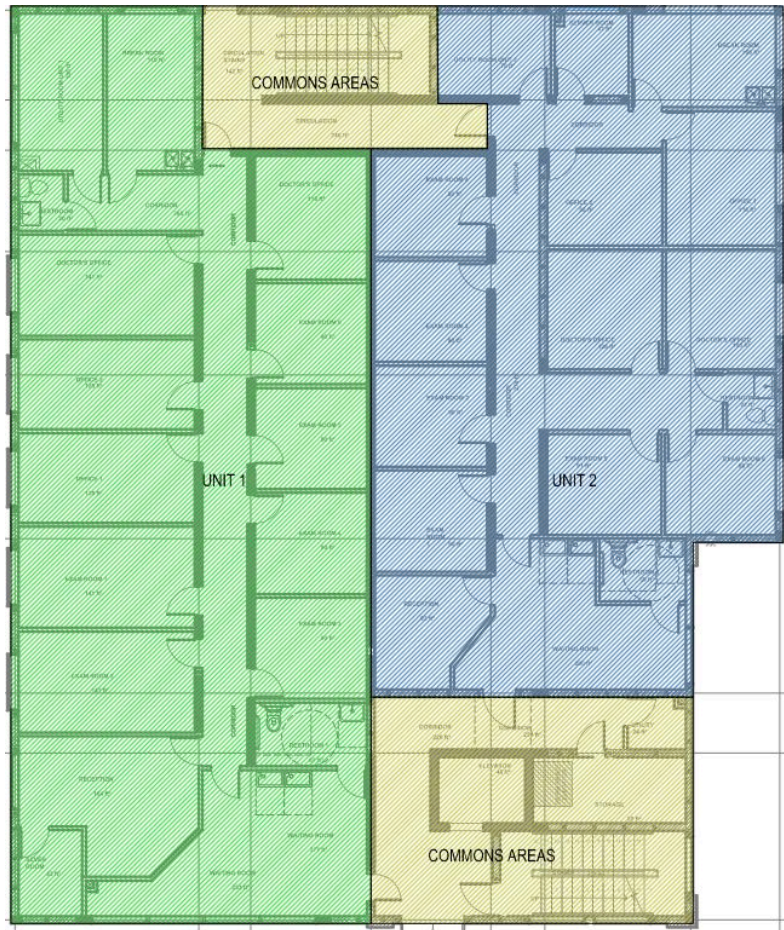
Lease Rate: \$28.00/SF to \$29.00/SF NNN + OpEx/CAM
Delivery Date: April/May 2026

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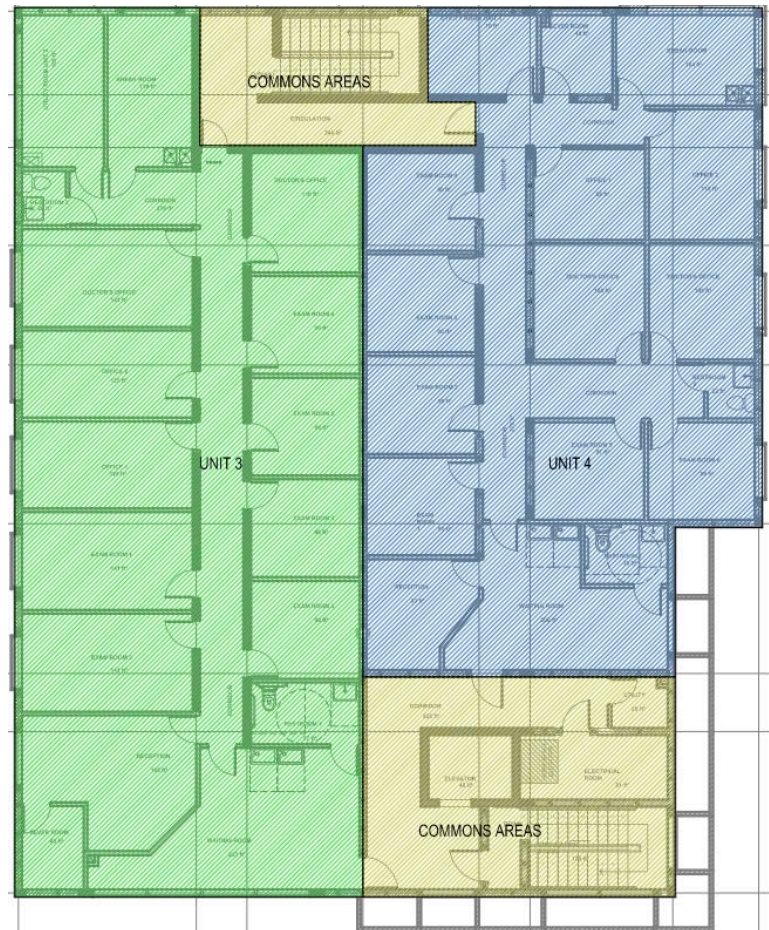


Floor Plans

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%



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