

FORT MYERS FLORIDA

MOVE-IN READY
SUBLEASE OPPORTUNITY

Gateway Submarket

Plug & Play

Leading Edge Efficient Design

State-of-the-Art Furnishings

Amenities On-Site

HQ / REGIONAL
OPERATIONS CENTER



12651 GATEWAY BLVD.
±125,000 SF

UNIQUE HEADQUARTERS / REGIONAL OPERATION CENTER OPPORTUNITY

12651 Gateway Blvd.

UP TO ± 125,000 SF ON 3 FLOORS

AMENITY RICH CAMPUS
ENVIRONMENT

SUBLEASE TERM:

3/31/2030

SIZE:

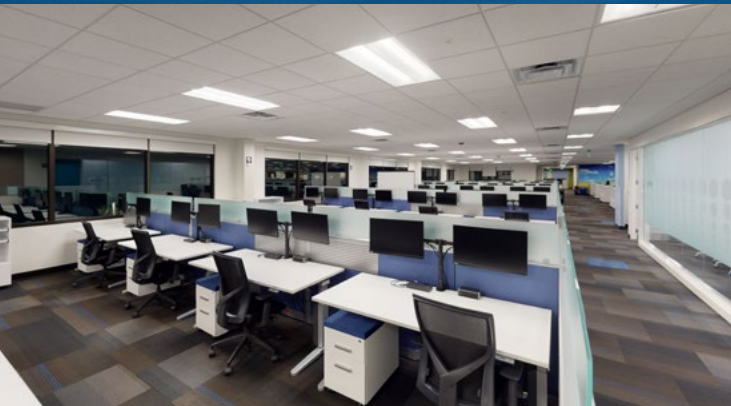
3 Stories, ± 125,000 SF

PARKING RATIO:

Free 5:1,000 SF Parking

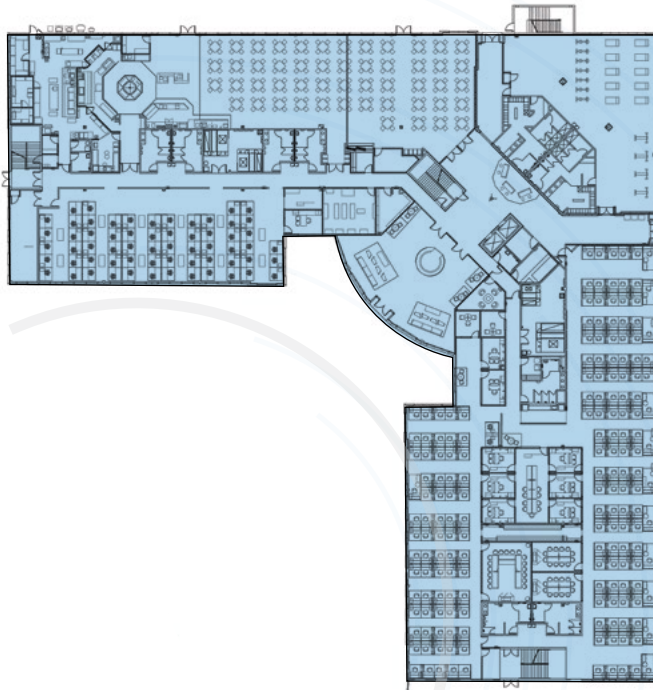
FEATURES

- Built in 2012
- Plug & Play
- High End Furniture
- Smart WebEx Conferencing System
- Fitness Center
- Full Service Cafeteria with Kitchen
- Conference & Huddle Rooms
- Collaboration Areas
- Outdoor Terrace on 2nd Floor
- EV Charging Stations



FIRST FLOOR

44,730 SF 243 Work Stations
10 Offices
7 Meeting Rooms

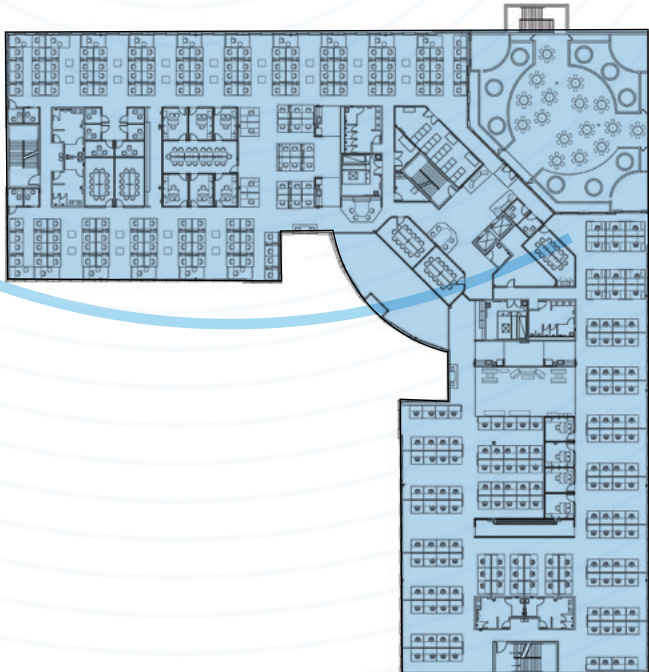


EFFICIENT & FLEXIBLE OPEN FLOOR PLANS

- First Floor Matterport
- Third Floor Matterport

SECOND FLOOR

39,478 SF 327 Work Stations
4 Offices
16 Meeting Rooms



THIRD FLOOR

39,570 SF 365 Work Stations
13 Offices
18 Meeting Rooms



GREAT LOCATION FOR RECRUITMENT & RETENTION

FORT MYERS & LEE COUNTY DEMOGRAPHICS

63%

POPULATION
INCREASE IN LAST
10 YEARS

RSW:

SW FLORIDA AIRPORT
HAS NON-STOP SERVICE
TO ±60 LOCATIONS



4.7M

VISITORS
IN 2021

\$6B

DIRECT VISITOR
SPENDING IN 2021

UP 41%

SINGLE-FAMILY
HOME SALES
(JUNE 2021 VS JUNE 2020)



TOP INDUSTRIES:
LIFE SCIENCES,
TECH, DEFENSE,
IT, FINANCE

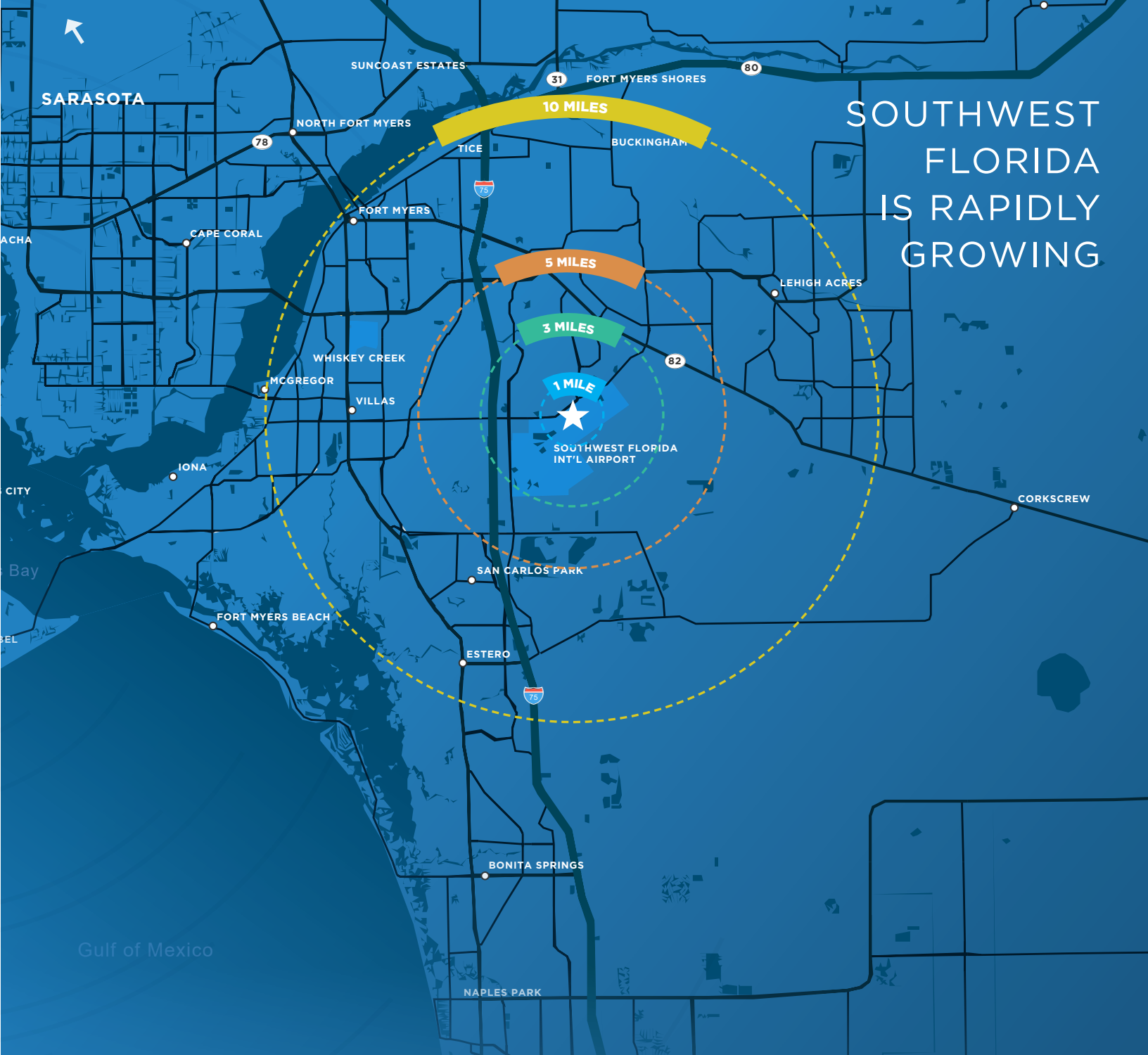
10 UNIVERSITIES AND
COLLEGES

5 VO-TECH SCHOOLS PLUS
STRONG PUBLIC/PRIVATE
SCHOOL SYSTEMS ARE
PREPARING GRADUATES
WITH THE SKILLS TO
MEET LOCAL JOB
MARKET DEMANDS

NO PERSONAL
INCOME TAX,
LOW COST
OF LIVING

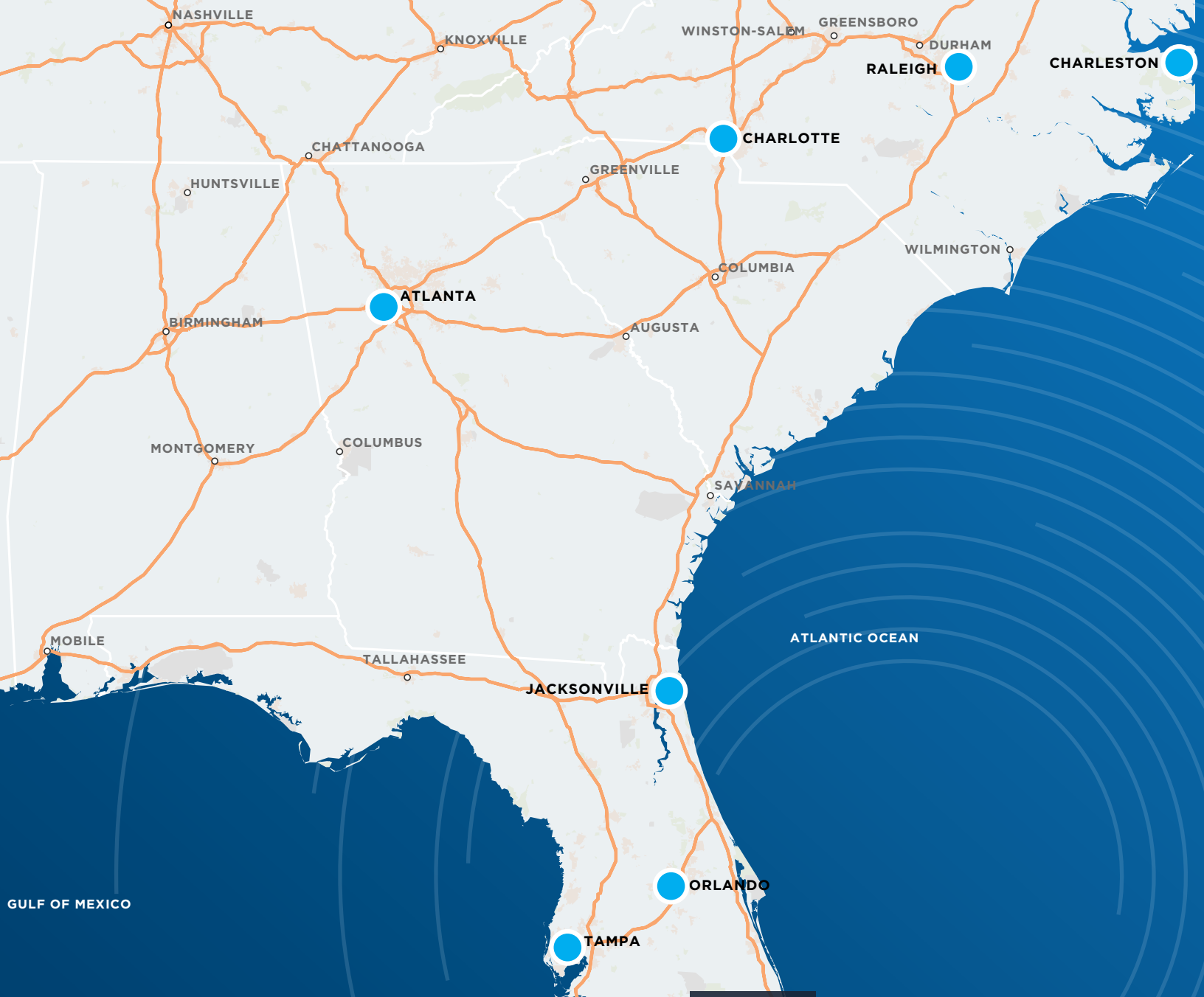
FASTEST
GROWING CITY
IN US - 2018

SOUTHWEST FLORIDA IS RAPIDLY GROWING



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
Q2 2021 EMPLOYED POSITIONS	1,121	8,912	22,004	173,125
TOTAL POPULATION	2,077	23,499	71,353	350,229
TOTAL HOUSEHOLDS	928	9,129	26,885	139,087
AVG. HOUSEHOLD INCOME	\$125,081	\$115,370	\$101,102	\$83,605

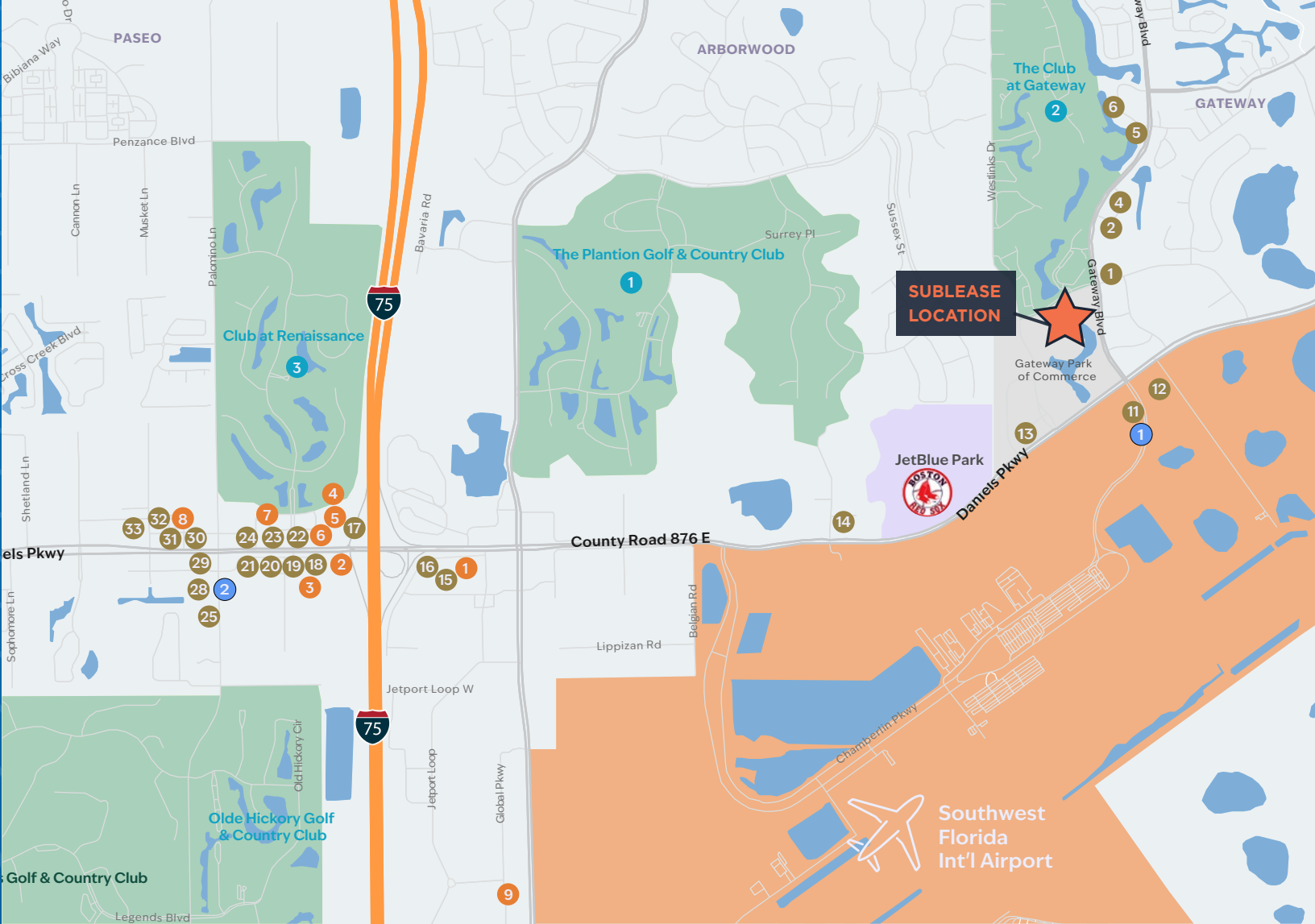


**SUBLEASE
LOCATION**



DRIVE-TIMES

- 5 Hours Jacksonville
- 3 Hours Orlando
- 2.5 Hours Tampa
- 2.5 Hours Miami/Ft Lauderdale
- 0.5 Hours Naples



AMENITY-RICH LOCATION

GROCERY

1. Publix
2. Publix

GOLF COURSES

1. The Plantation Golf & Country Club
2. The Club at Gateway
3. The Club at Renaissance

HOTELS

1. Days Inn & Suites
2. Travelodge
3. Quality Suites
4. La Quinta Inn
5. Spring Hill Suites
6. Baymont By Wyndham
7. Hampton Inn
8. Best Western
9. Holiday Inn Express

RESTAURANTS

1. The Saucy Meatball
2. Subway
3. Boulevard Deli and Tavern
4. Scoop Me Up Ice Cream
5. Skinny Dogz Brunchery
6. Rock'n Sushi
7. Fort Myers Brewing Co.
8. Dunkin' Donuts
9. Tropical Smoothie Café
10. Hot Gyros & More
11. China Fusion
12. Moe's Southwest Grill
13. Casa Lupita Café
14. Fine Fold Pizza
15. Cracker Barrel Old Country
16. Fat Katz Sports Bistro
17. Rusty's Raw Bar & Grill
18. Taco Bell
19. Waffle House
20. McDonald's
21. Arby's
22. Denny's
23. Wendy's
24. Burger King
25. Da Vinci's Italian Restaurant
26. New China
27. MAK'S Asian Kitchen & Sushi
28. Papa John's
29. Dairy Queen
30. Rosati's Pizza
31. Artisan Eatery
32. Origami Korean-Japanese
33. Fancy's Southern Café



BUILDING 4B
19,989 SF

BUILDING 4A
21,601 SF

BUILDING I
± 125,000 SF

BUILDING II
± 130,000 SF

FORT MYERS FLORIDA

UNIQUE SUBLEASE OPPORTUNITY

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