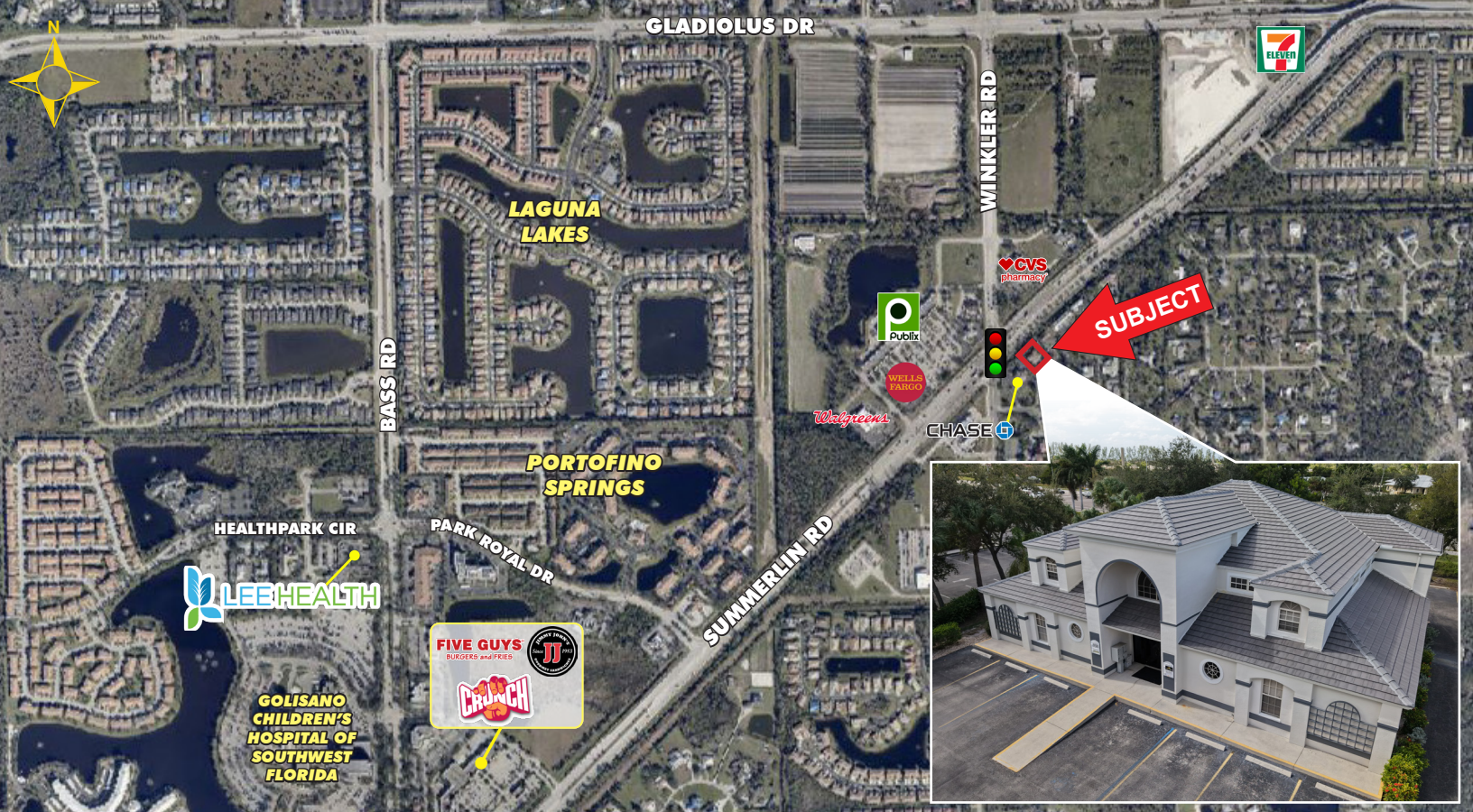


# MEDICAL/OFFICE SPACE

## SUMMERLIN ROAD FRONTAGE

# FOR SUB-LEASE

15750 NEW HAMPSHIRE COURT, FORT MYERS, FL 33908



LEASE YEAR	UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	TOTAL ANNUAL RENT
11/1/25 - 3/31/26	B	1,496	\$21.00	\$2,618.00	\$31,416.00

- LEASE RATE:** \$21.00 PSF Modified Gross
- SIZE:** 1,496± SF
- LOCATION:** At the southeast corner of Summerlin Road and Winkler Road, 5 minutes from Health Park and Golisano Children's hospitals
- YEAR BUILT:** 1991
- ZONING:** CPD - Commercial Planned Development (Lee County)
- PARKING:** 20 Spaces (3.49/1,000 SF)

### HEALTH PARK HOSPITAL CORRIDOR

Pristine first floor medical office featuring lots of natural light, three exam rooms with sinks, large reception area with glass pass-through to lobby, private doctors office, nurse's station, two handicap restrooms and abundant storage. Ample parking, with the added convenience of a private covered parking space accessible via a rear door directly from the suite. Prime location in the desirable Health Park corridor, offering six-figure average household incomes, signage and visibility on Summerlin Road with 37,000 cars per day.

**CONTACT**  
**stan stouder, CCIM**  
**Founding Partner**  
239.481.3800 x205  
stan.stouder@creconsultants.com

12140 Carissa Commerce Ct, Suite 102  
Fort Myers, FL 33966  
1100 Fifth Ave. S, Suite 404  
Naples, FL 34102

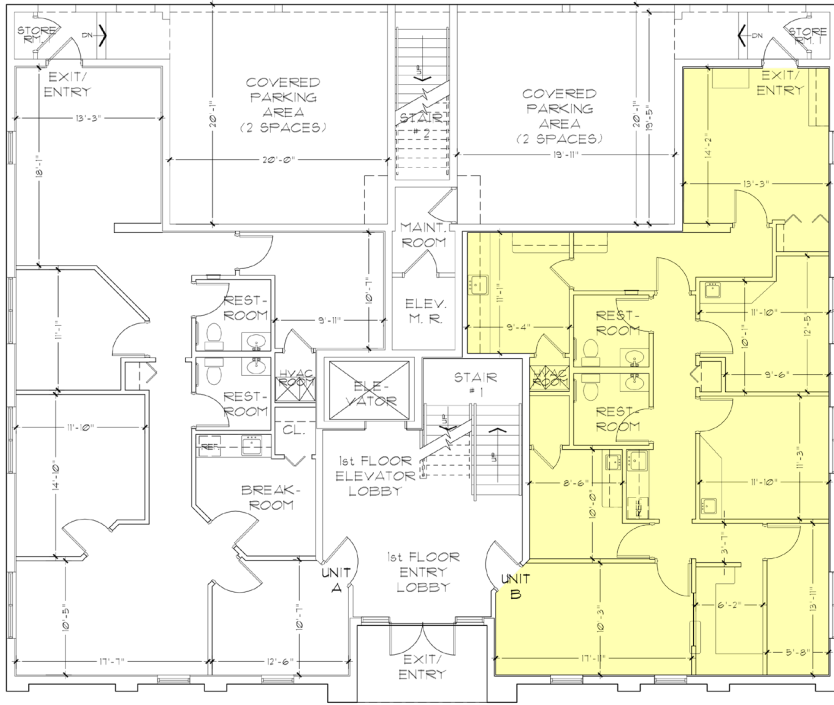
The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

# MEDICAL/OFFICE SPACE

## SUMMERLIN ROAD FRONTAGE

### FOR SUB-LEASE

15750 NEW HAMPSHIRE COURT, FORT MYERS, FL 33908  
UNIT B | 1,496 ± SF



### HIGHLIGHTS

- First floor office space directly off lobby
- Capital improvements in 2025 include a new elevator, new roof and building color upgrade.
- This unit has one private covered parking space with abundant general parking
- 2' x 2' drop-in ceiling tiles
- Solid core doors
- Signage and building easily visible from Summerlin at lighted intersection
- Located in affluent medical office park next to Chase Bank and across the street from Publix
- Less than 5 minutes to Health Park and Golisano Children's Hospitals, and 10 minutes to the beaches
- Other tenants are doctor, lawyer and CPA
- Available immediately



### CONTACT

**stan stouder, CCIM**  
**Founding Partner**

239.481.3800 x205

[stan.stouder@creconsultants.com](mailto:stan.stouder@creconsultants.com)

2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,299	52,056	115,510
EST. HOUSEHOLDS	3,640	26,644	57,872
EST. AVERAGE HOUSEHOLD INCOME	\$127,635	\$114,335	\$108,286

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.