

OFFERING MEMORANDUM



PREMIER
COMMERCIAL

Oak Hammock

100% NNN Leased Building | Publicly Traded Tenant

6200 Whiskey Creek Drive, Fort Myers, FL 33919



Matthew W. Stepan, CCIM

Commercial Advisor

Matt@pc-cre.com

W.T Pearson

Broker Associate

WT@pc-cre.com

www.premcomm.com

28410 Bonita Crossings Blvd., Suite 225

Bonita Springs, FL 34135

(239) 992-1200



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DISCLAIMER

The information contained in this offering memorandum is based on sources deemed reliable and, to the best of Seller's knowledge, is accurate. However, no representation or warranty is made as to the accuracy or completeness of the information, and Buyer should independently verify all information, including property condition, dimensions, zoning, financial terms, lease terms, and other matters material to Buyer's evaluation. This offering memorandum is not a substitute for inspections, due diligence, or professional advice. In the event of any conflict between this offering memorandum and the purchase and sale agreement, the purchase and sale agreement shall control. Seller and Premier Commercial, Inc. disclaim any liability arising from Buyer's reliance on this information.

ABOUT PREMIER COMMERCIAL

Premier Commercial is a full-service commercial real estate firm serving Florida's west coast, with offices in Naples, Bonita/Estero, and Sarasota. Backed by an experienced team of real estate professionals, the company provides strategic advisory, brokerage, and commercial real estate solutions tailored to clients across the Gulf Coast.

As part of the Lutgert family of companies, Premier Commercial is supported by a 60-year legacy of service to Gulf Coast communities, combining regional market knowledge with a longstanding reputation in Florida real estate.

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Executive Summary

THE OFFERING

6200 Whiskey Creek Drive offers investors the opportunity to acquire an **11,833 square-foot, single-tenant, net leased office building** in Fort Myers, Florida. Built in 2005, the property is defined as Lot 4 within Oak Hammock at Whiskey Creek and is **100% leased to Bowman Consulting Group, Ltd., Inc.**, a national engineering, surveying, infrastructure design, and consulting firm with offices throughout Florida and across the U.S. The building is used for engineering, surveying, and general office purposes, supporting the tenant's core operational needs.

The offering provides a clear income profile supported by a **triple net lease structure** and limited landlord responsibilities. The current lease term extends through October 31, 2031, with approximately 5.5 years of remaining term. The lease includes **3.0% annual base rent increases** through the current term and two remaining five-year renewal options, providing investors with scheduled rent growth and future extension optionality.

Well positioned within **Fort Myers in Lee County**, a key Southwest Florida market supported by tourism, transportation, logistics, and healthcare access. The surrounding area offers proximity to retail corridors, national retailers, nearby healthcare services, and regional connectivity via Southwest Florida International Airport, located within an approximately 30-minute drive

DEAL SNAPSHOTS:



\$3,750,000
ASKING PRICE



6.50%
CAP RATE

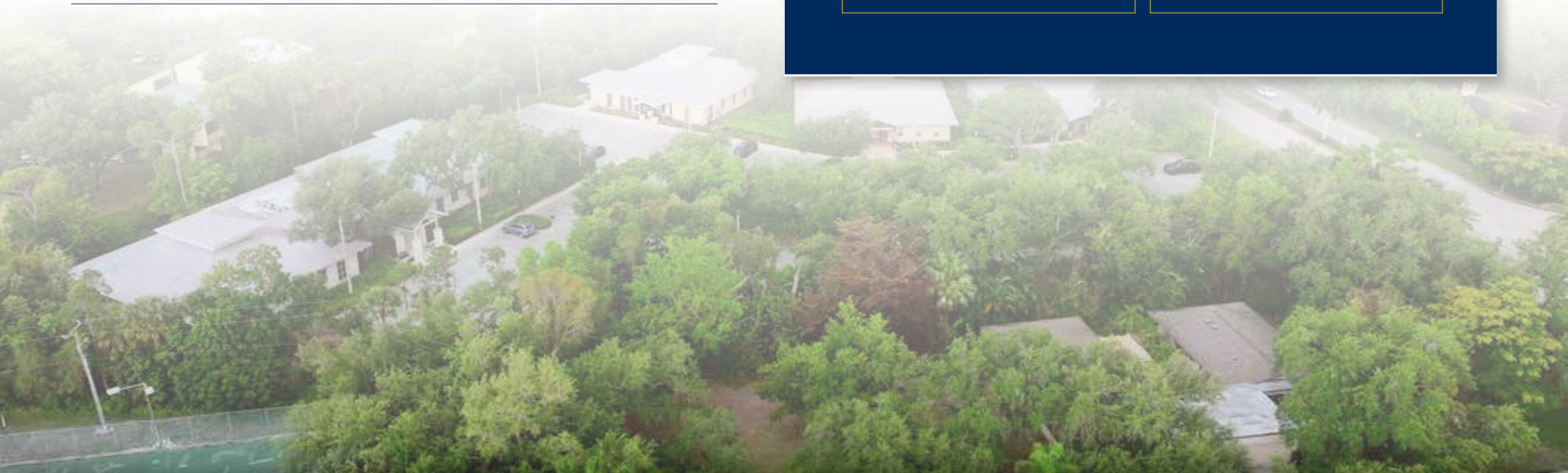
Address	6200 Whiskey Creek Drive Fort Myers, FL 33919
Building Size	±11,833 square feet
Tenant	Bowman Consulting Group NASDAQ: BWMN
Lease Type	NNN
Lease Expiration	October 31, 2031
Renewal Options	Two (2), 5-Year renewal options
Rental Increases	3% increase annually

Property Overview

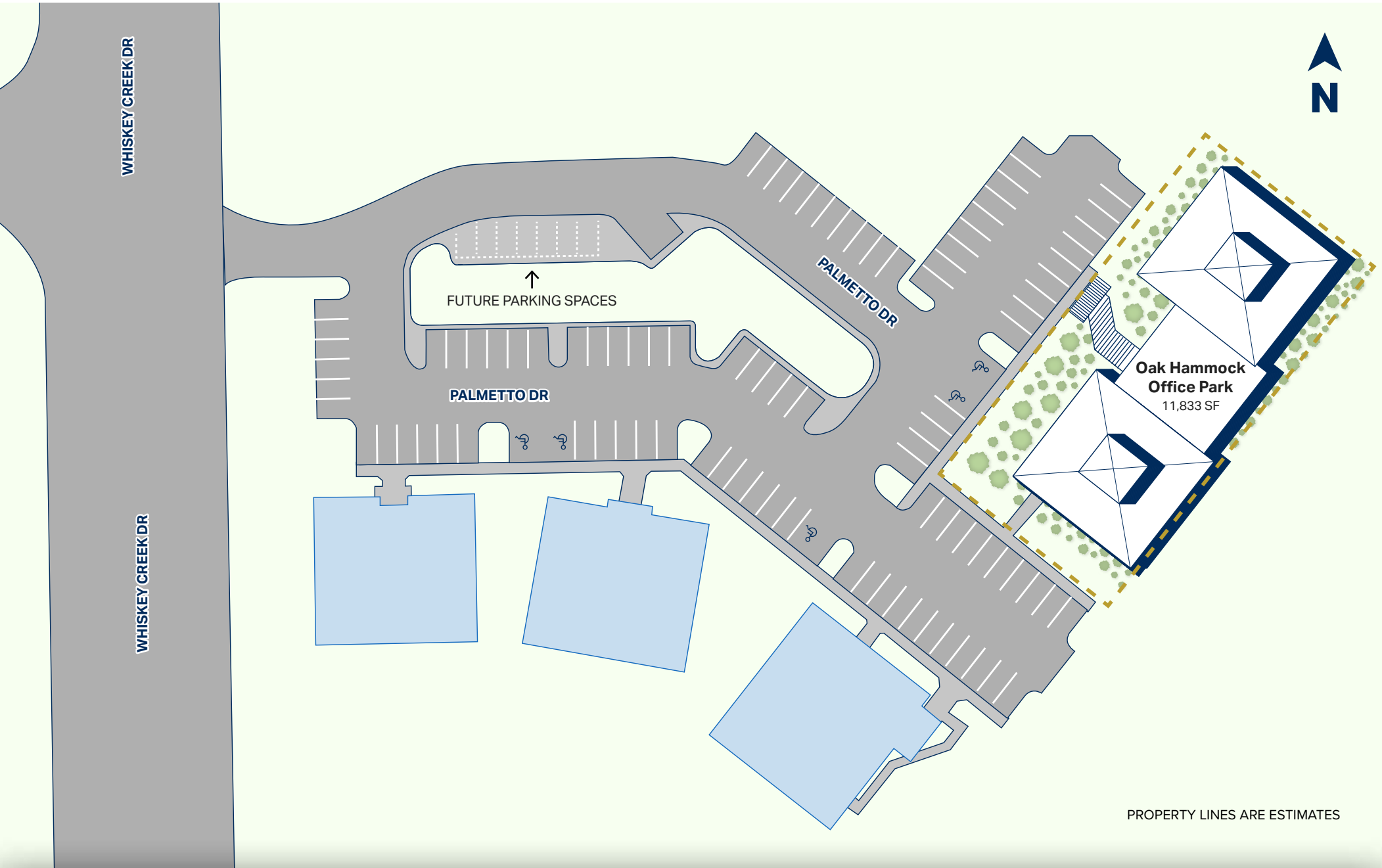
6200 Whiskey Creek Drive is an 11,833-square-foot, single-tenant office building located in Fort Myers, Florida, within Oak Hammock at Whiskey Creek. Built in 2005, CT – Tourist Commercial District zoning, and a functional professional office configuration leased for engineering, surveying, and general office purposes.

Property Overview

Address	6200 Whiskey Creek Drive, Fort Myers, FL 33919
Property Type	Single-Tenant Office Building
Year Built	2005
Building Size	±11,833 square feet
Parking	3.77 / 1,000 SF
Zoning	CT – Tourist Commercial District
STRAP	15-45-24-00-00014.004G

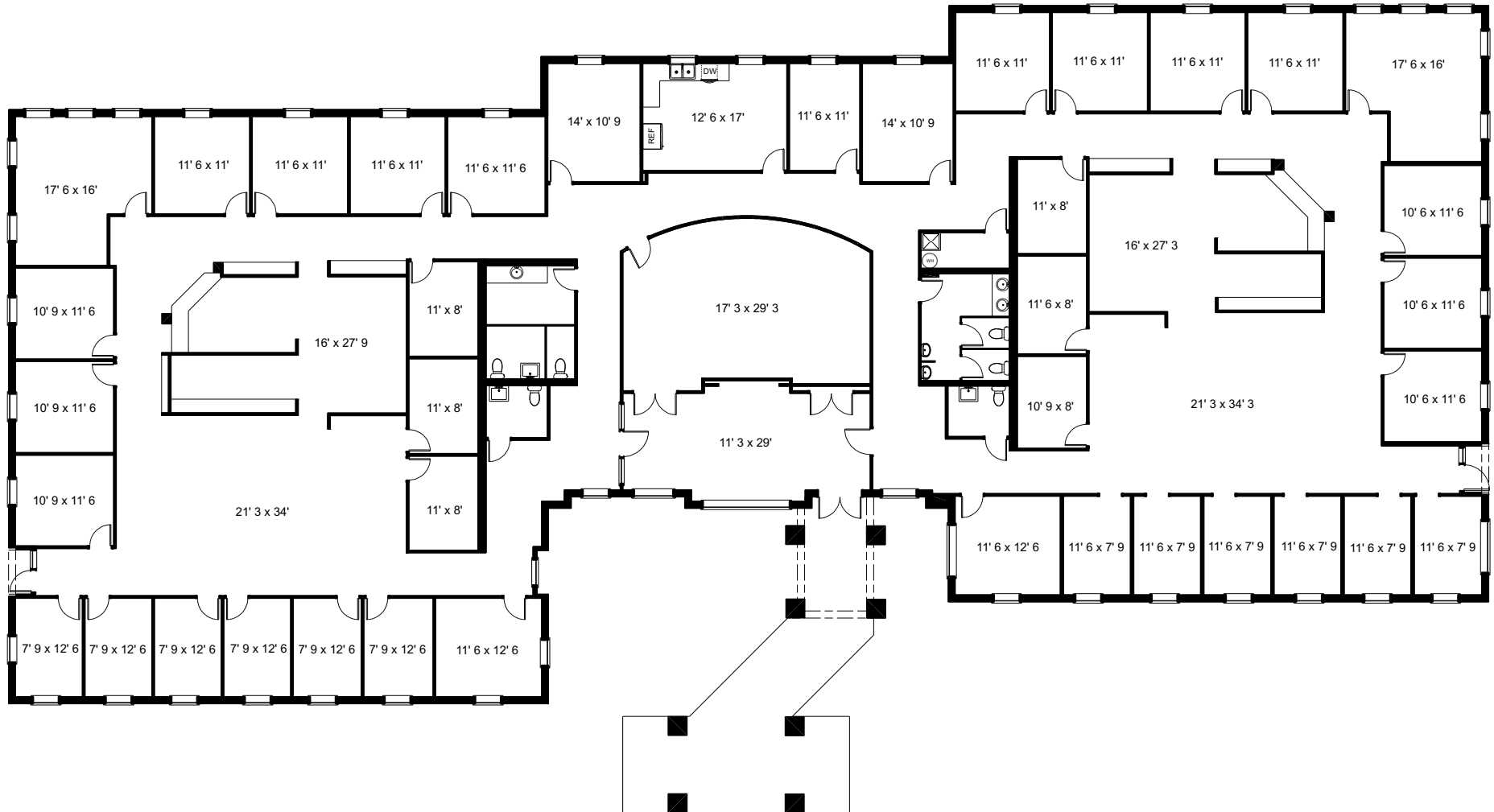


Site Plan

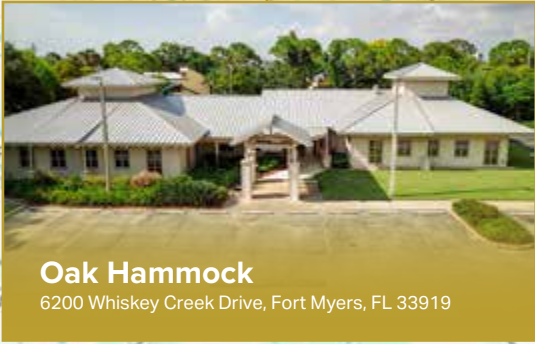
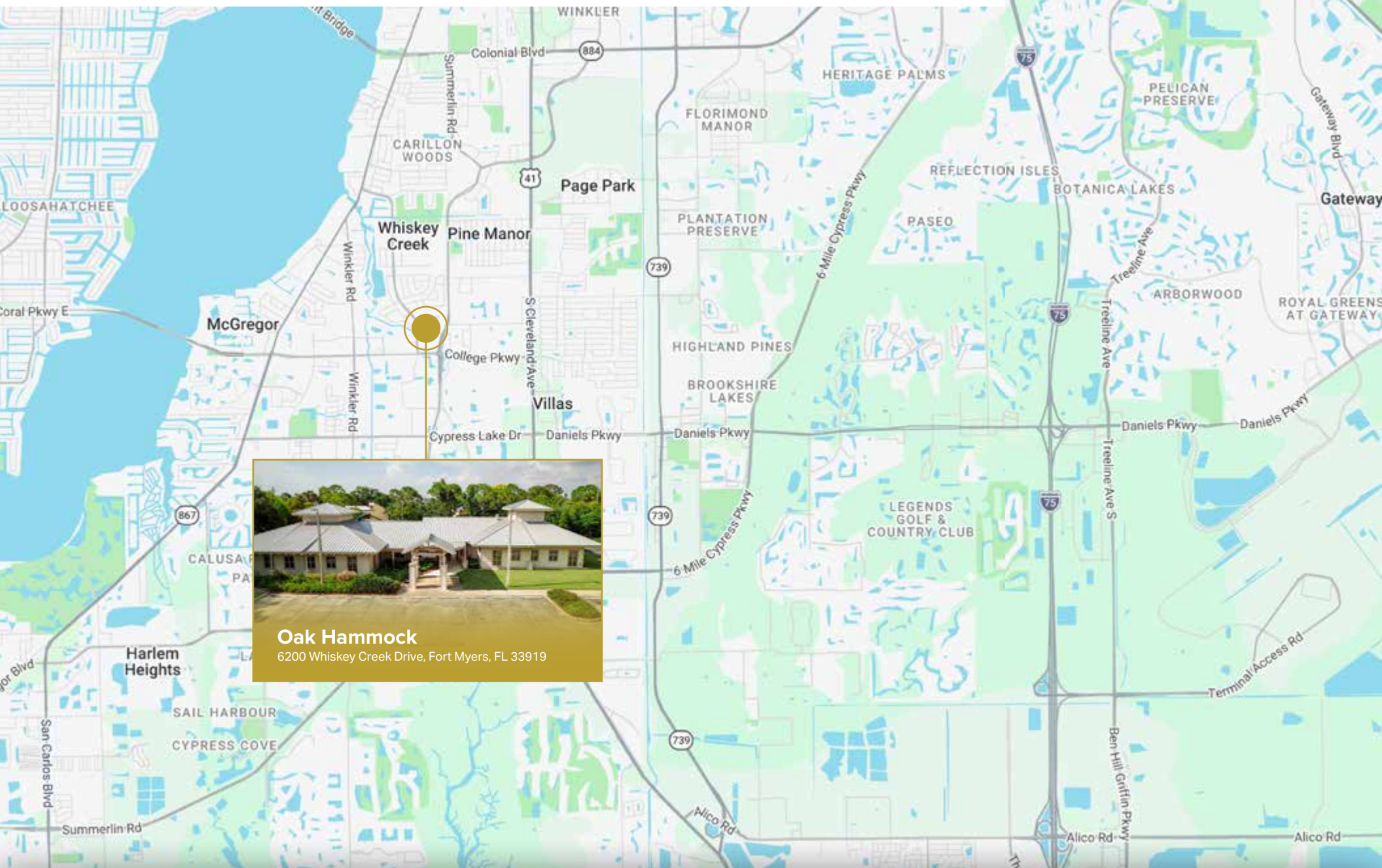


PROPERTY LINES ARE ESTIMATES

Floor Plan



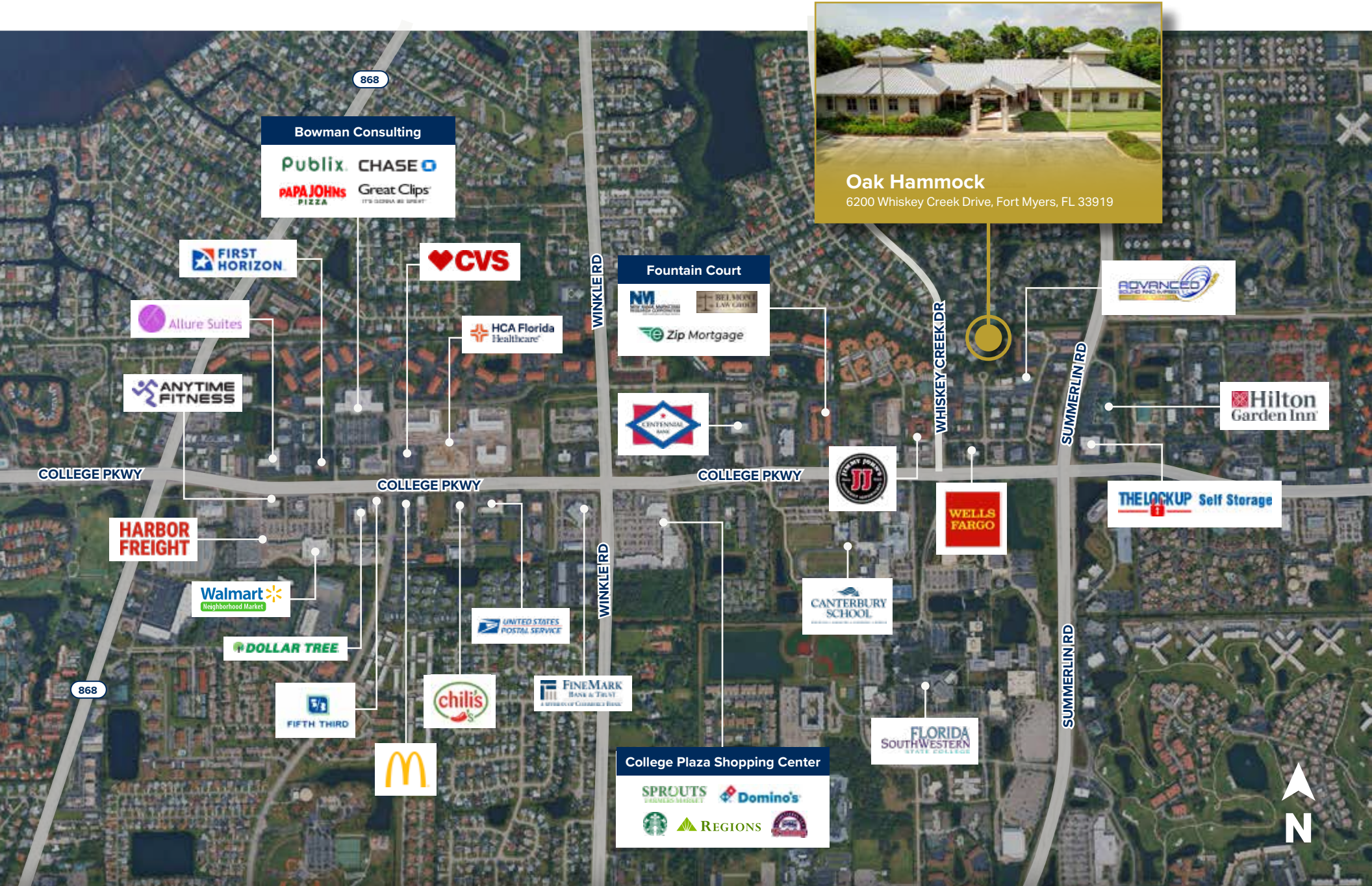
Regional Map



Oak Hammock

6200 Whiskey Creek Drive, Fort Myers, FL 33919

Immediate Area



Lease Overview

Lease Terms

Lease Type	NNN
Start Date	May 1, 2017
Lease Expiration	October 31, 2031
Renewal Options	Two (2), 5-Year renewal options
Rental Increases	3% increase annually

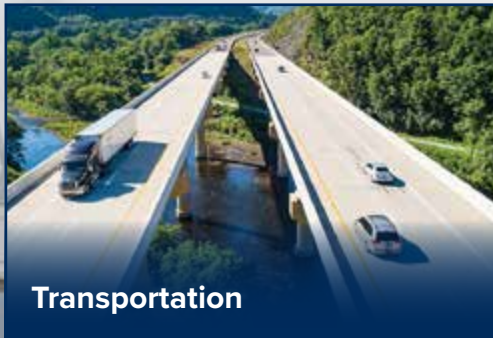
Base Rent Schedule

PERIOD	ANNUAL RENT	MONTHLY RENT	RENT/SF	% INC
11/01/2025 - 10/31/2026	\$241,081	\$20,090	\$20.37	-
11/01/2026 - 10/31/2027	\$248,314	\$20,693	\$20.98	3%
11/01/2027 - 10/31/2028	\$255,763	\$21,314	\$21.61	3%
11/01/2028 - 10/31/2029	\$263,436	\$21,953	\$22.26	3%
11/01/2029 - 10/31/2030	\$271,339	\$22,612	\$22.93	3%
11/01/2030 - 10/31/2031	\$279,479	\$23,290	\$23.62	3%

Lease Provisions

Use	Engineering and surveying offices and general office purposes
Tenant Responsibilities	Tenant is responsible for Common Charges, utilities, interior maintenance, plumbing, electrical systems and fixtures, HVAC, doors, windows, janitorial, and other tenant obligations under the lease.
Landlord Responsibilities	Landlord maintains the foundation, roof, outer walls, structural components, and Common Areas, subject to lease terms.
Expense Reserves	Landlord may also establish an expense reserve, included as a Common Charge, to cover the cost of exterior painting, roof repair/ replacement, and air conditioner replacement.
Termination Option	None
Purchase Option	None

Tenant Profile



Transportation



Building Infrastructure



Power, Utilities & Energy



Natural Resources

BOWMAN CONSULTING GROUP

www.bowman.com

Bowman Consulting Group, Ltd., Inc. is a multi-disciplinary consulting firm providing real estate, energy, infrastructure, and environmental management solutions to public and private clients across the country. The company supports a broad range of projects, including large commercial developments, master-planned communities, local transportation work, land development, engineering, surveying, and municipal assignments.

Bowman's national platform is supported by systematic corporate planning, strategic expansion, and a growing project portfolio. The firm completed its initial public offering in May 2021, raising \$51.7 million and beginning trading on NASDAQ under ticker BWMN. Since its IPO, Bowman has continued to grow through acquisitions, acqui-hires, and geographic expansion.

Bowman

Public Listing	NASDAQ: BWMN ↗
Founded	1995
Headquarters	Reston, Virginia
Offices	100+ U.S. Offices
Workforce	2,500+ Professionals
Gross Revenue	\$490 Million (FY 2025)
IPO Milestone	May 2021
IPO Proceeds	\$51.7MM Raised
Growth Activity	41 Acquisitions / Acqui-Hires
Market Presence	National platform with offices throughout Florida
Operation Focus	Real Estate, Energy, Infrastructure & Environmental Solutions

Tenant Profile

Bowman

Multi-Disciplinary Service Platform

The company provides consulting services across real estate, energy, infrastructure, and environmental management, allowing it to serve a broad client base across multiple project types.

National Operating Footprint

Operates from 100+ offices across the U.S., supporting national reach with local market execution.

Publicly Traded Corporate Profile

Bowman trades on NASDAQ under ticker BWMN, providing public-market visibility and a transparent corporate profile.

Scaled Revenue

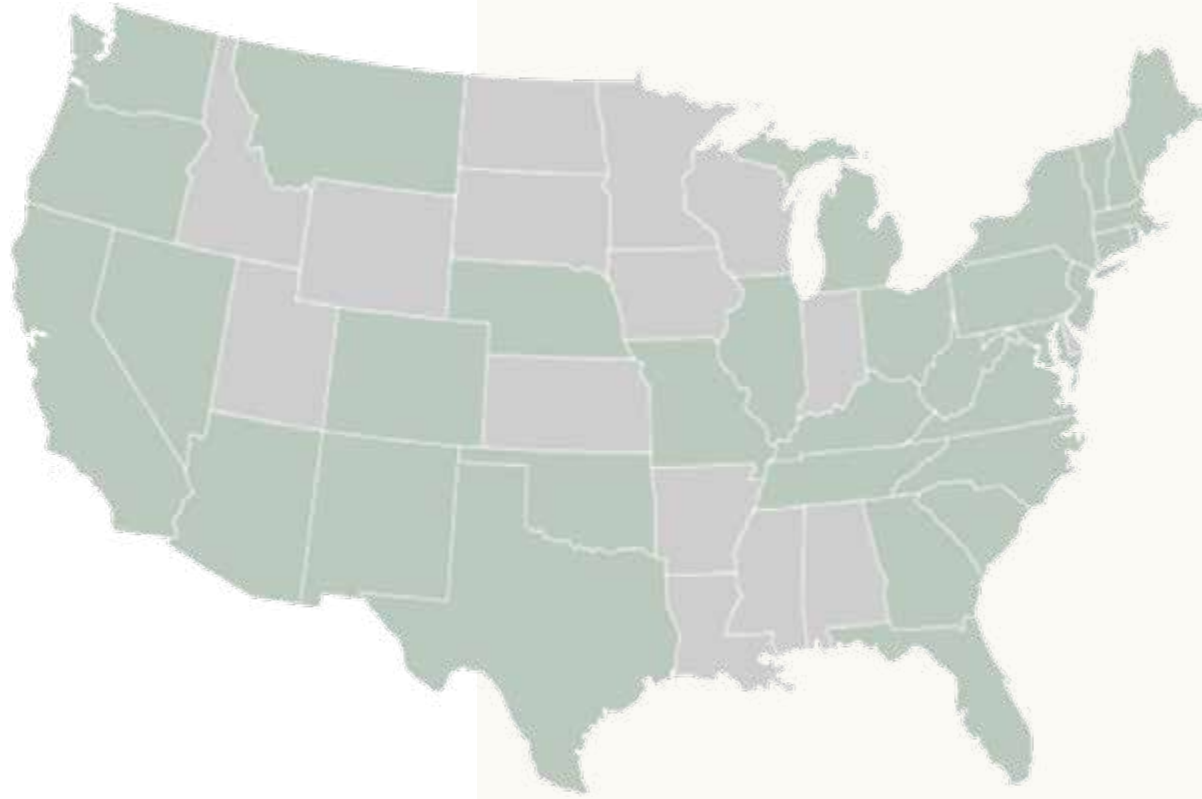
Bowman reported \$490.0 million in 2025 gross revenue, reflecting the scale of its national professional services platform.

Strong Growth Profile

Completed 41 acquisitions and acqui-hires since its IPO, reflecting an expansion-oriented business strategy focused on increasing geographic reach, technical talent, and service capabilities.

Established Florida Presence

Statewide project experience supported by local technical professionals.



Tenant Financial Highlights

Q1 2026 Compared to Q1 2025

(Dollars in Millions, except per share data)

For the Three Months Ended March 31

	2026	2025	CHANGE
Gross Revenue	\$126.5	\$112.9	+12.0%
Net Service Billing ¹	\$114.2	\$100.1	+14.1%
Gross Margin	52.1%	51.4%	+70 bps
SG&A% of GCR	57.8%	50.5%	+730 bps
Net Income (Loss)	\$(3.7)	\$(1.7)	N/A
Adjusted EBITDA ¹	\$16.8	\$14.5	+15.8%
Adjusted EBITDA Margin, Net ¹	14.7%	14.5%	+20 bps
Basic Adjusted EPS ¹	\$0.14	\$0.07	+100.0%

¹Non-GAAP financial metrics — See Non-GAAP tables in the corresponding press release for reconciliations

Source: Bowman Q1 2026 Earnings Report

Q1 2026 Gross Revenue Composition

Growth Across Diversified Markets

12.0%

Gross Revenue Growth

4.4%

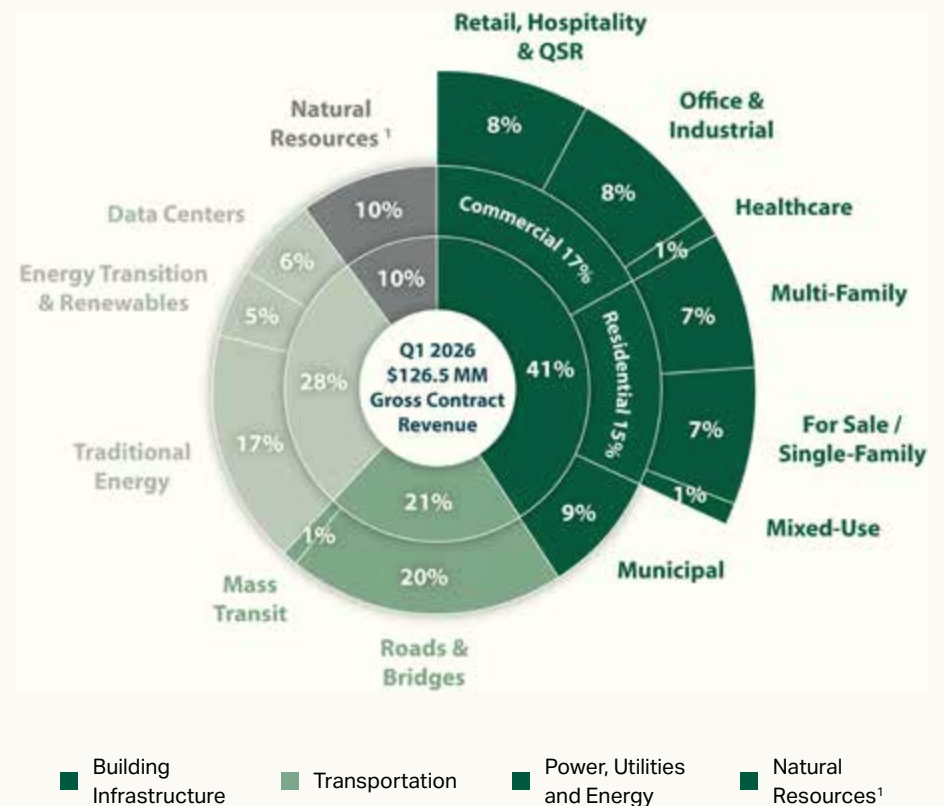
Growth of Organic Gross Revenue

14.1%

Net Revenue Growth

6.0%

Growth of Organic Net Revenue



¹Natural Resources includes Mining, Water, Environmental

Fort Myers

Located along Florida's Gulf Coast, Fort Myers serves as the economic and governmental center of Lee County and anchors the broader Cape Coral-Fort Myers MSA, a region with more than 800,000 residents. Continued immigration, expanding employment sectors, and strong regional connectivity have positioned the market among Southwest Florida's fastest-growing population centers.

Strategically situated near Interstate 75, U.S. 41, and Southwest Florida International Airport, the city benefits from convenient access to Naples, Sarasota, Tampa, and other major Gulf Coast markets. This accessibility continues to support residential growth, tourism activity, and commercial investment throughout the region.

Lifestyle and recreational amenities remain a key driver of long-term demand across the market. Residents and visitors benefit from proximity to Gulf Coast beaches, boating and fishing destinations, golf courses, entertainment venues, and an active downtown River District offering dining, shopping, and nightlife. Combined with year-round outdoor recreation and cultural attractions, these amenities continue to reinforce Fort Myers' appeal as both a full-time residential destination and seasonal tourism market.

Data Callouts

99,918
Population (2024)



\$ 63,732
Median Household Income (2024)



Source: US Census Bureau

Economic Drivers

Fort Myers, FL

Population growth, in-migration, and expanding residential development continue to support Fort Myers' position as one of Southwest Florida's primary economic hubs. Lee County, now the 9th largest county in Florida, is projected to grow 1.59% between 2025 and 2026, while Southwest Florida International Airport (RSW) recently served a record 11.1 million passengers, reinforcing the region's accessibility and long-term growth outlook.

Tourism continues to support the regional economy, generating more than \$3.3 billion in annual visitor spending and supporting over 31,000 jobs across Lee County. Healthcare also remains a major employment and economic stability driver, supported by expanding hospital systems, specialty providers, and continued investment in healthcare infrastructure throughout Southwest Florida.

Rapid Population Growth in Southwest Florida

1.59%

Population Growth Rate
in Lee County for 2025-2026

9th

Largest County
in Florida

Source: World Population Review, 2026

Residential development in Fort Myers, Florida, is experiencing high activity, particularly in multi-family housing, with new projects adding over 170 units in late 2025.

170+

New Housing Units Construction
Permits issued in 2025

\$34M+

Invested in Residential and
Household Formation in Fort Myers

Source: City of Fort Myers - Community Development Department

Southwest Florida International Airport (RSW) has recently experienced record-breaking passenger activity, marking some of the highest traffic volumes in its 43-year history.

11.1M

Among Top 25 Busiest Airports in the US (Gulf
Shore Business, 2026)

3.9%

Increase in Passengers on March 2026 vs
March 2025 (Business Observer, 2026)

Source: City of Fort Myers - Community Development Department



Tourism Economic Impact

Fort Myers benefits from Southwest Florida's strong tourism and seasonal visitor activity, supported by regional access to Gulf Coast beaches, outdoor recreation, and cultural destinations. While the local economy is broadly diversified, consistent visitor traffic continues to support retail, dining, hospitality, and service industries throughout the greater Fort Myers area.

\$3.3B+

Direct Visitor Spending (2025)

31K+

Jobs Supported (2025)

Source: Fort Myers Lee County Visitor & Convention Bureau

Economic Drivers Fort Myers, FL

Emerging Healthcare Industry

Fort Myers is a regional healthcare hub anchored by Lee Health, one of the largest public health systems in Florida. The sector continues to expand alongside population growth, driving employment, supporting economic stability, and attracting new medical facilities, specialists, and healthcare-related investment across the region.

4 Acute Care Hospitals + 2 Specialty Hospitals

in the Lee Health system

2M+ Patient Visits Annually

in Lee Health

2,500+ medical staff members

supporting regional care delivery

Source: Lee Health

Office Submarket

Lee County's office market remains stable, with vacancy holding at 7.2% and asking rents averaging \$27.55/SF. Investor activity remains active with \$193 million in trailing 12-month sales volume across 79 transactions and average pricing of \$216/SF. The development pipeline totals 105,751 SF underway, with additional proposed medical office projects highlighting continued healthcare-oriented expansion and leasing demand.

7.2% vacancy rate as of Q2 2026

in line with long-term averages

18,000+ SF Net Absorption

over the past 12 months

\$192M+ Annual Office Sales Volume

indicating active investment market

\$192.6M+

Trailing 12-Month Sales Volume

79 Sales

Office Transactions

\$216/SF

Average Sale Price

105,751 SF Under Construction + 95,000 SF Proposed

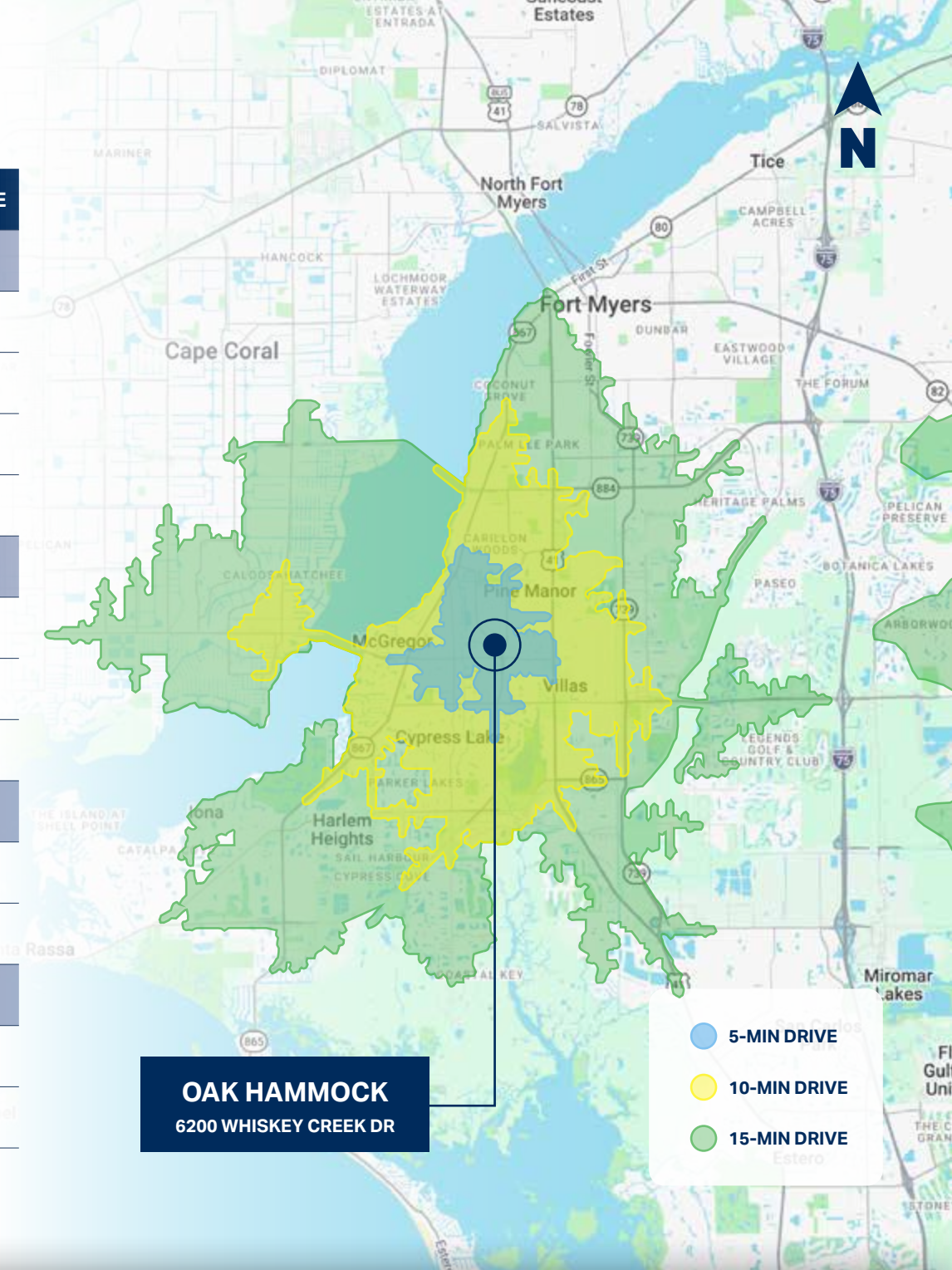
Average Sale Price

Source: CoStar

Demographics

	5-MIN DRIVE	10-MIN DRIVE	15-MIN DRIVE
POPULATION			
2025 Population	11,173	51,501	103,916
2030 Population Projection	11,820	53,128	110,330
Pop Growth 2025-2030	1.1%	0.6%	1.2%
Median Age	1.96	2.02	2.03
HOUSEHOLDS			
2025 Households	5,515	24,954	50,265
2030 Household Projection	5,954	26,114	54,112
HH Growth 2025-2030	1.5%	0.9%	1.5%
INCOME			
Average Household Income	\$92,094	\$98,372	\$106,731
Median Household Income	\$65,064	\$65,703	\$67,947
DAYTIME DEMOGRAPHICS			
Total Businesses	1,585	4,370	6,230
Total Employees	12,178	36,338	78,138

Source: ESRI, 2026



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- 10-MIN DRIVE
- 15-MIN DRIVE



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