

MEDICAL OFFICES FOR LEASE
Delivery May/June 2026



14230 Metropolis Avenue, Fort Myers, FL 33912

14230 Metropolis Ave is a brand-new medical office building offering 10,746 SF on 2 floors. Delivery is May/June 2026. The First floor is now leased (cardiology) however, there is still 5,361 SF of BUILT-OUT* medical office space available, divided into 2 suites. Each suite offers 6 wet exam rooms and 3 doctors offices, reception area, waiting room and break-room. The property is strategically located in a well-known Fort Myers medical office area and has ample parking for medical tenants.

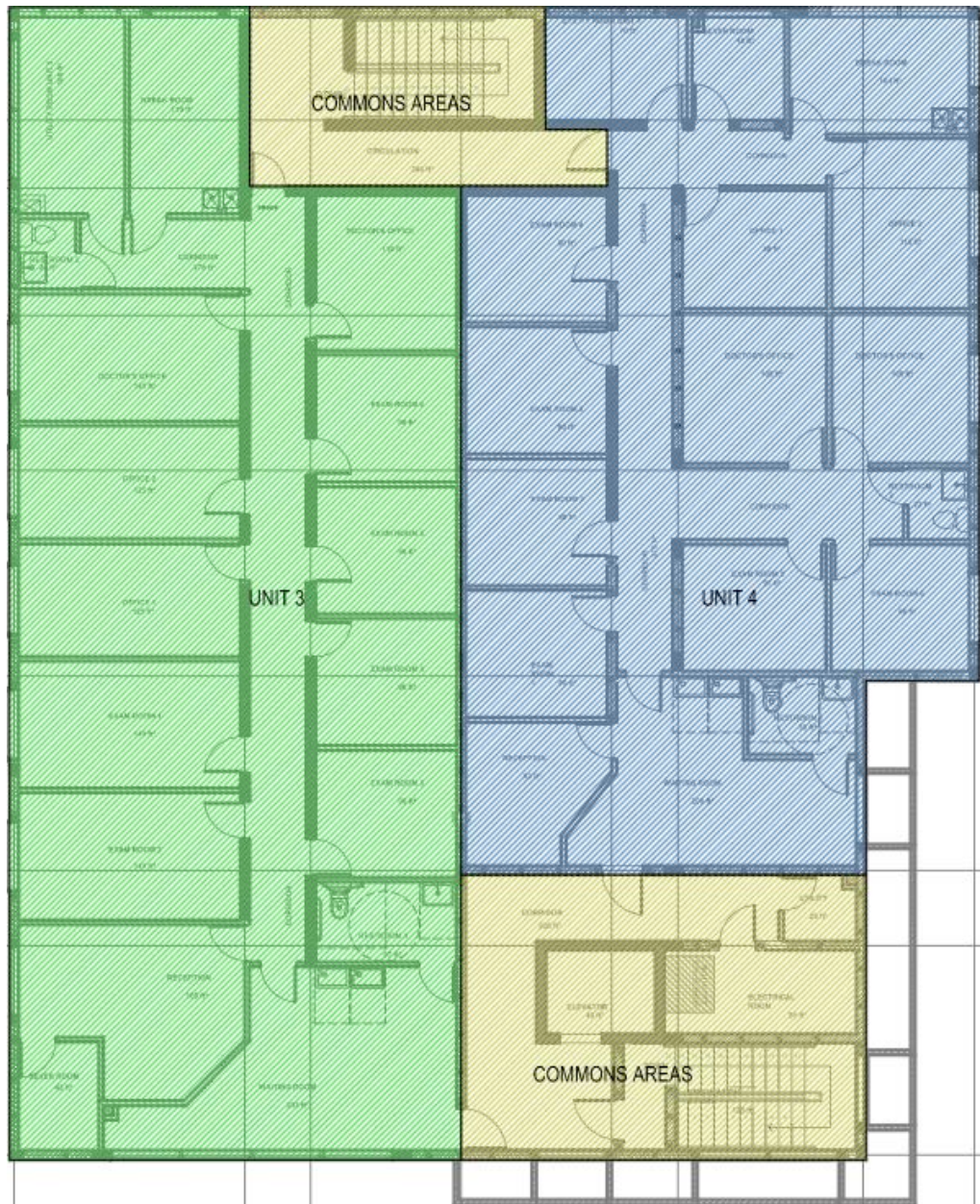
*Tenant responsible for cabinetry, blinds, furnishings and equipment.

SUITE	RSF	EXAMS	OFFICES	NNN RATE
Suite 101:	2,863 SF	LEASED		
Suite 102:	2,510 SF	LEASED		
Suite 201:	2,863 SF	6	3	\$28.00/SF
Suite 202:	2,510 SF	6	3	\$28.00/SF
AVAILABLE:	5,361 SF			
TOTAL:	10,746 SF	24	12	

Lease Rate: \$28.00/SF NNN + OpEx/CAM (Est. \$7.50/SF)

Delivery Date: May/June 2026

2nd Floor - Floor Plan



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%



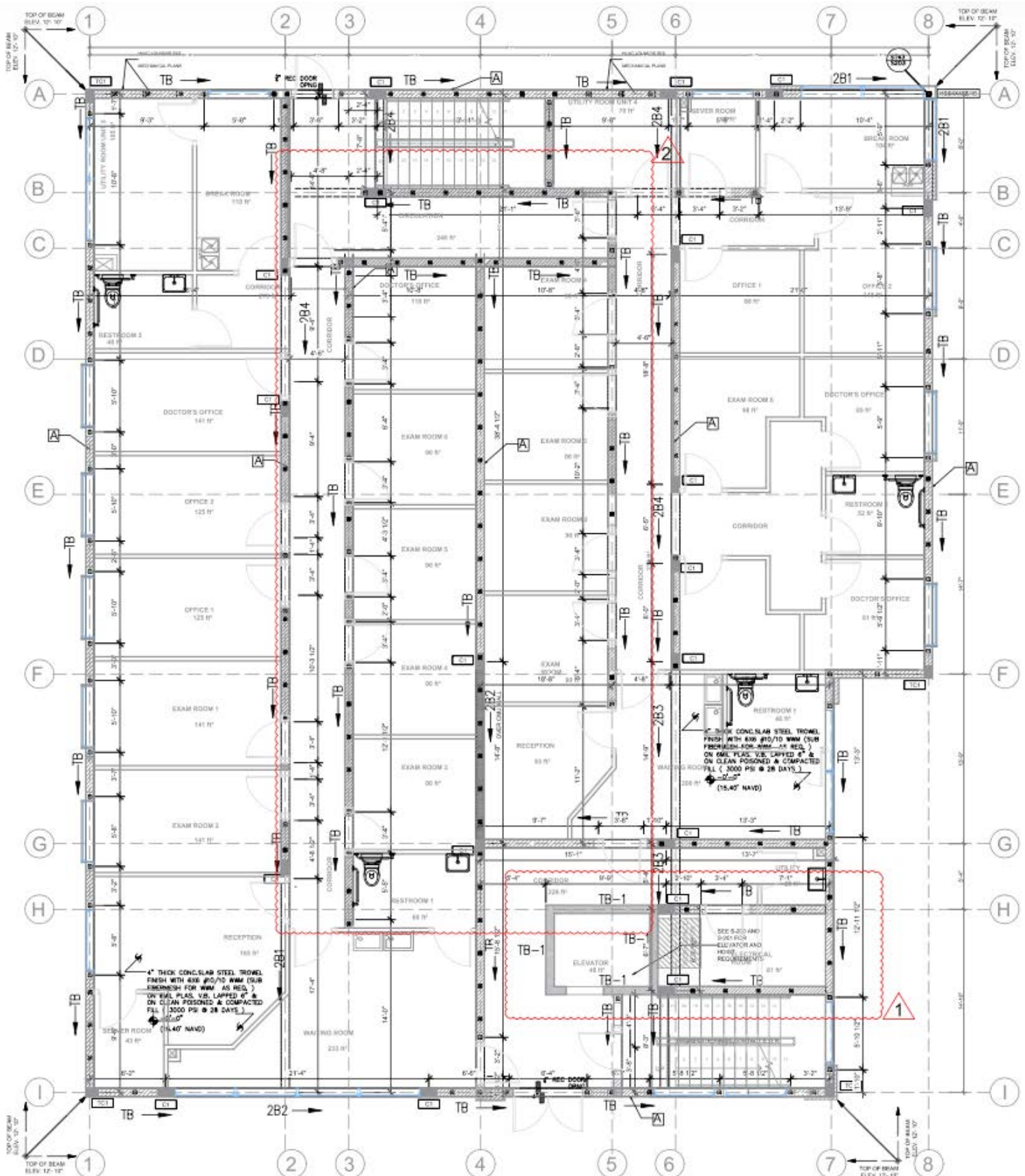
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2nd Floor - Structural Plan



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