

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
11/1/26-3/31/27	B	1,496	\$22.05	\$2,748.90	\$32,986.80

- LEASE RATE:** \$22.05 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.

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6/9/26

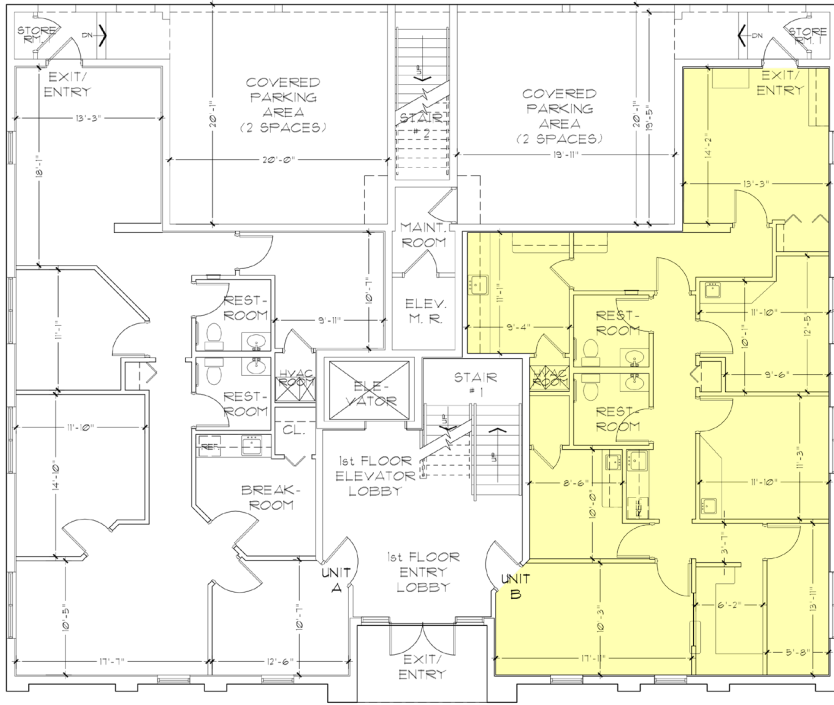
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 UNIT B | 1,496 ± SF



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



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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

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