

FORT MYERS FLORIDA

MOVE-IN READY
SUBLEASE OPPORTUNITY

Gateway Submarket

Plug & Play

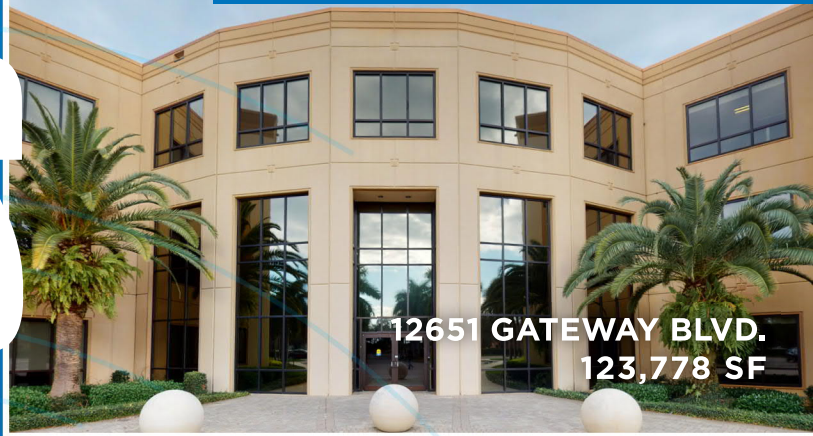
Leading Edge Efficient Design

State-of-the-Art Furnishings

Amenities On-Site



HQ / REGIONAL OPERATIONS CENTER



HQ / REGIONAL OPERATIONS CENTER



TRAINING CENTER & OFFICES



CREATIVE / OPEN CONCEPT OFFICES



HIGH TECH TRAINING CENTER / CREATIVE OR SALES OFFICES

Eastlinks 4A, 12550 Professional Park Drive

21,188 SF

PLUG & PLAY OPPORTUNITY



SUBLEASE TERM:

3/31/2030

SIZE:

1 Story, 21,188 SF

PARKING RATIO:

Free 5:1,000 SF Parking

FEATURES

- Move In Ready
- High End Furniture
- Modern Build Out
- Training Center with Open Office Layout & Collaboration Spaces
- Kitchen/Breakroom
- Outfitted with State-of-The-Art Technology including WebEx Smart Conferencing System

FIRST FLOOR

21,188 SF

20 Work Stations
3 Offices
20 Meeting Rooms



FLEXIBLE, HIGH END FURNITURE
SYSTEMS & TECHNOLOGY IN PLACE



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

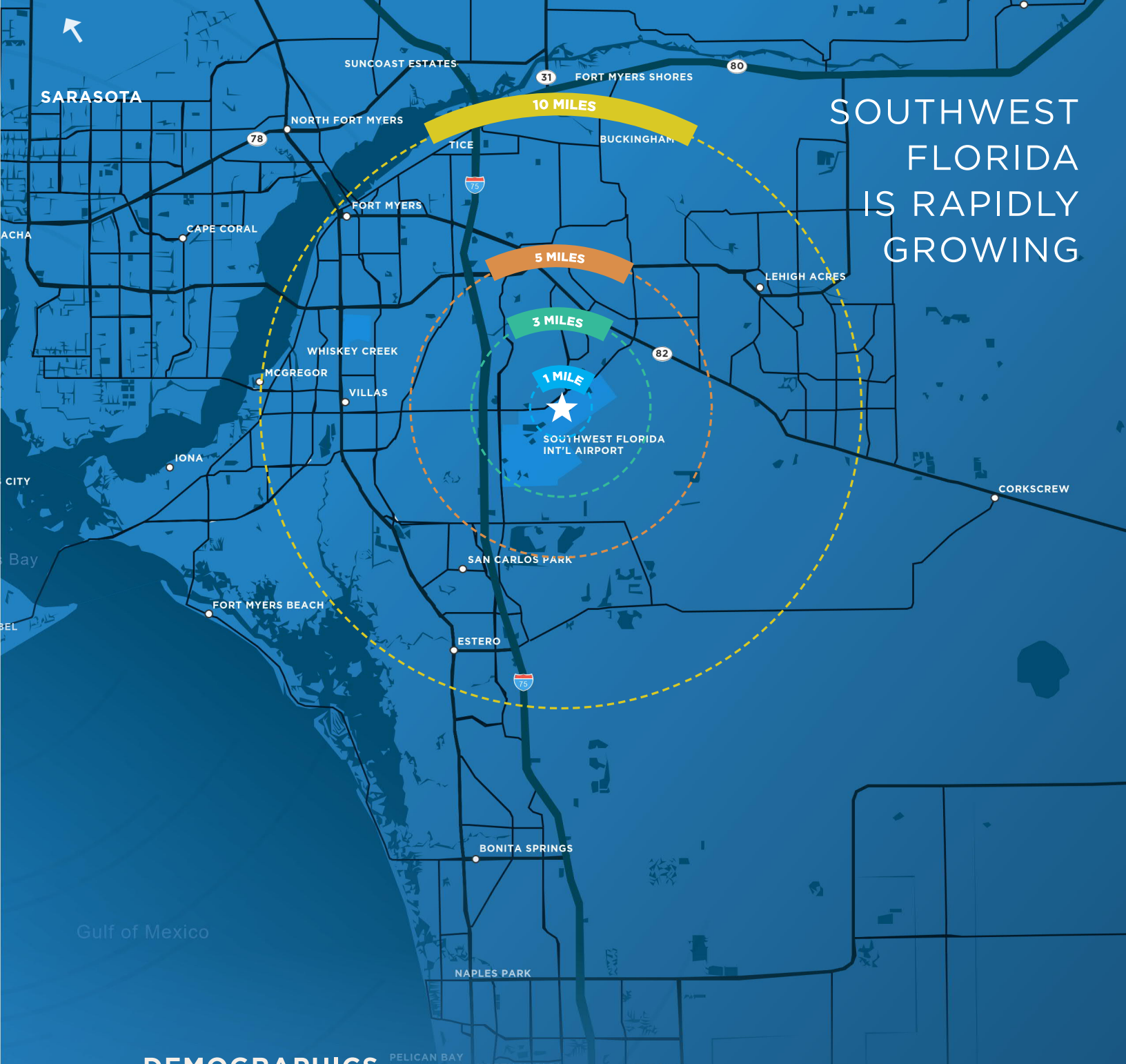
UNIVERSITIES AND
COLLEGES

5

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

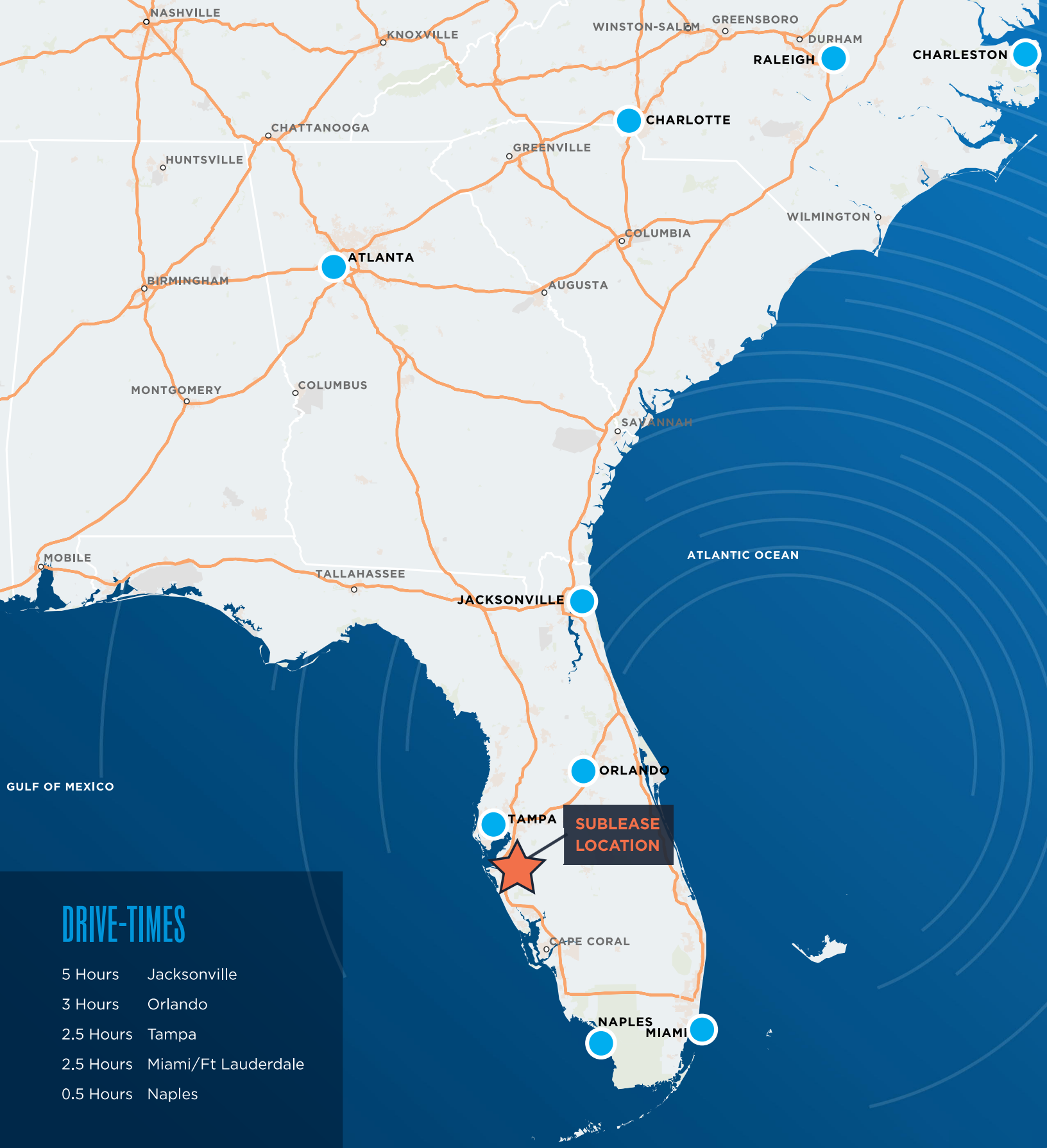
NO PERSONAL
INCOME TAX,
LOW COST
OF LIVING

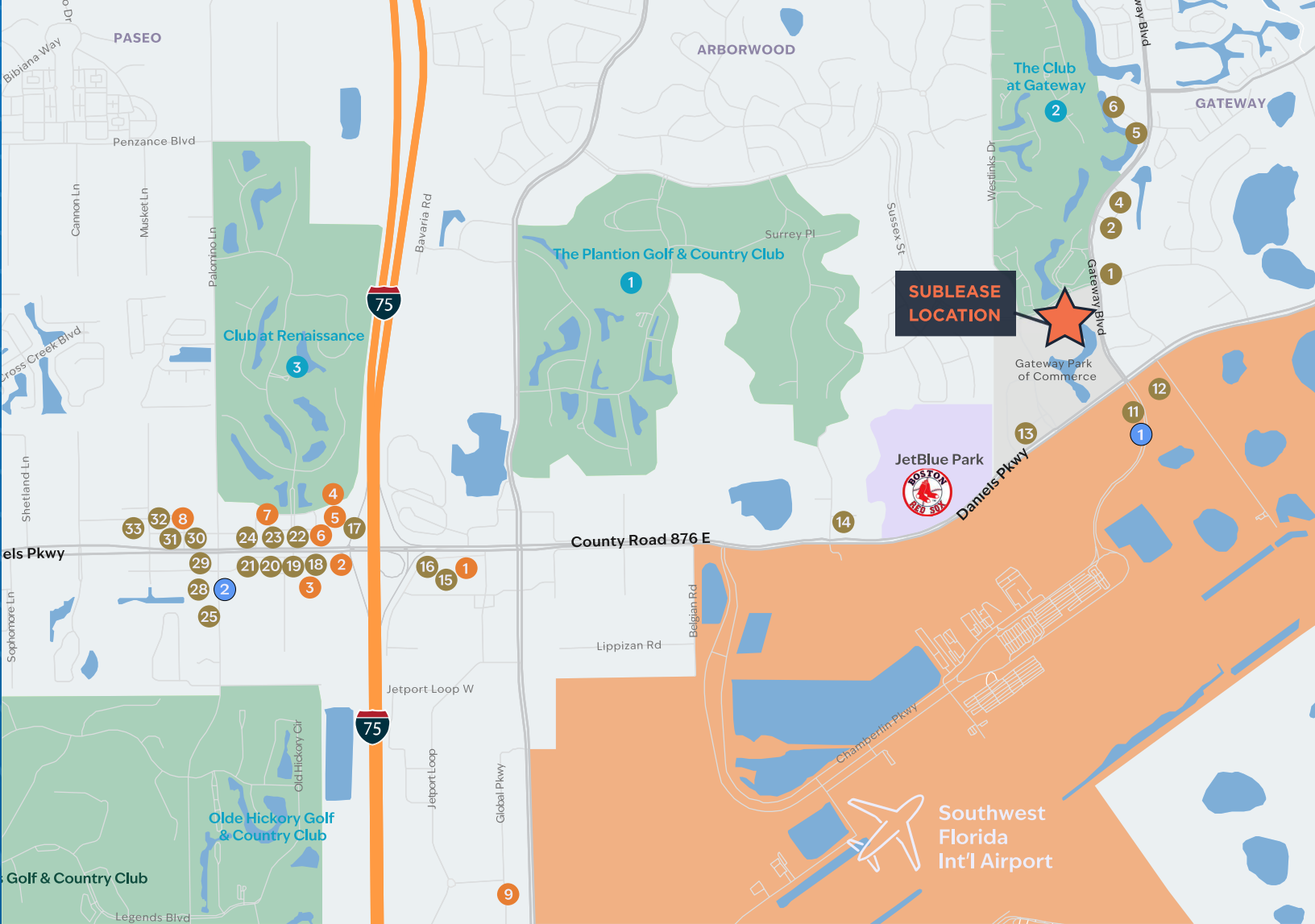
FASTEST
GROWING CITY
IN US - 2018



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





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
19,304 SF

BUILDING 4A
21,188 SF

BUILDING I
123,778 SF

BUILDING II
129,499 SF

FORT MYERS FLORIDA

UNIQUE SUBLEASE OPPORTUNITY

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