

TURNKEY MEDICAL OFFICE SPACE

Parker Commons

13450 Parker Commons Blvd, Fort Myers, FL 33912

-  Units 103 & 104 | 2,340 SF
-  \$28/SF Base Rent + \$7/SF CAM
-  Immediate Occupancy

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Executive Summary

13450 Parker Commons Blvd, Units 103-104

Fort Myers, FL 33912 | Turnkey Medical Office Space

Size	Base Rent	CAM
2,340 SF	\$28/SF	\$7/SF

Investment Highlights

- ✓ **Turnkey Medical Build-Out:** Fully equipped with exam rooms, kitchenette, and modern finishes—saving \$50-75K in tenant improvement costs
- ✓ **Below-Market Rate:** \$28/SF base rent vs. \$32.66/SF Lee County Class A average—14% discount
- ✓ **Strategic Hospital Proximity:** 3 minutes to Gulf Coast Medical Center and HealthPark facilities



For Leasing Information



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Executive Summary

Exceptional Value in South Fort Myers' Premier Medical Corridor

This turnkey medical office opportunity at Parker Commons represents **exceptional value at \$28 per square foot base rent** in a market where Class A medical space commands an average of \$32.66 per square foot. The 2,340-square-foot space comprising Units 103 and 104 is fully built out and ready for immediate occupancy, eliminating the substantial capital expenditure typically required for medical office improvements.

Located in the heart of South Fort Myers' thriving medical corridor on Daniels Parkway, the property benefits from proximity to Gulf Coast Medical Center, a major Level II trauma center. With daily traffic counts exceeding 49,000 vehicles and serving affluent communities including Cross Creek and Fiddlesticks, this location offers unparalleled visibility for medical practices seeking to establish or expand their presence in one of Southwest Florida's fastest-growing healthcare markets.



Key Investment Highlights

- ✓ Turnkey medical space (no build-out costs)
- ✓ Below-market rate: \$28/SF vs \$32.66/SF
- ✓ Immediate occupancy available
- ✓ Premium Daniels Parkway location
- ✓ 49,400+ daily vehicle trips

Property Overview

Modern Medical Space in Established Professional Park

Located within the prestigious Parker Commons office park, this 2,340-square-foot medical office condominium offers a modern, fully built-out facility. Built in 2006, the property features strong surrounding referral bases, high-quality tenancy, and exceptional access to major thoroughfares including Daniels Parkway and I-75.

Lease Terms (NNN)

Base Rent	\$28.00 / SF / Year
CAM Charges	\$7.00 / SF / Year (±)
Total Cost	\$35.00 / SF / Year (±)

Property Details

Address	13450 Parker Commons Blvd
Building Size	2,340 SF (Units 103-104)
Year Built	2006
Condition	Turnkey Medical Build-out
Parking	Ample On-site Surface

13430 Parker Commons #103 | 104 ft Myers Fl 33912



Aerial view of Parker Commons showing professional park setting



Complete Medical Build-Out Ready for Immediate Use

Interior Features

This 2,340 SF space features a comprehensive turnkey build-out, representing significant savings of over \$100,000 in construction costs. The professional interior finishes include luxury vinyl plank flooring, modern lighting, and a thoughtful layout designed for medical efficiency.



Multiple Private Exam Rooms



Modern Kitchenette with Quartz



ADA-Compliant Restrooms



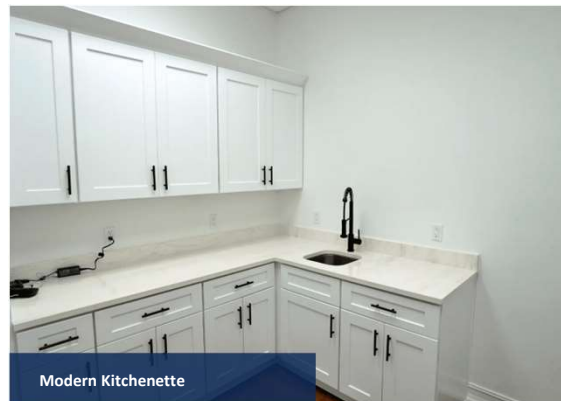
Luxury Vinyl Plank Flooring



Natural Light Reception Area



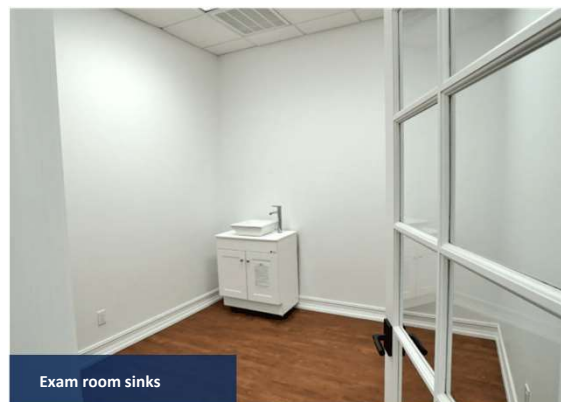
Climate-Controlled Comfort



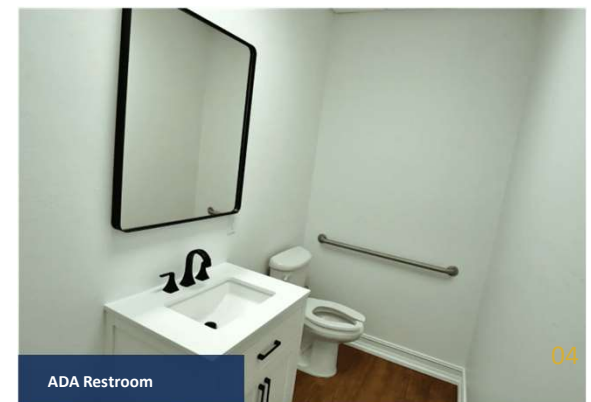
Modern Kitchenette



Examination Room



Exam room sinks



ADA Restroom

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Exterior & Location

Premier Professional Office Park Setting

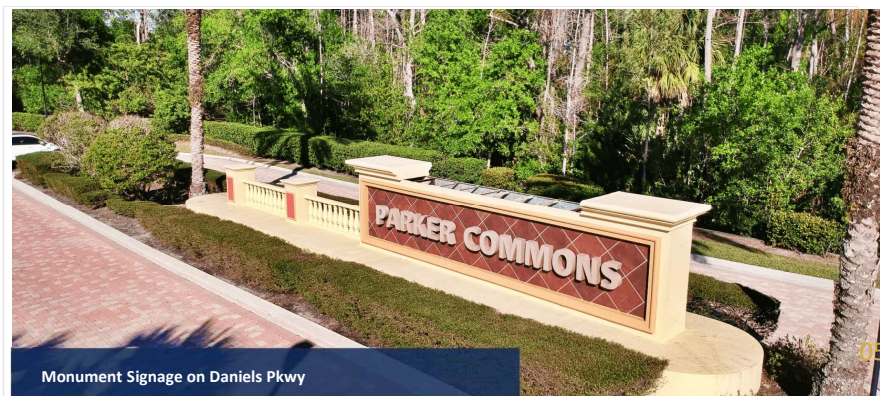
Parker Commons presents an impressive Mediterranean-inspired architectural design with distinctive terra cotta tile roofing, stucco facades in warm earth tones, and elegant arched entryways. The well-maintained office park features mature landscaping with palm trees and manicured grounds, creating an inviting environment for patients and staff. The property offers excellent visibility from Daniels Parkway with prominent monument signage.

Exterior Highlights

- ✓ Mediterranean Architecture
- ✓ Daniels Pkwy Frontage
- ✓ Monument Signage
- ✓ Ample Surface Parking
- ✓ Circular Drive Access
- ✓ Mature Landscaping
- ✓ Professional Campus
- ✓ Covered Walkways



Circular Drive & Parking Layout



Monument Signage on Daniels Pkwy



Market Analysis

Strong Demand and Limited Supply Drive Medical Office Values

\$32.66

Market Avg Rent
Lee County Medical Office

3.0%

Vacancy Rate
Extremely Tight Market

14%

Rent Discount
Subject Property vs Market

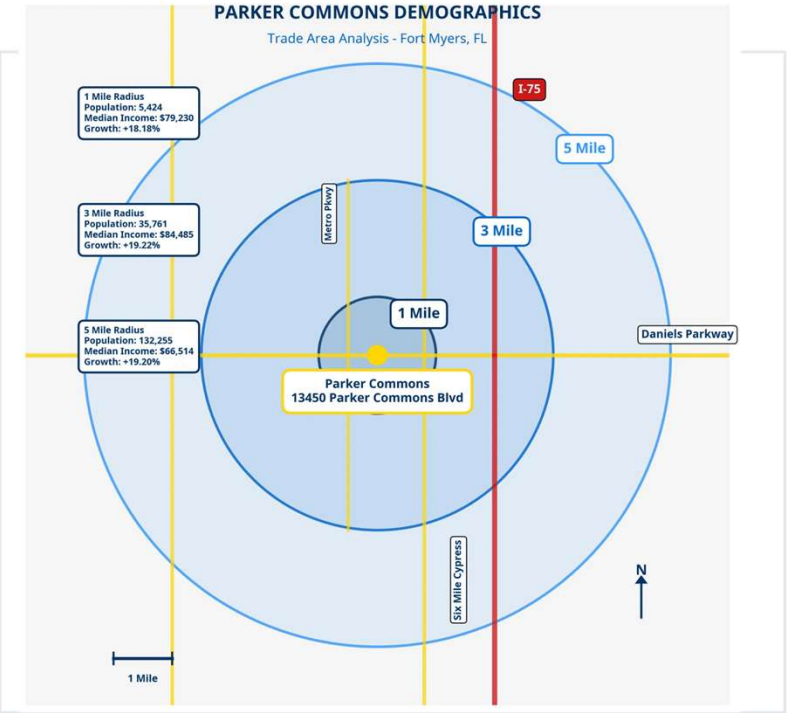
The Southwest Florida medical office market is very strong. Q1 2025 reports show gross rent at \$28.84/SF, up ~20% year-over-year.

In Lee County, Class A averages \$32.66/SF with vacancy near 3%. Parker Commons presents a rare opportunity at \$28.00/SF, below market.

Property	Location	Rate (\$/SF)	Size (SF)
Market Average	Lee County	\$32.66	Various
Hope Preserve	14850 Hope Center Loop	\$30.00	2,675-15,000
Metropolis Ave	14210 Metropolis Ave	\$29.50	2,758
Parker Commons	13450 Parker Commons	\$28.00	2,340
Fairfax Center	4210 Metro Pkwy	\$28.00	1,831
Daniels Center	8991 Daniels Center Dr	\$25.00	2,340
Marketplace Road	9530 Marketplace Rd	\$24.00	3,524

Demographics

Affluent, Growing Population Supports Medical Services Demand



1, 3, and 5 Mile Demographic Radii from Subject Property

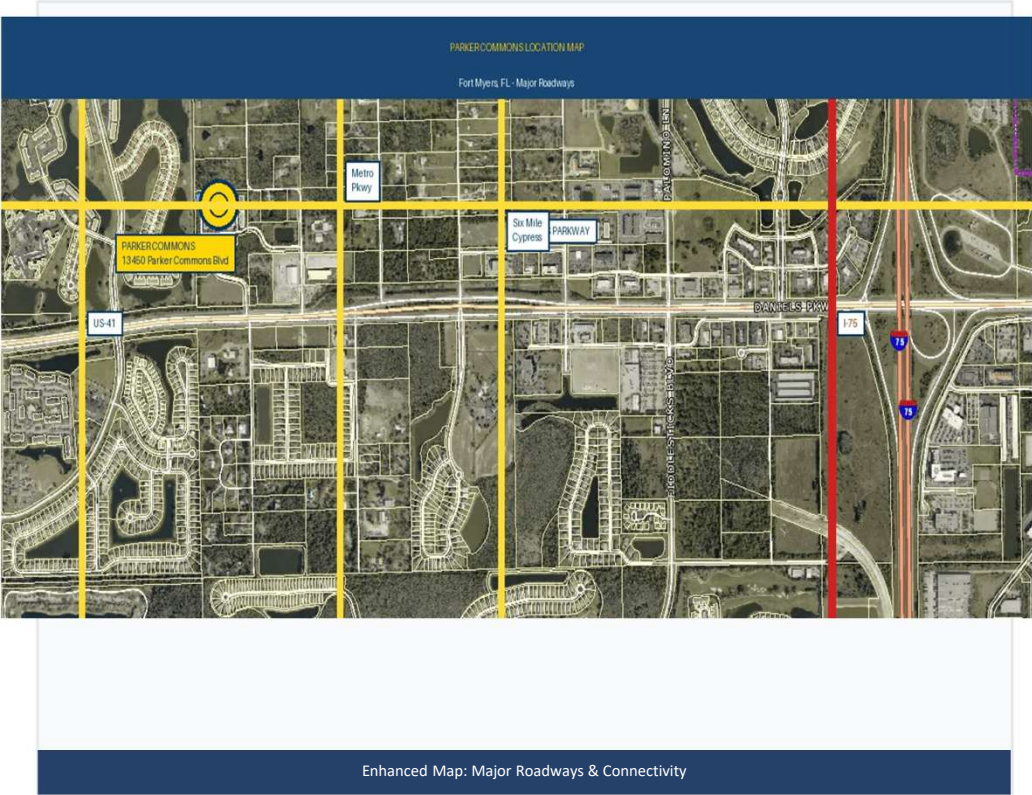
The area surrounding Parker Commons features an exceptionally strong patient base characterized by **affluent households** and **rapid population growth**. With a projected growth rate of nearly 20% over the next five years and median household incomes significantly above average, the demographics are ideally suited for healthcare services.

Metric	1 Mile	3 Mile	5 Mile
Population (2024)	5,424	35,761	132,255
Population (2029 Proj.)	6,410	42,635	157,647
Growth Rate (5-Yr)	+18.18%	+19.22%	+19.20%
Median HH Income	\$79,230	\$84,485	\$66,514
Average Age	53	51	47
Total Households	2,537	16,339	60,127



Traffic & Accessibility

Exceptional Visibility on High-Traffic Daniels Parkway Corridor



Daily Traffic Volume (AADT)

 Daniels Pkwy (East)	60,800
 Daniels Pkwy (West)	49,400
 I-75 Interchange	119,000+
 Six Mile Cypress	30,000

Strategic Proximity

 Gulf Coast Medical 3 Min	 I-75 Access 5 Min
 Intl Airport 11 Min	 Downtown 15 Min



Hospital Proximity

Strategic Location in Southwest Florida's Medical Corridor



Gulf Coast Medical Center

📍 1-2 Miles ⌚ 3 Minutes

Major Level II Trauma Center and acute care facility with direct access via Daniels Parkway.

HealthPark & Golisano Children's

📍 4-5 Miles ⌚ 8 Minutes

Region's only dedicated children's hospital and major cardiac/acute care center.

Park Royal Hospital

📍 4-5 Miles ⌚ 8 Minutes

Southwest Florida's premier free-standing behavioral health facility.

Strategic Advantages

- ✓ Emergency Referrals
- ✓ Pre/Post-Op Consults
- ✓ Established Patient Flow
- ✓ Physician Networking



Value Proposition

No Construction Disruption

No Design/Permitting Delays

Professional Image Day One

Established Location

Turnkey Space Delivers Immediate Savings & Market Advantage

Total First-Year Value Impact

\$186,400 - \$361,900+

Combined Savings & Avoided Costs

Annual Rent Savings

Market Avg Rent	\$32.66 / SF
Subject Rent	\$28.00 / SF
Space Size	2,340 SF

Annual Cash Savings

\$10,904

Avoided Build-Out Costs

Medical Build-Out	\$75 - \$150 / SF
Permitting/Design	Included
Construction Mgmt	Avoided

Capital Expenditure Savings

\$175k - \$351k

Time-to-Occupancy

Typical Timeline	3-6 Months
Subject Property	Immediate
Revenue Impact	Faster Start

Operational Advantage

3-6 Months

Surrounding Communities

Serving Southwest Florida's Premier Residential Markets

Parker Commons is ideally positioned to serve some of Southwest Florida's most desirable and affluent residential communities, creating a strong and stable patient base for medical practices. The property directly serves the communities of **Cross Creek, Fiddlesticks Country Club, Eagle Ridge, and The Colony**, all of which are characterized by upscale housing, mature residents, and high household incomes.

Beyond these immediate communities, the property also captures patients traveling along the Daniels Parkway corridor to and from the Gateway PUD development near the I-75 interchange, as well as residents of San Carlos Park, Estero, and South Fort Myers. This diverse mix of established neighborhoods provides medical practices with a broad and sustainable patient base.



Primary Service Communities

- 🏠 Cross Creek (Immediate Adjacency)
- 🏡 Fiddlesticks Country Club
- 🌲 Eagle Ridge
- 🏌️ The Colony Golf & Bay Club
- 👥 Brookshire Lakes

Market Characteristics

- ✓ High Income
- ✓ Mature Age
- ✓ Owner Occupied
- ✓ Stable Growth

Regional Reach

- 📍 Gateway PUD
- 📍 Estero

Floor Plan

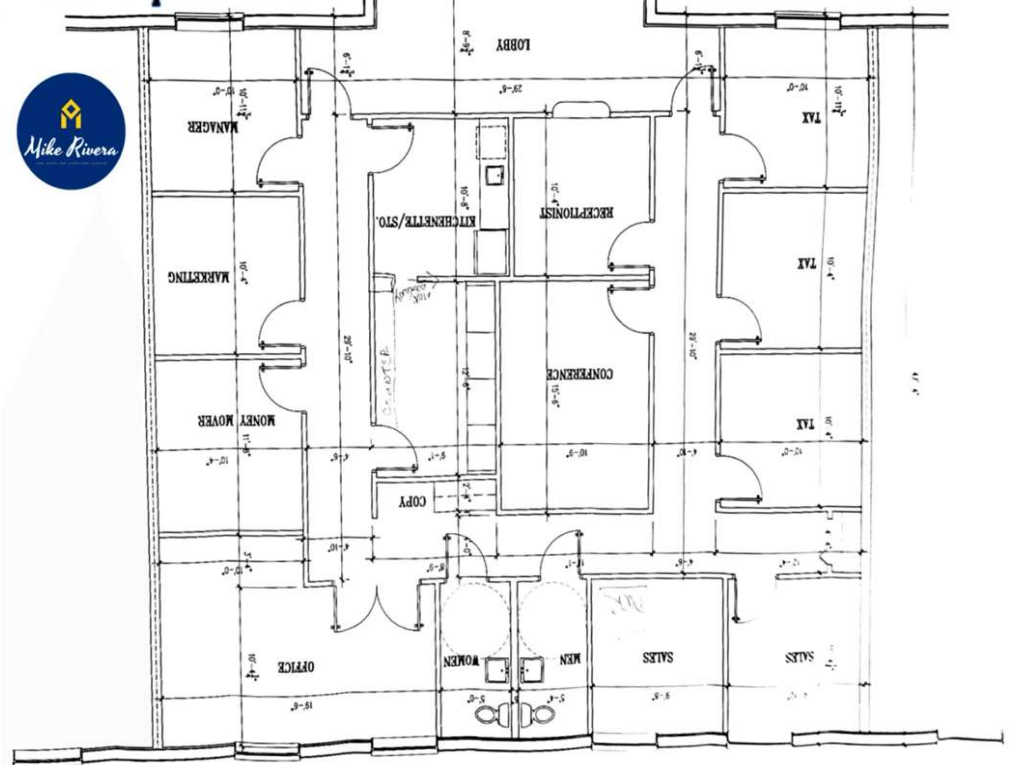
Functional Medical Layout Maximizes Efficiency

The 2,340-square-foot floor plan combines Units 103 and 104 into a highly functional layout optimized for medical practice operations. The design maximizes patient flow efficiency while maintaining privacy and comfort, suitable for various specialties including primary care, cardiology, and dermatology.

Space Allocation

-  Reception & Waiting Area
-  Multiple Examination Rooms
-  Consultation Offices
-  Kitchenette / Break Room
-  ADA-Compliant Restrooms
-  Storage & Utility Areas

13430 Parker Commons Blvd units 103 / 104
2340 sqft



Contact & Next Steps

Schedule Your Private Tour Today

This exceptional turnkey medical office opportunity represents a rare combination of value, location, and readiness. We invite qualified practices to experience the quality of Parker Commons firsthand.



Schedule a Tour

Contact us to arrange a private viewing of Units 103-104.



Review Lease Terms

Receive detailed documentation and lease specifics.



Submit Letter of Intent

Secure your position in this high-demand market.



Begin Operations

Move in immediately and start serving patients.

Parker Commons | Medical Office Lease Opportunity



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