

MARKET NEWS

Construction

Eagle Concrete Systems now has a unique marketing tool to showcase its craftsmanship in concrete and masonry construction - its new 25,177-square-foot corporate headquarters. Construction was completed ahead of schedule on the new facility in Gateway, said Michael Leannah, the company's CEO. Eagle designed the building, located at 12411 Commerce Lakes Drive, to withstand hurricane-strength winds up to 150 miles per hour and demonstrate the company's techniques of tilt-wall, poured cast-in-place and concrete block construction. The end-result yields structural strength and a pleasing appearance. The building exceeds Lee County's 130-mile-per-hour hurricane code requirement, with all windows and doors able to withstand winds of at least 150 miles per hour, and large 16-foot overhead doors capable of withstanding 160-miles-per-hour winds. Eagle also constructed the roof from concrete for additional structural strength, and equipped the building with a diesel-powered generator in the event of power failure.

Heatherwood Construction is expanding its presence in Southwest Florida with the completion of a new office in Charlotte County, located at 28100 Challenger Blvd. in Punta Gorda. The new operations office will serve all of Charlotte County, Sarasota and the surrounding areas. Bonita Springs-based Heatherwood Construction has completed several projects in Charlotte County including the Murdock Professional Center, Kitson & Partners planning offices and Quality Self Storage. The builder is currently constructing Town Homes of Deep Creek and is preparing for the start of the Westchester Gold Office Building.

J.L. Wallace Inc. recently completed construction on Estero Bay Chevrolet, located at 10640 Chevrolet Way off Corkscrew Boulevard near I-75. The project included con-

struction of a single-story building totaling 29,000 square feet, with an 11,000-square-foot showroom and an 18,000-square-foot service area. The concrete/masonry structure features a structural steel system comprised of columns, beams, bar joists and decking with a single-ply membrane roof system. The exterior includes a textured stucco finish with moldings, medallions and concrete roof tile. The exterior also features a patterned car display, a picnic area and site utilities. The interior features cabinetry, a storage area, storefront offices and display areas. Harold Morgan of J.L. Wallace served as senior project manager. Dennis Tyeryar served as superintendent.

Real Estate

Bob Reynolds and Joe Ferrao of **VIP Commercial** have been retained by Trusted LLC as the exclusive marketing agents for Trusted Medical Park in Lehigh Acres. The medical park is under construction and located on Trusted Medical Lane off of Lee Boulevard. The project is the first and only medical park currently available to medical practitioners in Lehigh Acres.

The project consists of nine medical and professional buildings ranging in sizes from 3,000 to 4,000 square feet. Each building then can be divided giving users access to spaces of 1,500; 2,000; 3,000 or 4,000 square feet. Each condominium building may be purchased in its entirety as a build-to-suit or in condominium units of 1,500 square feet or more. The first three buildings will be delivered early spring of 2008.

Colliers Arnold Commercial Real Estate Services reported the following local transactions:

Children's Network of SW Florida, LLC leased 7,000 square feet of office space, located at 2606 Horseshoe Drive, Naples, from Bothwell Investment Gray Manage-

ment Ltd. Jason Chang of Colliers Arnold represented the tenant.

Five Guys Famous Burgers and Fries leased 3,130 square feet of retail space in the Village Shoppes, located at Summerlin Road and Bass Road, Fort Myers, from Talamh Associates, LLC. The Retail Team of Karen Johnson-Crowther, Charlene Greenblatt, Salli Jones-Doyon, and Lindsey Schmoyer of Colliers Arnold represented the tenant. Doug Olson of LandQwest Commercial represented the landlord.

Amerifirst Direct leased 1,200 square feet of office space, located at 12772 Tamiami Trail, Naples, from NMARS, LLC. The Retail Team of Karen Johnson-Crowther, Charlene Greenblatt, Salli Jones-Doyon, and Lindsey Schmoyer of Colliers Arnold negotiated the transaction.

Next Financial Group leased 381 square feet of office space in Key West Professional Center, located at 1342 Colonial Boulevard, Fort Myers, from Spectrum Engineering. Michael Komar and William Mankin of Colliers Arnold negotiated the transaction.

Architecture

Gora-McGahey Associates in Architecture will design the new Iona/McGregor & Lee County Government Complex. As the new public service hub, the campus located on a nine-acre site on Pine Ridge Road, between Gladiolus and Summerlin, will accommodate a 9,000 square-foot Sheriff's substation, a 15,000 square-foot fire and EMS station and a 10,000 square-foot tax collector's office facility. The plan will create a sustainable design founded on environmental principles, supported by architecture, landscape and site planning. Ground breaking is scheduled in early 2008. Fabian Bhague is the project manager for Gora-McGahey and

Bruce Gora is the principal-in-charge for the project. ■




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5 FT MYERS GATED COMMUNITY

REDUCED



This exquisite home in Colonial Point gated community is immaculate. Tastefully decorated in inviting neutral tones this 3BR/2BA/Den home will appeal to the most discerning buyer. Competitively reduced to **\$329,000**.

MEDITERRAN ARCHITECTURE



Enjoy the Mediterrean architecture of this centrally located, gated community in South Ft. Myers. 2/2/Den/2 garage **\$293,600**.

LEGENDS GOLF & COUNTRY CLUB

REDUCED



2BR/2BA/Covered parking and private storage finish this key "golf building" unit to a tee! Bring your toothbrush and golf clubs and you're ready to go! Just reduced to **\$170,900**.

1 ACRE ESTATE HOMESITES

REDUCED



Huge reduction 25K on this premium home site! One of only 2 remaining lots (out of a total 51) in this gated, deed restricted community of fabulous estate homes. **\$399,900**.

Build your dream home on this 1+ acre site among total of 55 estate home sites. Community amenities include gulf access boat launch & storage, lighted tennis & basketball courts, gated entry. Price just reduced to **\$450,900**.

LifeStyle Realty
of SW Florida, Inc.

13611 McGregor Blvd., Ste. 5, Fort Myers, FL 33919
239-481-0400 Office • 239-770-4485 Mobile
www.RealEstateInParadise.com • johenrion@earthlink.net



Jenny Moorhead
Realtor, Broker-Associate

AMERIVEST Realty
OF LEE ISLAND COAST

Office: 239.989.0840 • Cell: 239.671.2227
14421 Metropolis Ave • Suite 101 • Fort Myers
Jenny@AmerivestRealty.com • www.JennyMoorhead.com

MCGREGOR



Charming 3 bedroom/2 bath home on almost 1 acre of McGregor property has much to offer. Lots may be subdivided. Fenced backyard has a screened in patio, deck and room for a pool. Wood floors, remodeled master bath and a great location make this home a must see. Offered at **\$599,900**
Call Jenny Moorhead @ 239-671-2227 for more details

GATEWAY



Beautifully appointed 4 bedroom + den/3 bath/2 car garage, pool home located in Gateway Golf & Country Club. Custom maple kitchen cabinetry and desk area with crown molding, granite countertops and stainless steel appliances accent this well maintained home. Offered at **\$479,900**
Call Jenny Moorhead @ 239-671-2227 for more details

PASEO



Brand new Santa Ana model in mediterranean inspired Paseo. The Split level townhome offers a front porch, a master bedroom balcony and many upgrades. Courtyard pool. From **\$368,000**
Call Jenny Moorhead @ 239-671-2227 for more details

SPRING RUN at THE BROOKS



Beautifully maintained 2 bedroom/ 2 bath condo with covered parking and expansive golf course view in this bundled golf community. Barely lived in this home is in move in condition and is being sold completely furnished turnkey. Offered at **\$250,000**
Call Jenny Moorhead @ 239-671-2227 for more details

THE TIMBERS



Beautifully maintained 4 bedroom/ 3bath pool home. Remodeled kitchen complete with maple cabinetry, crown molding, new appliances. Faux finishings, Fireplace, spacious master bedroom and bath complete this beautiful home. Offered at **\$425,000**
Call Jenny Moorhead @ 239-671-2227 for more details

MARSH LANDING



Immaculate 4 bedroom/2bath/3 car garage open floor plan. Oversized corner lot with fantastic lake view. Conveniently located in beautiful Estero across from Coconut Pointe Town Center. Offered at **\$379,000**
Call Jenny Moorhead @ 239-671-2227 for more details