

## BUSINESS BRIEFS

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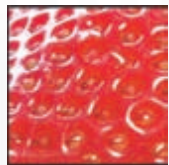
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### Architecture and Engineering

**TDM Consulting, Inc.** has been selected by Matera Bay Plaza, LLC to provide the civil engineering services for their new project on Colonial Boulevard. Located just west of Summerlin Road, this 1.33-acre site is one of the last undeveloped parcels along Colonial Boulevard between US 41 and McGregor Boulevard.

Matera Bay Plaza will be approximately 16,600 square feet. The two-story plaza will feature retail space on the first floor and professional offices on the second floor. Architectural services are being provided by the Miami-based Bellón Milanés Architects and Planners.

**Gora/McGahey Associates in Architecture** has completed design and construction documents for a new Sarasota County branch bank for Orion Bank, to be located in Venice's Gateway District. The new bank building is the second of a prototype designed by the architecture firm for Orion Bank.



COURTESY RENDERING

#### Orion Bank's new Sarasota branch.

A neo-Mediterranean design, the new building will encompass approximately 3,500 square feet and include three drive-through lanes. The Charlotte County Planning Commission has approved both the site and building design. In designing the building, careful consideration was given to proper site orientation and the use of

landscaping to provide shade to the south and west facades. Low e-glass was used for the windows, along with energy efficient fluorescent lighting systems.

Bruce Gora, AIA was the principal in charge for this project, and Cristina Meyer served as project manager. Charlotte Engineering and Surveying, Inc., provided civil engineering services for the building.

### Construction

**The School District of Lee County** has selected **GATES** as the builder for the G. Weaver Hipps Elementary School in Lehigh Acres. The 122,244 square foot school is a prototype design. This school will house approximately 1,000 students grades K - 5. It will be built using the tilt-wall and structural steel construction method. In 2007, GATES completed the same prototype design at Patriot Elementary ahead of schedule and under budget.

The campus features include a kinder covered play area with restrooms, physical education facility, classrooms, and administrative offices. Construction is expected to commence in the Spring of 2008.

**Taylor-Pansing, Inc.** has completed construction on the Del Prado Land Group Medical Building Project. The 7-Unit, 13,800 square foot project located at 126 Del Prado Blvd. N in Cape Coral was specifically built for five doctors. It includes a CAT Scan/ Imaging Unit, and one additional unit for lease. The project Manager was Keith Taylor and the superintendent was Jimmy Barrett.

In addition, the company has started work on the Faith Presbyterian Church Phase I. The site is at 4544 Coronado Parkway, Cape Coral. The first phase includes

the 17,520 square foot Christian Life Center, and a new maintenance facility. The project is scheduled for completion in January.

### Commercial Real Estate

**Gates D'Alessandro & Woodyard** reported the following transactions:

City-Tel Communications leased 2,400 square feet of office space at 7995 Mercantile St. Fort Myers from Eugene & Elinore Greuling. John Kremiski, CCIM, Todd Holman, and Honorà Jacobus of Gates D'Alessandro & Woodyard negotiated the transaction.

M+M Realty Services leased 1,200 square feet at 13240 Cleveland Avenue, Fort Myers, (North River Center), from TBM Properties. John Kremiski, CCIM and Todd Holman of Gates D'Alessandro & Woodyard negotiated the transaction.

**LandQwest Commercial** announced the following transactions:

First Choice Business Brokers leased 1,550 square feet of office space at 6710 Winkler Road in Fort Myers from Victor Paluck. Mary Beth Cangiano, sales associate of LandQwest Commercial, negotiated the transaction.

Rita's Water Ice franchise owners, Mike, Miles and Eileen Macik leased 1,400 square feet of retail space at the Coconut Trace Shopping Center in Estero. Doug Olson of LandQwest Commercial represented the tenant and Brandon Grange of Land Capital represented the landlord.

Cash Plus franchise owner Everett Walton leased 1,386 square feet of retail space at 3545 Cleveland Ave. in Fort Myers. Doug Olson of LandQwest Commercial represented the tenant and Chuck Smith of the Boback Commercial Group represented the landlord. ■

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#### 8 Convenient Locations!

- Fort Myers**
- 9101 College Pointe Ct. - 239-332-4440
  - 2247 First St. - 239-332-3527
  - 7580 Winkler Rd. - 239-481-2875
  - 8870 Daniels Pkwy. - 239-225-7268
  - 8341 Dani Dr., at Six Mile Cypress and Colonial Blvd. - 239-433-6020
- Cape Coral**
- 812 Del Prado Blvd., S. - 239-985-8120
  - 2546 Heydon Ln., on Veterans Pkwy. at Sandoval - 239-433-6000
- Estero**
- 23250 Via Villaggio, at the Coconut Point Mall in Estero - 239-985-8140

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SWFL Leasing and Sales Opportunities

 <b>Alico Interchange Park</b> 17050 Alico Commerce Ct. Fort Myers, Florida 1,200 + SF Units Available For Lease \$8 PSF NNN Incentives	 <b>Encore Bank Building</b> 7920 Summerlin Lakes Dr. Fort Myers, Florida 4,000 ± SF For Lease \$20 PSF NNN + CAM Frontage Along Cypress Lake Dr.
 <b>Taylor Business Center</b> 6800 Taylor Road Punta Gorda, Florida 1,200 + SF Units Available For Sale From \$169,900/Unit For Lease \$11-13 PSF + CAM	 <b>North Cape Industrial Park</b> 883 NE 27th Lane Cape Coral, Florida 4,500 SF Units Available For Lease \$8 PSF + CAM
 <b>9299 Center</b> 9299 College Parkway Fort Myers, Florida 1,586 + SF Units Available For Lease \$20-24 PSF NNN	 <b>Kenwood Office Center</b> 1211 Kenwood Lane Fort Myers, Florida 750 + SF Unit Available For Lease \$11.75 PSF + CAM
 <b>Olde Naples Office Building</b> 999 9th Street Naples, Florida 14,454 SF GLA/Lot Size 0.46 AC For Sale \$4,500,000 Units for Lease \$25.00 PSF NNN	 <b>College Parkway Office Space</b> 8801 College Parkway, Ste. 5 Fort Myers, Florida 1,611 ± SF Office Condo For Lease \$17 PSF + CAM
 <b>Palm Pointe Shoppes</b> Palm Drive & US 41 Fort Myers, Florida 260,000 SF Re-development Lease Rate from \$33 High Visibility Road Frontage	 <b>Village Shoppes at Healthpark</b> NEC Summerlin & Bass Rd. Fort Myers, Florida 1,571 ± SF Units Available For Lease \$28 + PSF NNN Access from Summerlin & Bass
 <b>Powerscourt Centre - Phase 1</b> Powers Court & Daniels Pkwy Fort Myers, Florida 1st Floor Space from 2,000- 20,000 SF For Lease \$23 PSF NNN	 <b>Boca Bay Shoppes</b> 6090 Jonathans Bay Drive Fort Myers, Florida 5 ± AC For Sale \$23 PSF DO 32,827 SF Retail/Office
 <b>ArborGate Retail Site</b> SEC Colonial / Treeline Ave. Fort Myers, Florida 60,000 SF Retail / 72,000 SF Office For Sale \$25 PSF	 <b>Riverfront - Multi-Family Site</b> 3375 E. Riverside Dr. Fort Myers, Florida 1.01 AC For Sale \$895,000 Bank Sale!!!
 <b>Merchant's Crossing</b> US 41 & Pine Island Rd. N. Fort Myers, Florida 1,200 - 35,600 SF Units For Lease \$14-20 PSF + CAM Outparcel Also Available	 <b>Center Point Commons</b> Cortez Road & US 41 Bradenton, Florida 1,891 - 2,800 SF Units Available For Lease From \$33 PSF Anchored by Best Buy

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