



FOR LEASE

B STREET

Curry Preserve Drive, Babcock Ranch, FL



NEW MIXED USE LIFESTYLE CENTER



CLICK TO VIEW
**BABCOCK RANCH
AREA VIDEO**



CLICK TO VIEW
B STREET VIDEO



*PROPOSED RENDERING, SUBJECT TO CHANGE

EXCLUSIVE RETAIL LEASING

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BABCOCK RANCH

KITSON
— & PARTNERS —

±70,200

SF RETAIL AND
OFFICE SPACE

±42,000

SF OFFICE BUILDING
WITH 21,000 SF
GROUND FLOOR
SPACE AVAILABLE

1,135

SURFACE LEVEL
PARKING SPACES

140

MULTI-FAMILY
HOUSING UNITS

2026

EXPECTED DELIVERY

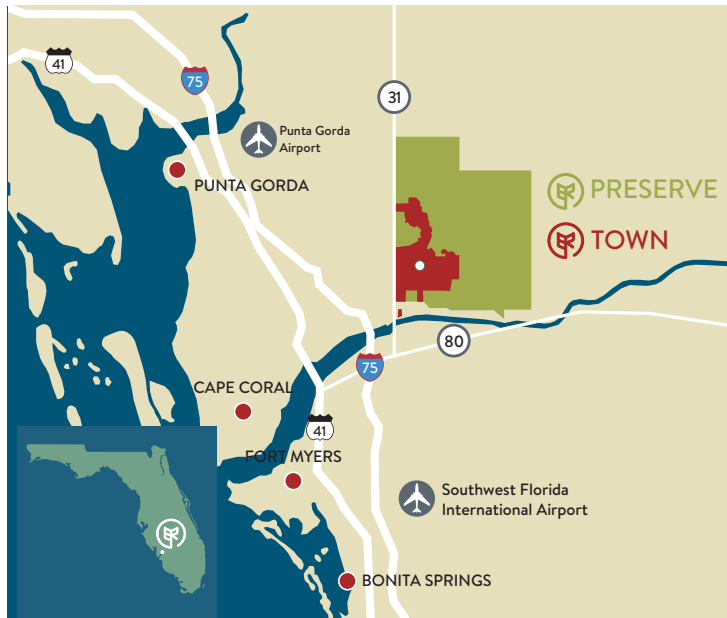


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Property Overview

HIGHLIGHTS

- New Mixed Use Lifestyle Center
- ±1,200 SF – 7,000 SF spaces available
- Walkable, exciting project with ample green space and parking
- Seeking restaurants, boutiques, service tenants, retail, and office
- Endcap and freestanding restaurant opportunities available
- B Street will be the epicenter of Babcock Ranch for all things arts and entertainment
- Babcock Ranch is an 18,000 acre, 50,000 person “new town” development in Southwest Florida
- Babcock Ranch is entitled for 20,000 residential units and 6 million square feet of commercial space
- Babcock Ranch is a top 10 selling master-planned community in the country



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*PROPOSED OFFICE RENDERING, SUBJECT TO CHANGE

B Street at Babcock Ranch is a brand new mixed-use development with approximately 70,200 square feet of ground-floor retail and office space, 42,000 square feet office building with 21,000 SF ground floor space available, two residential buildings featuring 140 units, and over 1,135 surface level parking spaces.

B Street will be the energetic anchor of Babcock Ranch where patrons and residents can indulge in unique experiences on a daily basis.

We invite you to join us in creating a vibrant atmosphere filled with art, cuisine, music, shopping, fitness and more.



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Legend

- County Boundary
- Property Boundary
- Offsite Mitigation Area
- Preserve
- Lakes
- Golf Course
- Wetland Creations
- Residential Development
- Future Development
- Non-Residential Development
- Park
- Solar Area
- Wetlands & Uplands
- Commercial Development



Tenant Roster

A-101	At LOI	1,930 SF	C-103	Available	1,300 SF	H-102	Studio B Pilates	1,300 SF	X-109	The UPS Store	1,548 SF
A-102	Kong Fu Ramen	2,000 SF	C-104	Available	3,839 SF	H-103	Available	1,302 SF	X-110	Way Better Insurance	1,500 SF
A-103	Blush Nail Lounge	2,500 SF	D	At LOI + 800 SF patio	5,176 SF	H-104	At LOI	2,600 SF	X-111	Wholistic Motus Physical Therapy	1,500 SF
B-101	Available	1,835 SF	E-101	Carondelet Drink Parlor	1,940 SF	X-100-101	Dentist at lease	3,000 SF	X-112	NV Realty Group	1,200 SF
B-102	Three Oaks Wellness	1,900 SF	E-102	Flourish and Pops	1,200 SF	X-102	South Florida Title	1,200 SF	X-113	Ankle and Foot Care	1,500 SF
B-103	Duckberry Designs	1,200 SF	E-103	Cigar Lounge at Babcock	1,200 SF	X-103	Kitson & Partners	1,500 SF	X-200	Kitson & Partners	22,254 SF
B-104	B Bauer Hair Lounge	1,300 SF	E-104	BBQ King Smokehouse & Tavern	3,400 SF	X-104	Available	1,500 SF	Y	Available 2 Story Building	23,400 SF
B-105	Sugaring LA	1,500 SF	F	Mexican Restaurant at lease	5,850 SF	X-105	Edward Jones	1,548 SF			
C-101	Ice Cream at lease	1,365 SF	G	Mangiamo Italian Restaurant	5,850 SF	X-106	At LOI	2,250 SF			
C-102	Gifts & Candles at lease	1,235 SF	H-101	At LOI	1,228 SF	X-108	Available	1,500 SF			

Disclaimer: The information contained in this brochure is provided for general informational purposes only. The estimated rentable area of the space is approximate and subject to verification. While every effort has been made to ensure the accuracy of the information presented, neither the landlord, property manager, nor their agents make any representation or warranty as to the actual rentable area. Prospective tenants are encouraged to independently verify the actual dimensions and square footage of the space prior to entering into any lease agreement. All information is subject to change without notice.



DISCOVERY
CENTER

SLATER'S
GOODS & PROVISIONS

RETAIL/
OFFICE

KITSON **N7**
A PARTNERS REALTY GROUP
Way Better
INSURANCE
The UPS Store
Wholistic Motus
Edward Jones
**ANKLE AND
FOOT CARE**

STUDIO B
PILATES

MANGIAMO
ITALIAN
RESTAURANT

Blush
NAIL LOUNGE

**KONG FU
RAMEN**

Duckberry **sugaring LA**
B/BAUER **THREE OAKS**
HAIR LOUNGE **WELLNESS**



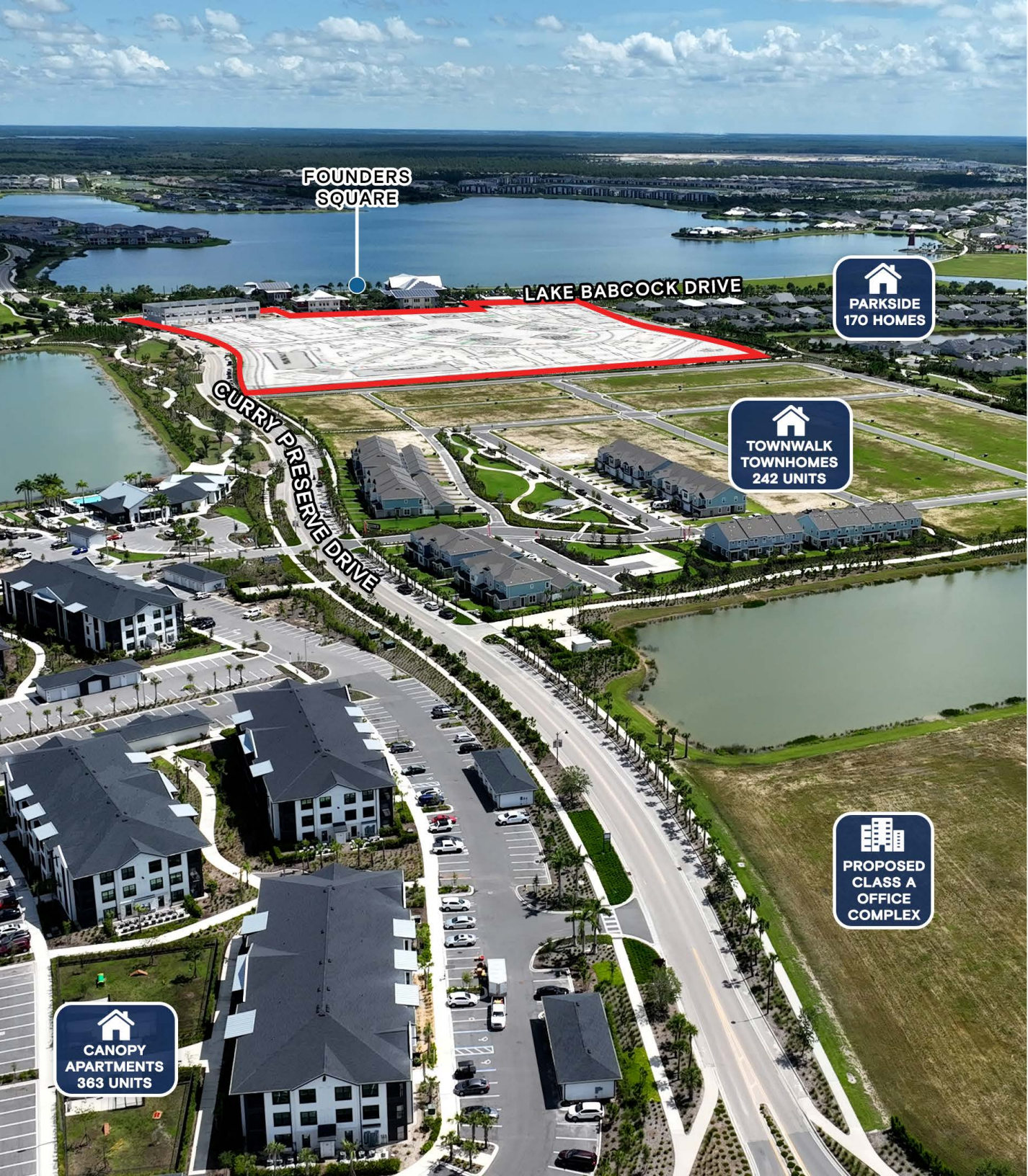
**FLOURISH
AND
POPS**

**CARONDELET
DRINK PARLOR**









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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 01.06.26