



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

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EXCLUSIVE RETAIL LEASING
KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS



**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

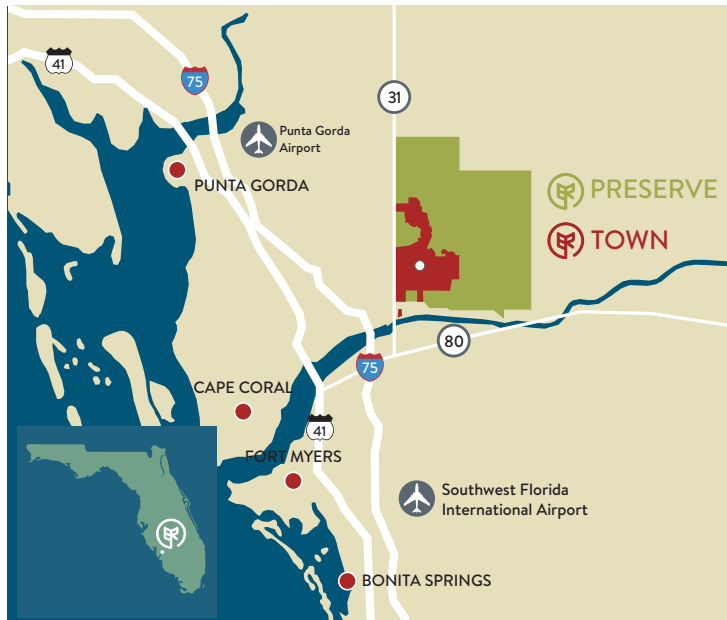


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Property Overview

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
- Entitled for 19,500 residential units and 6 million square feet of commercial space
- Babcock Ranch is a top 10 selling master-planned community in the country



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.

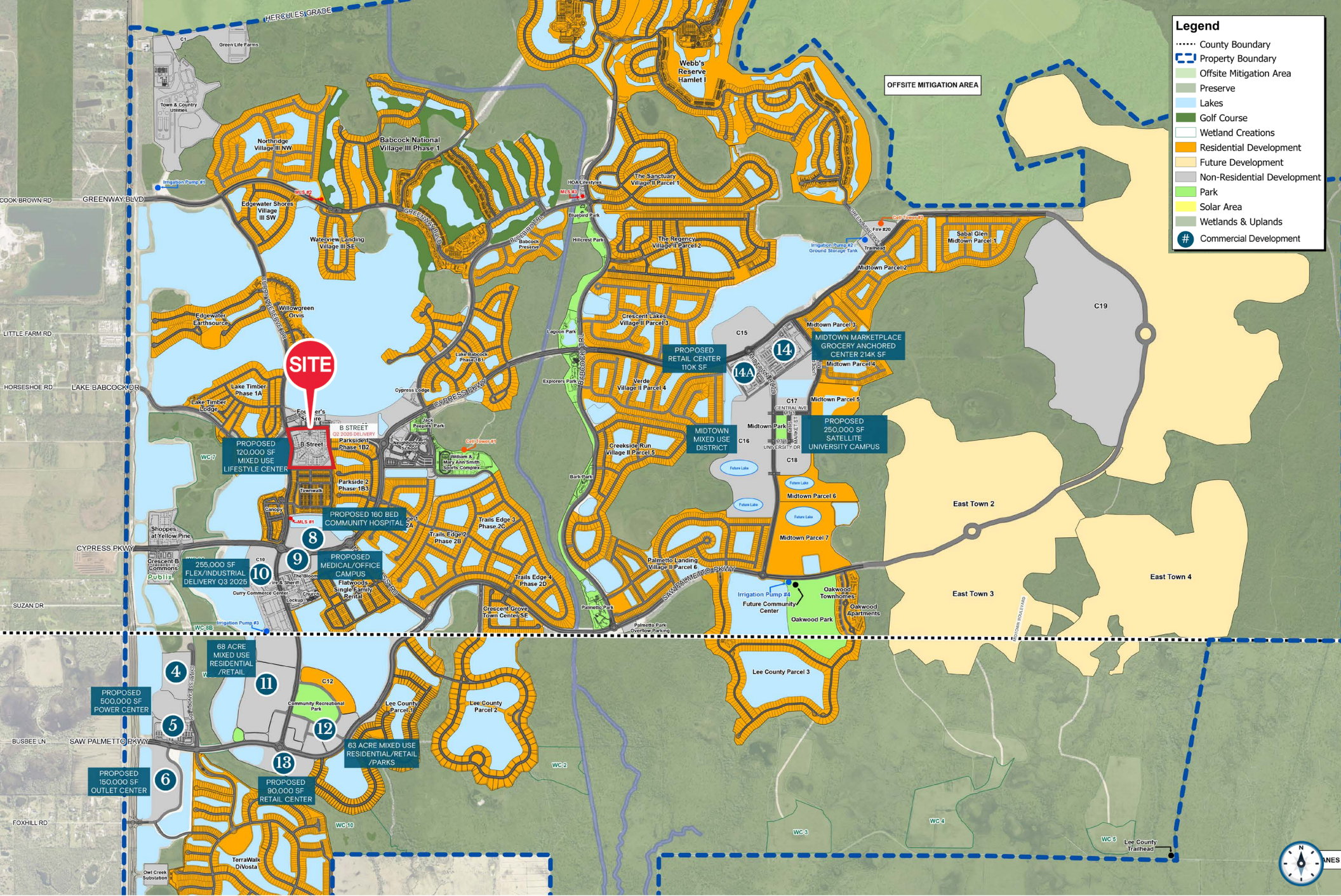


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Legend

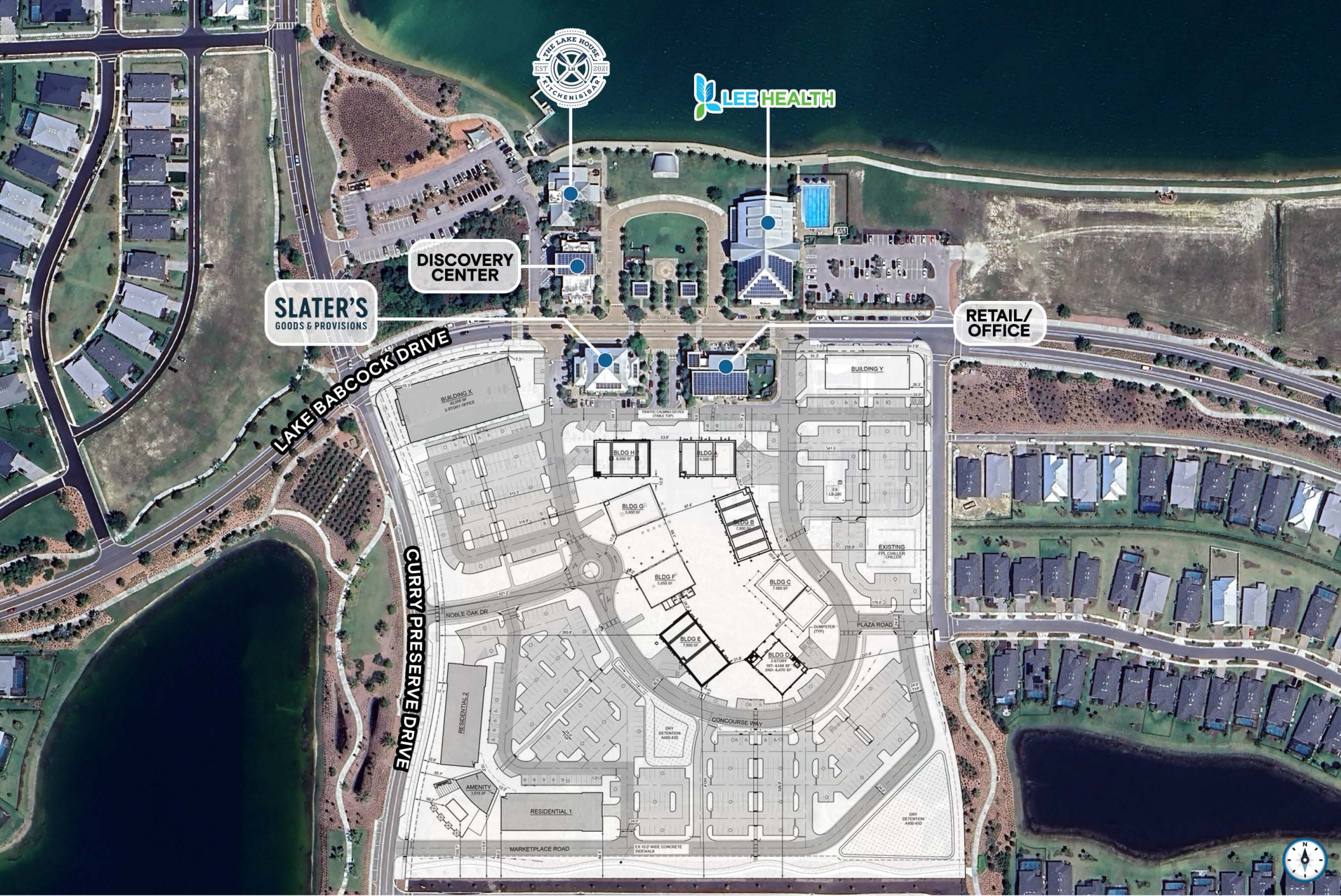
- County Boundary
- Property Boundary
- Offsite Mitigation Area
- Preserve
- Lakes
- Golf Course
- Wetland Creations
- Residential Development
- Future Development
- Non-Residential Development
- Park
- Solar Area
- Wetlands & Uplands
- # Commercial Development



Tenant Roster

A-101	Available	1,930 SF	C-103	Available	1,300 SF	H-101	At LOI	1,228 SF	X-108	Available	1,500 SF
A-102	Kong Fu Ramen	2,000 SF	C-104	At LOI	3,839 SF	H-102	Pilates Studio at lease	1,300 SF	X-109	The UPS Store	1,548 SF
A-103	Blush Nail Lounge	2,500 SF	D-1	In Discussions	4,149 SF	H-103	Available	1,302 SF	X-110	Way Better Insurance	1,500 SF
B-101	Available	1,835 SF	D-2	Available	4,470 SF	H-104	At LOI	2,600 SF	X-111	Wholistic Motus	1,500 SF
B-102	Medspa at lease	1,900 SF	E-101	Carondelet Drink Parlor	1,940 SF	X-100-101	At LOI	3,000 SF	X-112	NV Realty Group	1,200 SF
B-103	Home & Gifts at lease	1,200 SF	E-102	Flourish and Pops	1,200 SF	X-102	South Florida Title	1,200 SF	X-113	Available	1,500 SF
B-104	Hair Salon at lease	1,300 SF	E-103	At LOI	1,200 SF	X-103	Kitson & Partners	1,500 SF	X-201	Kitson & Partners	21,000 SF
B-105	Sugaring LA	1,500 SF	E-104	BBQ King Smokehouse & Tavern	3,400 SF	X-104	Available	1,500 SF	Y	Available	TBD
C-101	At LOI	1,300 SF	F	At LOI	5,850 SF	X-105	Financial Services at lease	1,548 SF			
C-102	In Discussions	1,300 SF	G	Mangiamo Italian Restaurant	5,850 SF	X-106	Available	2,250 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.



SLATER'S
GOODS & PROVISIONS

DISCOVERY CENTER

RETAIL/ OFFICE

LAKE BABCOCK DRIVE

CURRY PRESERVE DRIVE

BUILDING X
8,000 SF
2-STORY OFFICE

BLDG H
8,000 SF

BLDG A
6,000 SF

BLDG G
5,800 SF

BLDG B
7,000 SF

BLDG F
5,800 SF

BLDG C
7,000 SF

BLDG E
7,000 SF

BLDG D
7,000 SF

RESIDENTIAL 2

AMENITY
3,000 SF

RESIDENTIAL 1

MARKETPLACE ROAD

BUILDING Y
28,000 SF

EXISTING
FPL CHILLER
UNIT

PLAZA ROAD

CONCOURSE WAY

EX 15.0' WIDE CONCRETE
SIDEWALK

DUMPSTER
(775)

CONCOURSE WAY

CONCOURSE WAY

CONCOURSE WAY




BABCOCK NEIGHBORHOOD SCHOOL
A-RATED FACILITY WITH OVER 2,000 STUDENT CAPACITY

WILLIAM & MARY ANN SMITH SPORTS COMPLEX


PARKSIDE
170 HOMES


TOWNWALK TOWNHOMES
242 UNITS



BLDG Y
2 STORY

BLDG C
7,728 SF

BLDG D
1ST FLR 4,149 SF
2ND FLR 4,470 SF

BLDG E
7,728 SF

BLDG B
7,728 SF

BLDG F
5,850 SF

BLDG A
6,425 SF

BLDG G
5,850 SF

BLDG H
6,428 SF

BLDG X
2 STORY
21,000 SF OFFICE OVER
21,000 SF OFFICE/RETAIL

RETAIL/
OFFICE

SLATER'S
GOODS & PROVISIONS

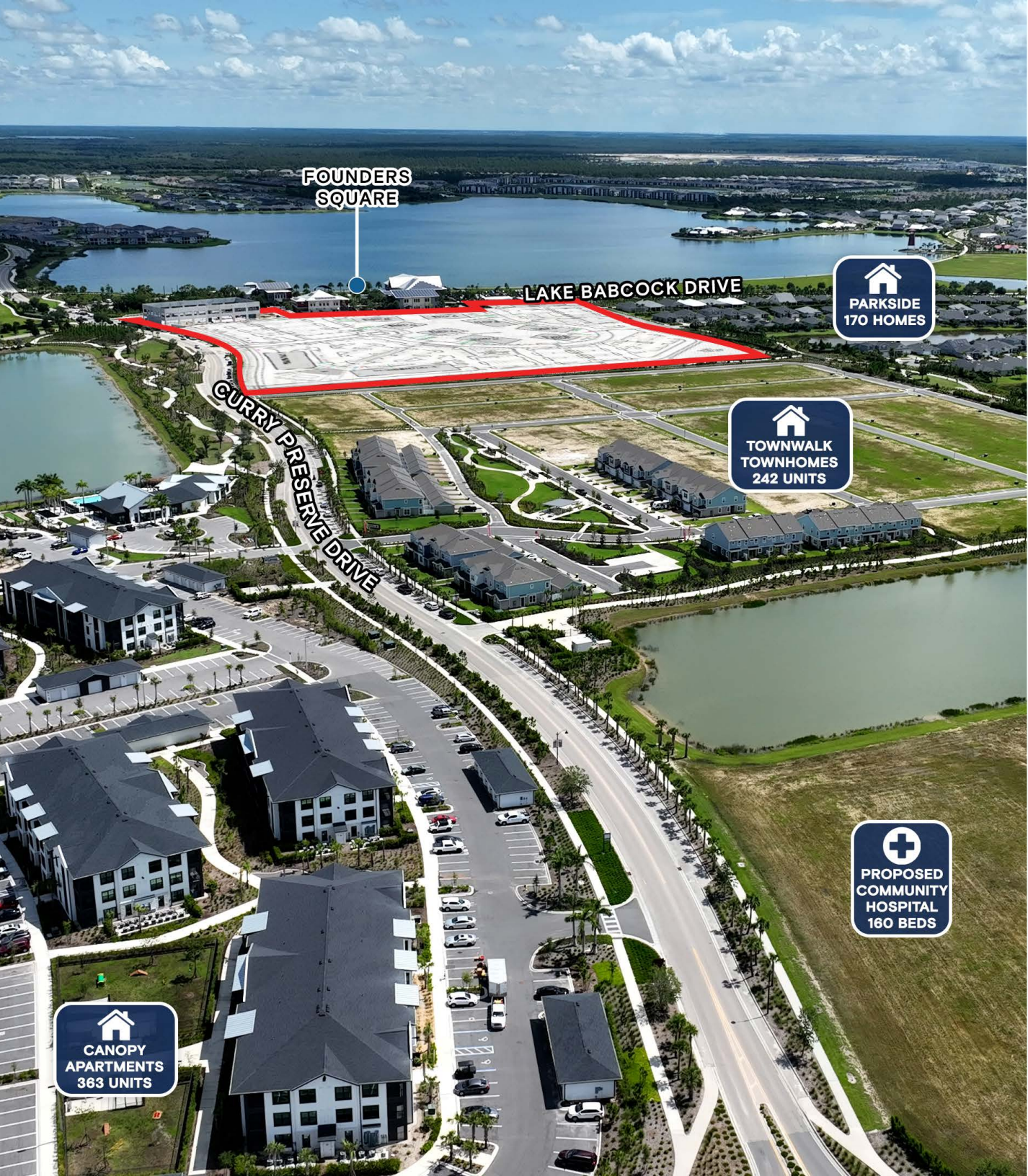
DISCOVERY CENTER

LEE HEALTH









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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: 10.01.25