



FAIRFAX CENTER

4210 METRO PARKWAY FORT MYERS, FL

CBRE National Office Partners

ACCESS MATERIALS



Premier Office Asset



Comprehensive Renovation



High Occupancy & Tenant Diversification



Proven Lease-Up Performance



Thriving Submarket





Value-Add Potential



Stable & Attractive Cash Flow



Desirable Location



Growing Southwest Florida Market



Strong Market Fundamentals



Property Snapshot

Address	4210 METRO PARKWAY FORT MYERS, FL
Folio ID Number	31-44-25-P4-00300.006A
Stories	3
Year Built (Renovated)	1988 (2020)
Parking Ratio	4.0 : 1,000 SF
Rentable Area (SF)	57,356 SF
Occupancy	97%
In-Place Gross Rents (\$/SF)	\$31.03
NOI Snapshot	Year 1: \$1,130,213 Year 2: \$1,185,435

ACCESS MATERIALS

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