

THE NEW METRO PARK EXECUTIVE CENTER



FOR LEASE

4415 METRO PARKWAY, FORT MYERS, FL



- LEASE RATE:** \$25.00-\$27.00 PSF Gross
\$10.00 PSF TI Allowance for a 5-year lease
- BUILDING SIZE:** 58,257± SF
- YEAR BUILT:** 1985
- ZONING:** CI - Commercial Intensive (Lee County)
- PARKING RATIO:** 3.66/1,000 USF (214 surface spaces)

CONTACT
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about
Centrally located just north of the intersection of Metro Parkway and Colonial Boulevard in one of Fort Myers’ main office submarkets; home to many of the most prominent businesses in Fort Myers. Such as Lee Health, Suncoast Credit Union, Cintas and Florida Cancer Specialists. Extensive renovations have been recently completed.

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 404
Naples, FL 34102

demographics

2023	1 MILE	3 MILE	5 MILE
EST POPULATION	10,105	72,272	151,813
EST HOUSEHOLDS	4,217	30,513	66,723
MEDIAN HOUSEHOLD INCOME	\$44,548	\$52,103	\$58,978

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HIGHLIGHTS

- Centrally located
- Minutes from I-75
- 24-hour tenant accessible
- Building directory and suite entrance signage
- National restaurants within one mile of the building

SUITE	SIZE (SF)	GROSS RENT PSF	MONTHLY RENT (INCLUDING SALES TAX)
100-116	4,324 <i>Available 2/1/2025</i>	\$27.00	\$10,215.45
102	5,026	\$25.00	\$10,994.38
200	1,403	\$27.00	\$3,314.59
212	1,258	\$27.00	\$2,972.03
400	7,858	\$25.00	\$17,189.38

CONTACT

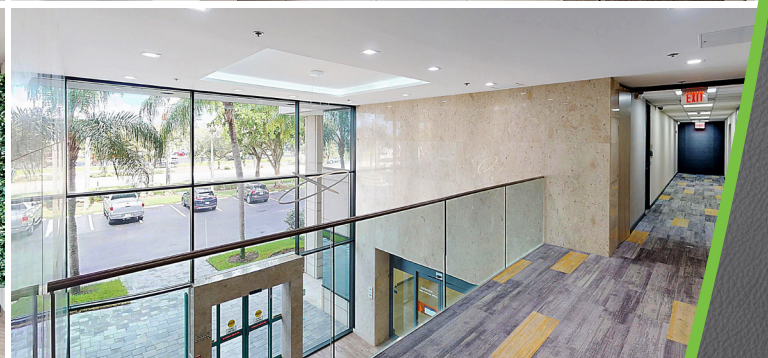
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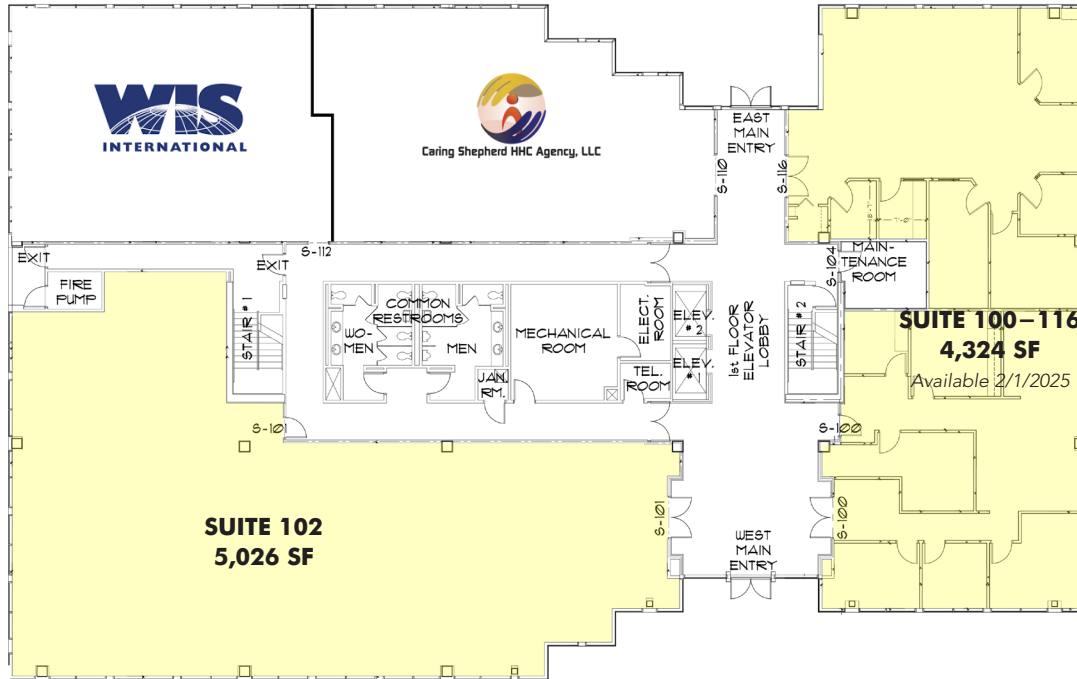
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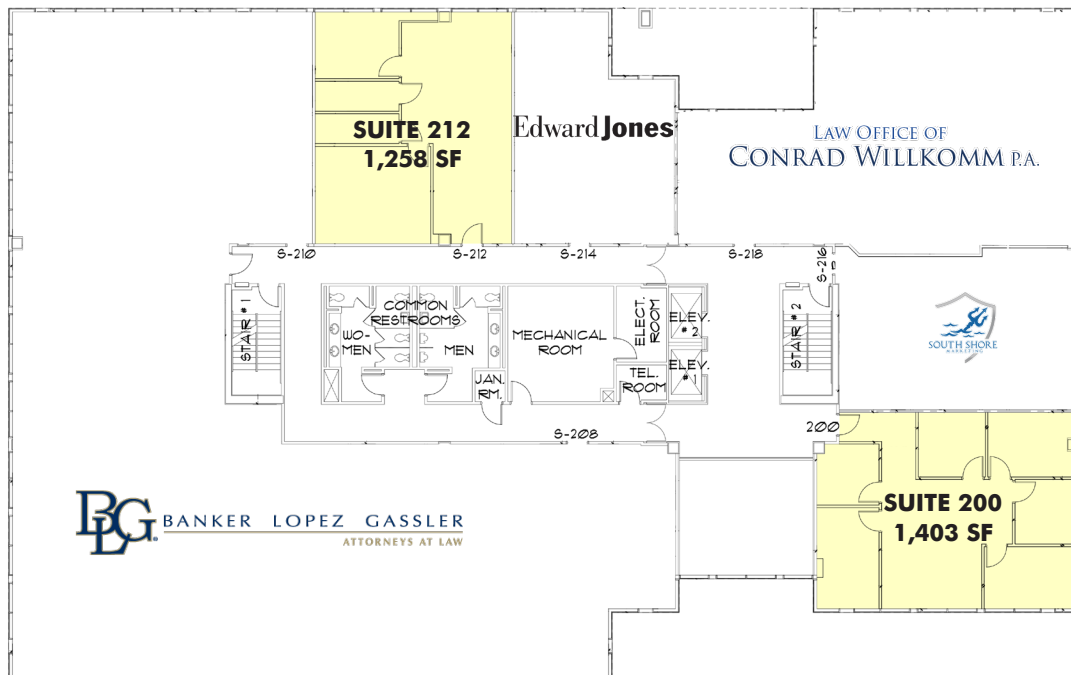
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FIRST FLOOR



SECOND FLOOR



CONTACT

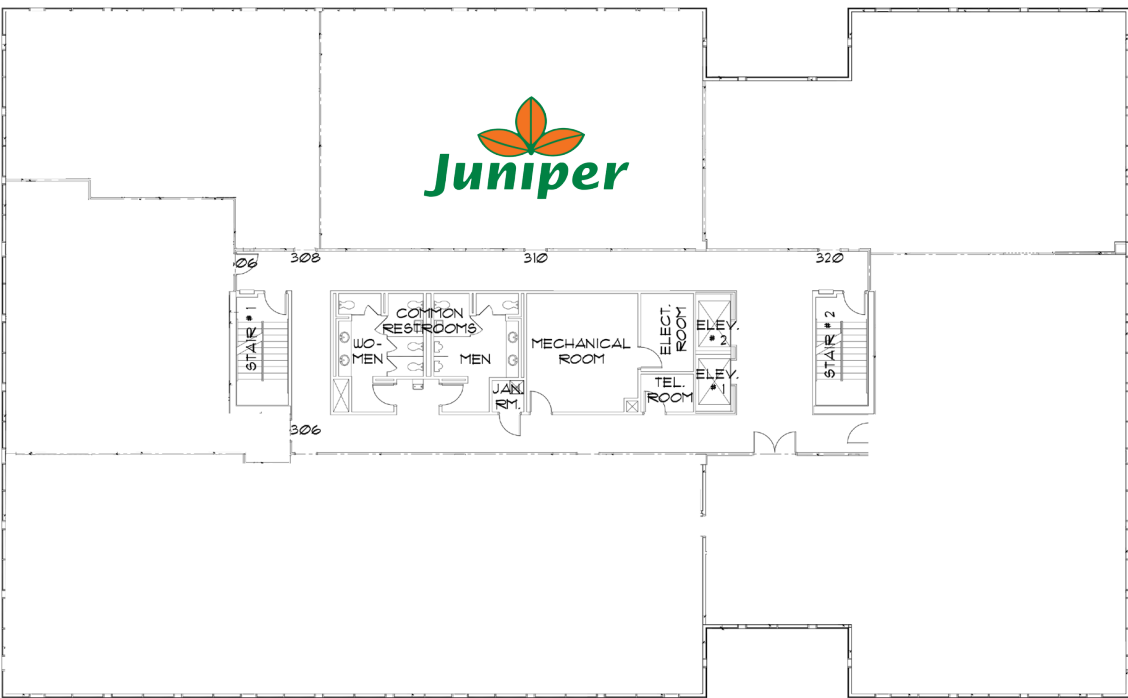
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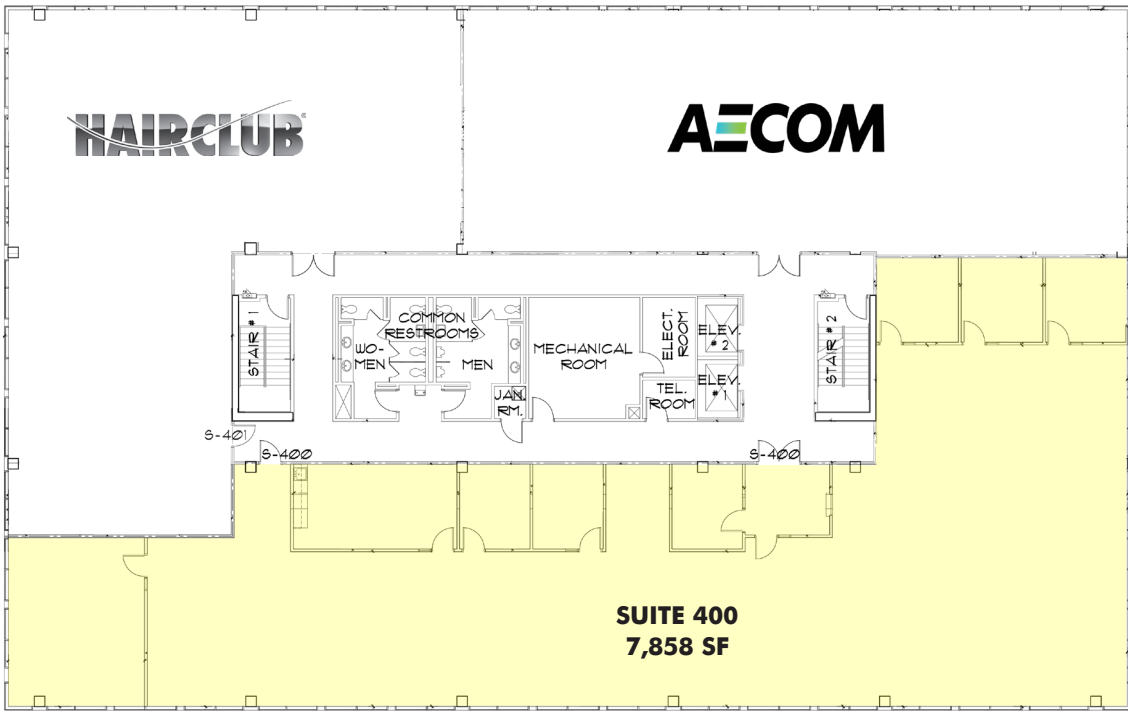
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THIRD FLOOR



FOURTH FLOOR



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