

SELLER FINANCING AVAILABLE



Fairfax Center

4210 METRO PARKWAY
FORT MYERS, FLORIDA

PREMIER OFFICE BUILDING
PRIME LOCATION. DIVERSE TENANTS. STEADY INCOME.



CRE
CONSULTANTS

Commercial Real Estate Consultants, LLC
Florida Licensed Real Estate Broker

Contact:

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Founding Partner

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COMPELLING INVESTMENT OPPORTUNITY

CRECONSULTANTS.COM/FAIRFAXCENTER



**CLICK HERE TO REGISTER FOR THE COMPLETE OFFERING MEMORANDUM
[CRECONSULTANTS.COM/FAIRFAXCENTER](https://creconsultants.com/fairfaxcenter)**

PRICE

Call for Details

NOI

Year 1: \$ 953,728
Year 2: \$1,283,679

RENTABLE SIZE

57,306± RSF

YEAR BUILT

1986 (Renovated 2020)

PARCEL ID

31-44-25-P4-00300.006A

LEASED

95%
(As of 01/01/2024)

LAND SIZE

3.53± Acres

PARKING

192 Surface Spaces
4.0/1,000 RSF

ZONING

CI - Commercial Intensive
(City of Fort Myers)

HIGHLIGHTS

- Seller Financing Available
- Premier office building reflecting quality and class
- Exquisite lobby with contemporary layout and modern finishes
- Stable in-place cash flow
- Diversified mix of tenants, including long-term government tenants
- Excellent ingress and egress to the building



CONTACT

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MORE THAN JUST AN OFFICE

A COMPELLING OPPORTUNITY

CRE Consultants is pleased to present the exceptional investment opportunity represented by the Fairfax Center building. This prime office space spans an impressive 60,000± square feet and boasts a strategic location in one of the nation's fastest-growing metropolitan areas.

The building's recent interior renovations have infused it with a modern and appealing aesthetic, enhancing its overall appeal. This asset presents an attractive opportunity for the discerning investor seeking stability with a balanced tenant mix and the potential for additional growth. The tenant roster is well-diversified and includes long-term government tenants, further solidifying its investment appeal.

UNPARALLELED
LOCATION &
VISIBILITY

MODERN DESIGN
IN COMMON
AREAS

AMPLE
SURFACE
PARKING



PRIME LOCATION

4210 METRO PARKWAY, FORT MYERS, FL 33916

Prominently situated on Metro Parkway, just north of the Colonial Boulevard intersection, the area's most significant east-west arterial, offering unparalleled accessibility for employees residing in Cape Coral to the west and Lehigh Acres to the east. This property offers the unbeatable combination of high-quality office space and easy access to major roadways, local business infrastructure, a diverse range of dining and shopping options; and a plethora of executive neighborhoods.

EVERYTHING WITHIN REACH

at the heart of a highly-developed hub comprised of retail, office and medical uses



INVESTMENT INFORMATION



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