



# PREMIER OFFICE BUILDING

PRIME LOCATION. DIVERSE TENANTS. STEADY INCOME.

Contact:

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Commercial Real Estate Consultants, LLC Florida Licensed Real Estate Broker

-COMPELLING INVESTMENT OPPORTUNITY



**PRICE** 

Call for Details

NOI

Year 1: \$ 953,728

Year 2: \$1,283,679

**LEASED** 

95% (As of 01/01/2024) RENTABLE SIZE

57,306± RSF

LAND SIZE

3.53± Acres

YEAR BUILT

1986 (Renovated 2020)

**PARKING** 

192 Surface Spaces 4.0/1,000 RSF

PARCEL ID

31-44-25-P4-00300.006A

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





# 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.

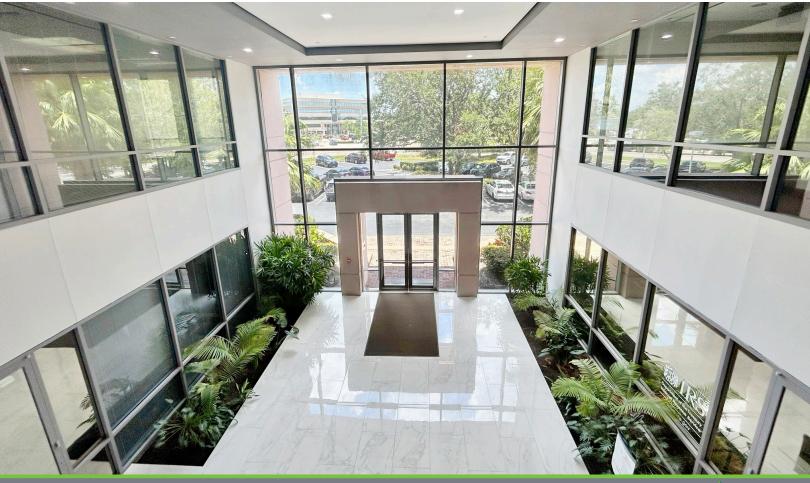
UNPARALLELED LOCATION & VISIBILITY

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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#### CRECONSULTANTS.COM/FAIRFAXCENTER