



Colliers

FOR LEASE

4210 Metro Parkway, Fort Myers, FL 33916

Fairfax Center

Modern Office Space | Central Fort Myers Location

Fairfax Center combines a central location with recent capital improvements. Tenants benefit from renovated common areas, monument signage, 24/7 access, and proximity to Colonial Boulevard, US-41, and I-75. Major neighboring users include Lee Health, Florida Cancer Specialists, Suncoast Credit Union, and Cintas.

- Renovated common areas
- 24/7 building access
- Monument signage
- Minutes to US-41 & I-75
- Near Lee Health, Florida Cancer Specialists & Suncoast Credit Union

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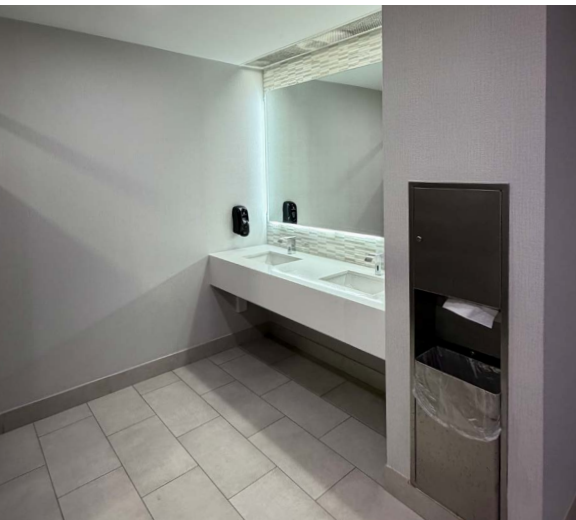
12800 University Dr., Ste. 400

Fort Myers, FL 33907

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DETAILS

Property Name	Fairfax Center
Location	4210 Metro Parkway, Fort Myers, FL 33916
Total Building Size	60,018 SF
Parking	3.20/1,000 SF
Year Built	1988
Tenants	Internal Revenue Service, SatCom Marketing, Black & Veatch, Florida Department of Health, Weston & Sampson
Lease Rate	\$28.00 PSF Gross
Zoning	CI - Commercial Intensive (Lee County)



Availabilities

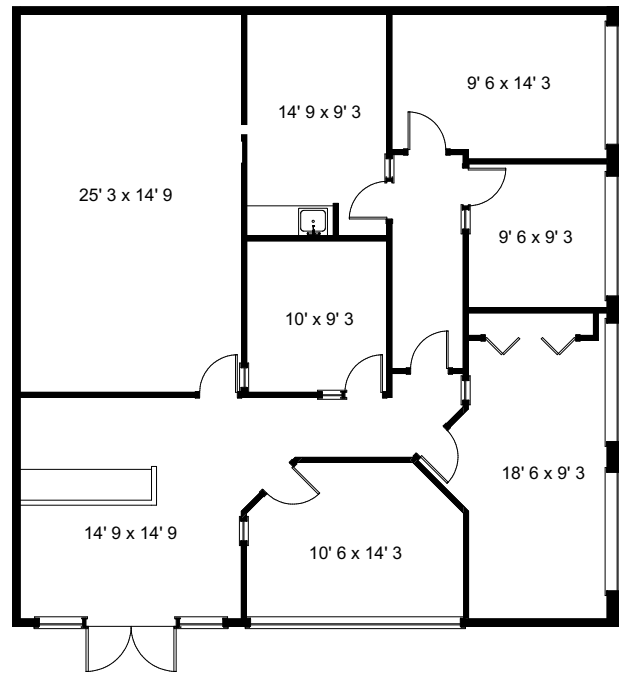
Fairfax Center

First Floor

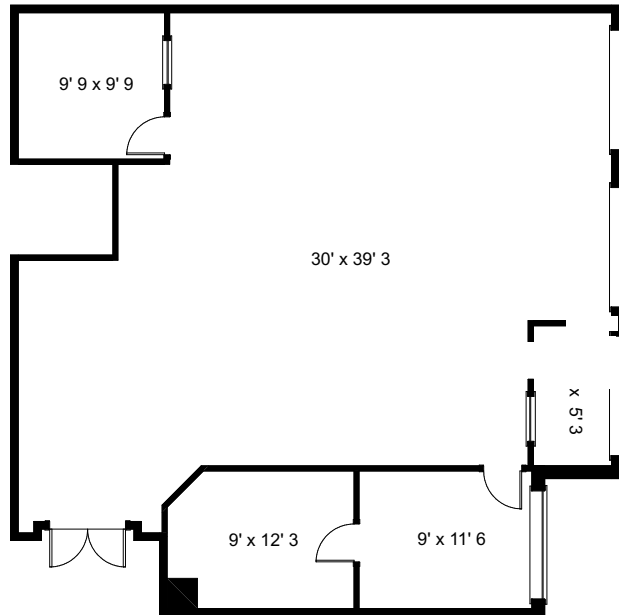
Suite	100
SF Available	1,987
Gross Rent	\$28.00
Monthly Rent (excluding sales tax)	\$4,636.33

Suite	125
SF Available	1,831
Gross Rent	\$28.00
Monthly Rent (excluding sales tax)	\$4,272.33

100



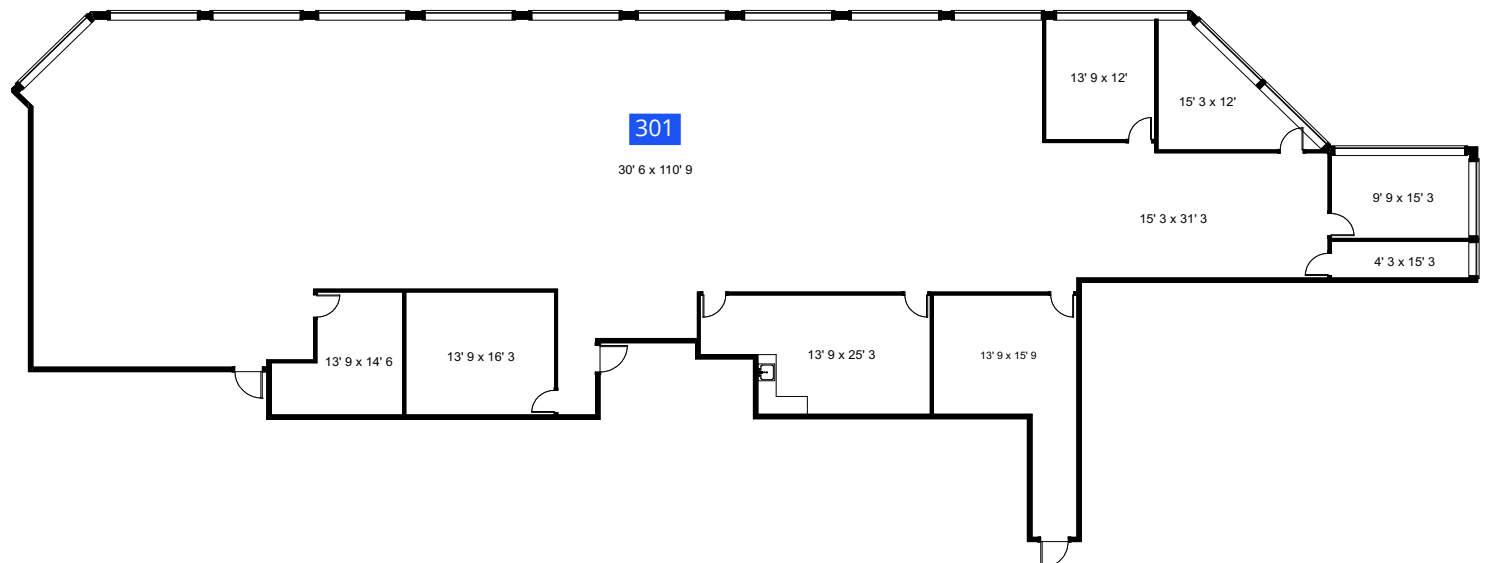
125



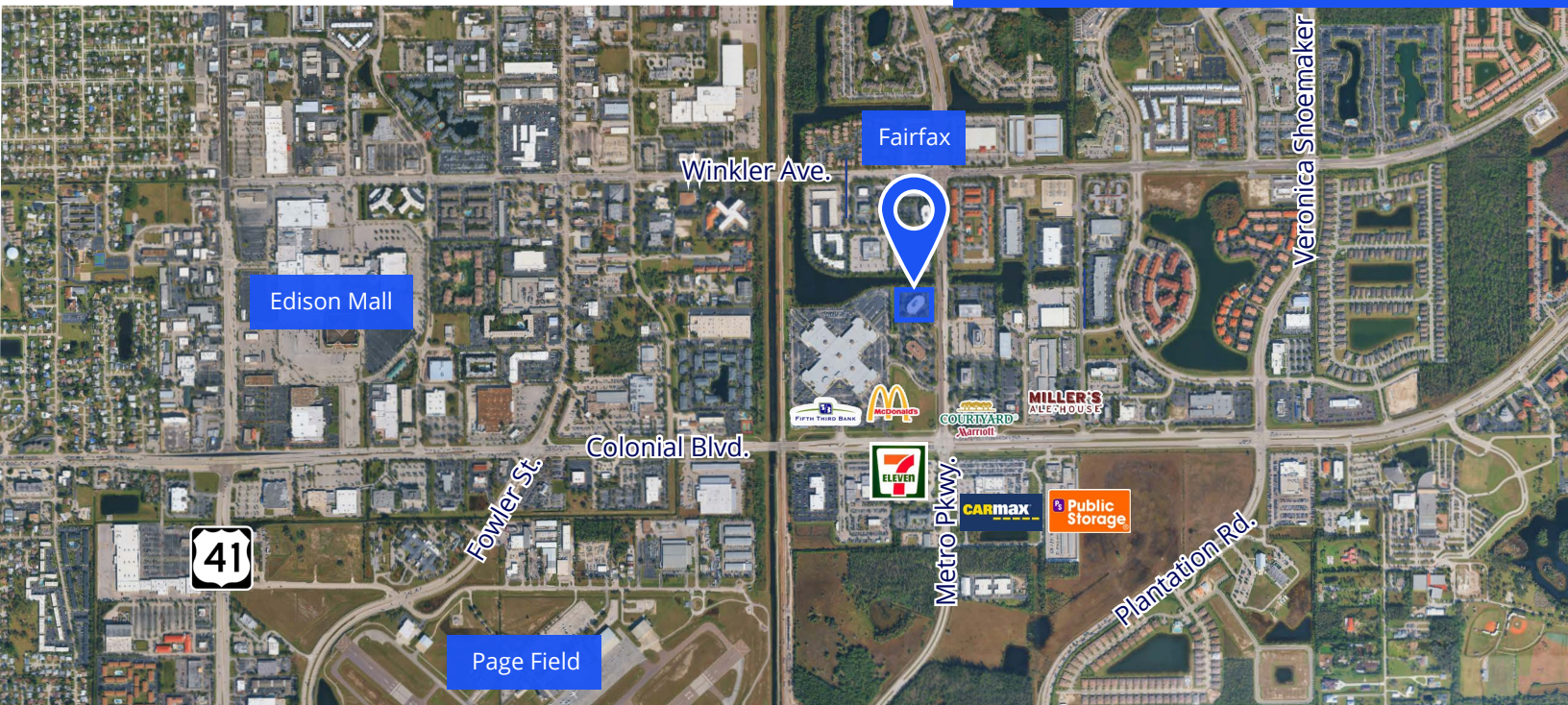
Third Floor

Suite	301
SF Available	6,792
Gross Rent	\$28.00
Monthly Rent (excluding sales tax)	\$15,848.00

301



Centrally Located Modern Office Space



Local Drive Times

I-75	7 minutes
US-41	4 minutes
Downtown Fort Myers	9 minutes
Southwest Florida International Airport	20 minutes



**Metro Parkway
office corridor**



**Excellent access
to US 41 and I-75**



**Recently
completed
renovations**

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