

THE NEW METRO PARK EXECUTIVE CENTER



FOR LEASE

4415 METRO PARKWAY, FORT MYERS, FL



- LEASE RATE:** **\$27.00 PSF Gross**
\$10.00 PSF TI Allowance for a 5-year lease
- BUILDING SIZE:** 58,257± SF
- YEAR BUILT:** 1985, Renovated in 2020
- ZONING:** CI - Commercial Intensive (Lee County)
- PARKING RATIO:** 3.66/1,000 USF (214 surface spaces)

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.

demographics

2024	1 MILE	3 MILE	5 MILE
EST POPULATION	10,405	74,043	154,445
EST HOUSEHOLDS	4,383	31,482	67,904
MEDIAN HOUSEHOLD INCOME	\$51,583	\$59,705	\$66,530

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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 3/1/2025</i>	\$27.00	\$9,972.23
102	5,026	\$27.00	\$11,591.21
212	1,258	\$27.00	\$2,901.26
400	7,858	\$27.00	\$18,122.51

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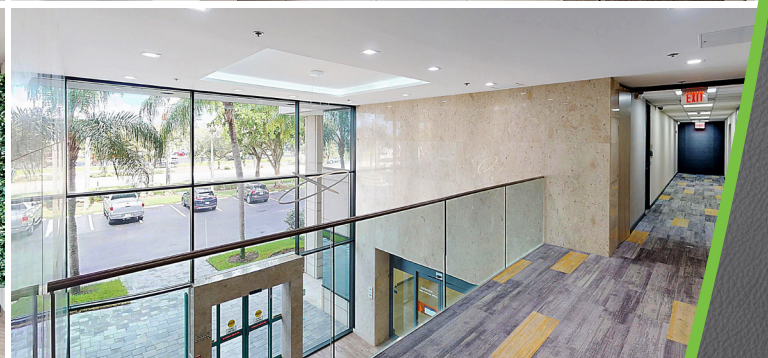
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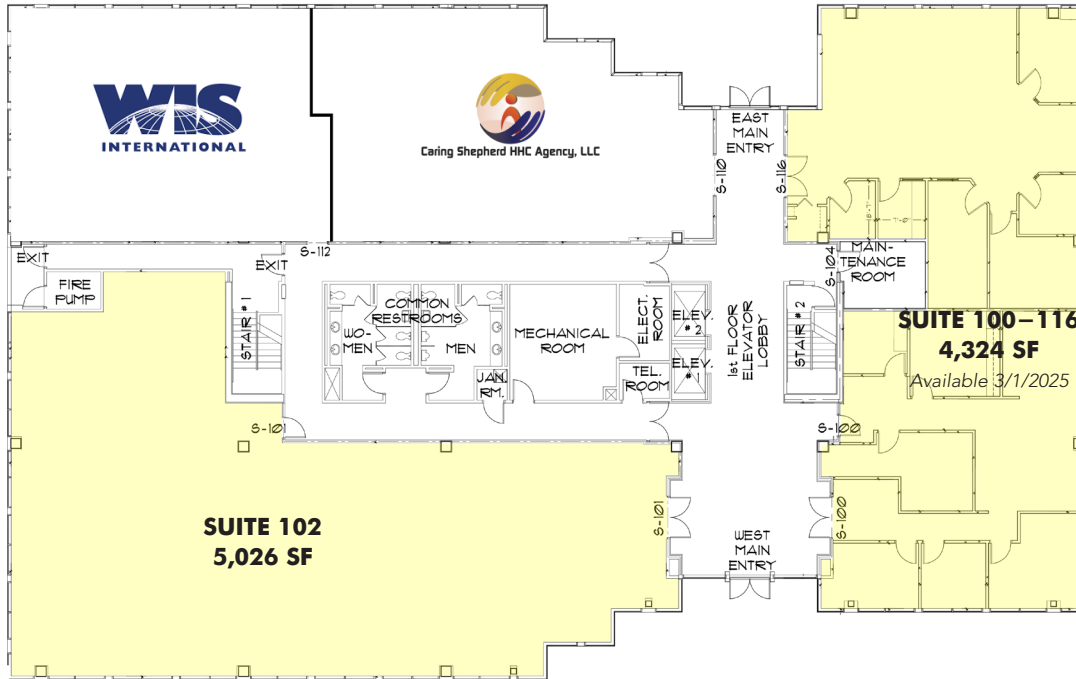
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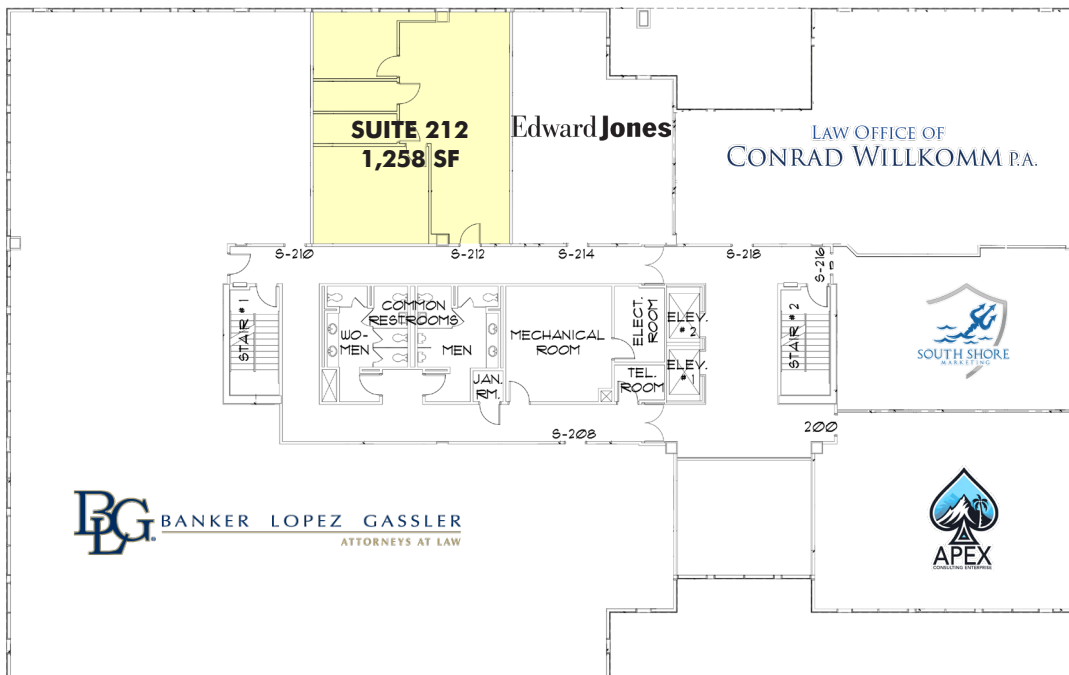
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4415 METRO PARKWAY, FORT MYERS, FL

1ST FLOOR



2ND FLOOR



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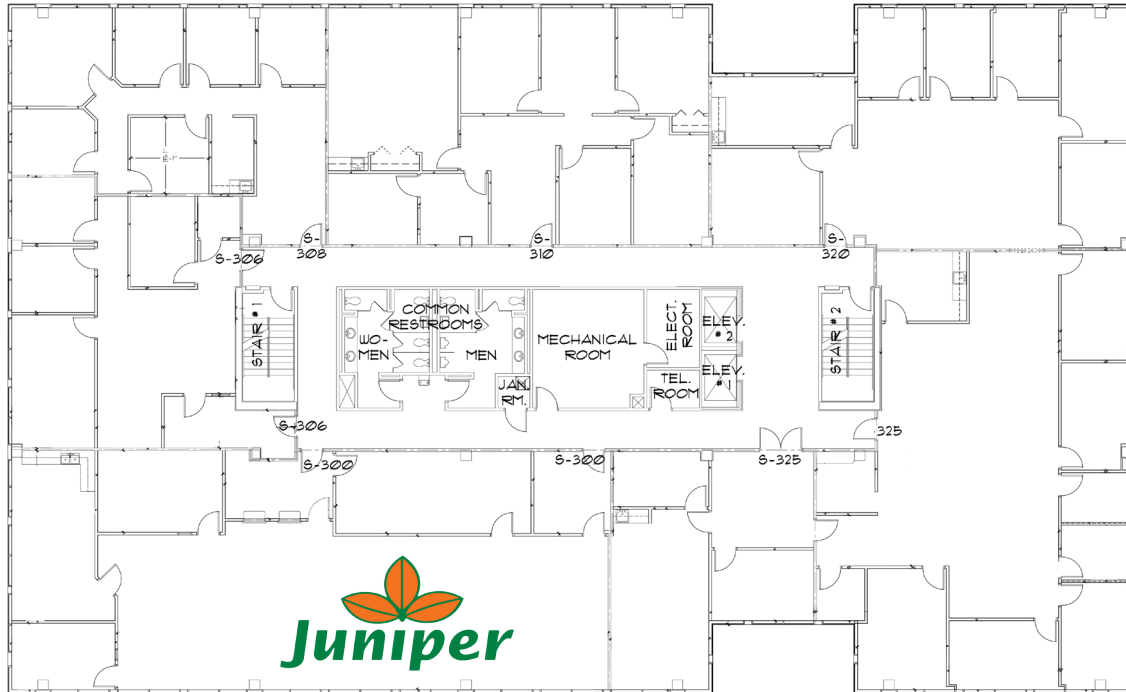
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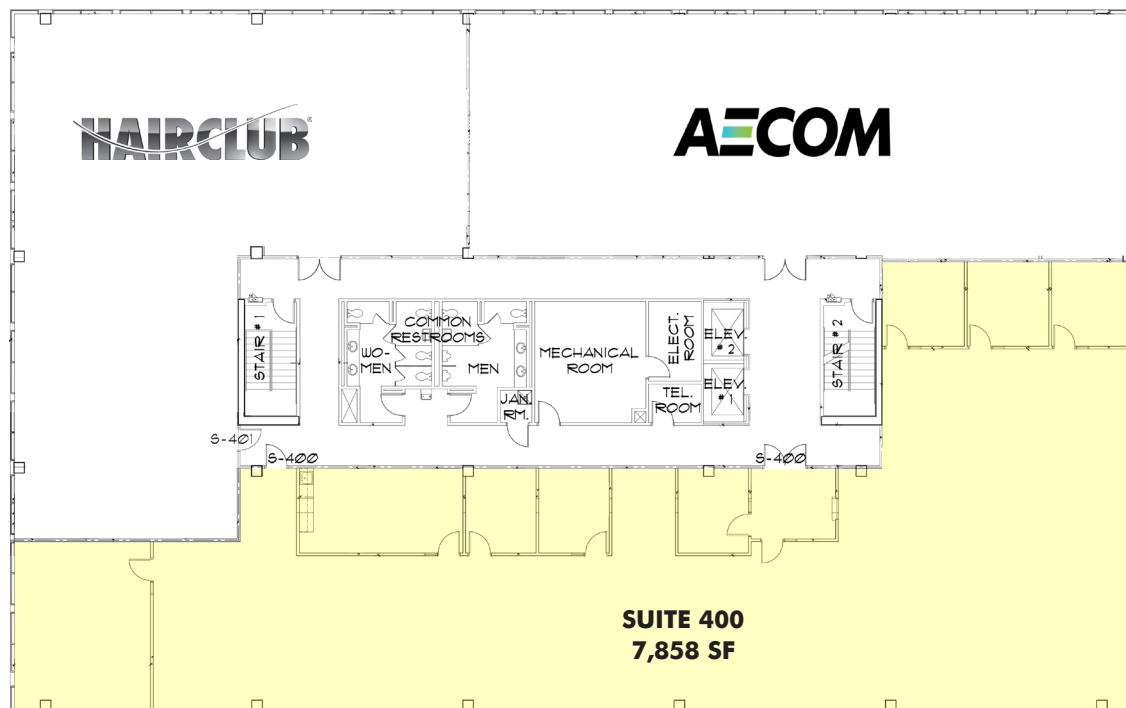
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3RD FLOOR



4TH FLOOR



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