

# FAIRFAX CENTER PROFESSIONAL OFFICE BUILDING



## FOR LEASE

4210 METRO PARKWAY, FORT MYERS, FL



**6 MONTHS FREE RENT**  
\*WITH A 66 MONTH LEASE

FLOOR	UNIT	SIZE (RSF)	GROSS RENT PSF	SALES TAX	MONTHLY RENT
1 <sup>st</sup>	100	1,987	\$25.00	\$103.49	\$4,243.07
1 <sup>st</sup>	125	1,831	\$25.00	\$95.36	\$3,909.95

**LEASE RATE:** \$25.00 PSF Gross

**LOCATION:** Located on Metro Parkway near Colonial Boulevard

**YEAR BUILT:** 1986

**ZONING:** CI - Commercial Intensive (Lee County)

**PARKING RATIO:** 3.4/1,000 SF

### FAIRFAX CENTER

Fairfax Center offers a highly appealing office space for lease, characterized by its attractive and contemporary exterior design. The building stands out with its monument signage and ensures 24-hour accessibility for tenants. Recent interior renovations have transformed the common areas, creating a modern and visually appealing environment. Strategically located in one of Fort Myers' primary office submarkets, just north of the Metro Parkway and Colonial Boulevard intersection, Fairfax Center is surrounded by numerous prominent businesses. Notable establishments in the vicinity include Lee Health, Suncoast Credit Union, Cintas, and Florida Cancer Specialists. This prime location positions Fairfax Center as an ideal choice for businesses seeking a professional and convenient office space in Fort Myers.

### CONTACT

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