



FOR LEASE

4415 Metro Parkway, Fort Myers, FL 33916

Metro Park Executive Center

Metro Park Executive Center is centrally located just north of the signalized intersection of Metro Parkway and Colonial Boulevard, within one of Fort Myers' most established office submarkets. The building offers excellent regional access and is surrounded by many of the area's most prominent employers, creating an ideal professional setting for office and medical users. Extensive renovations were completed in 2020, enhancing the property's overall quality and appeal.

Property Highlights:

- Minutes from I-75 with convenient access to major roadways
- 24-hour tenant access
- Building and directory suite entrance signage available
- Located near major employers including Lee Health, Suncoast Credit Union, Cintas, and Florida Cancer Specialists
- Extensive renovations completed in 2020
- Numerous national restaurants and amenities within one mile of the property

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Prominent Tenants

USA TODAY CO. **AECOM**

HAIRCLUB® **Juniper**

BGG
 BANKER LOPEZ GASSLER
 ATTORNEYS AT LAW

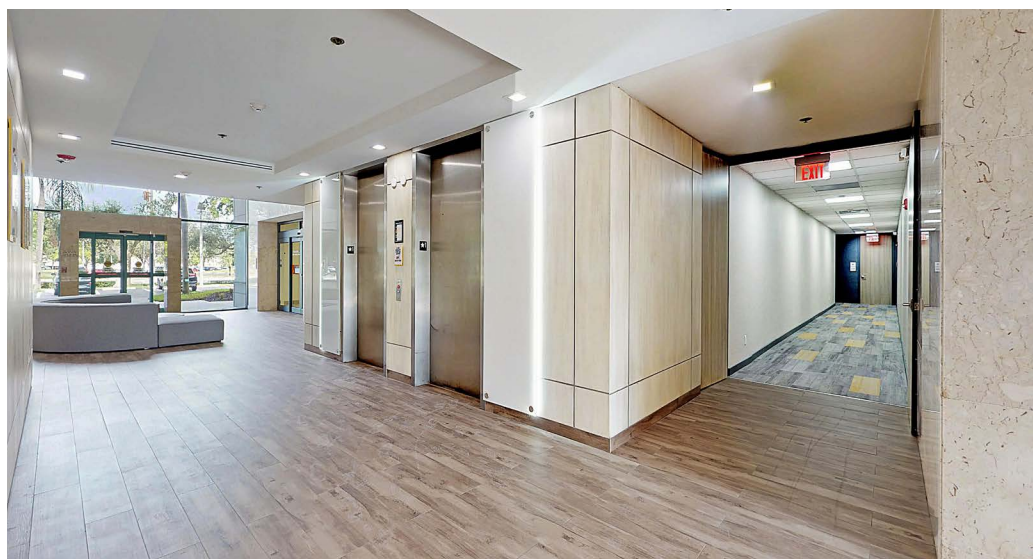
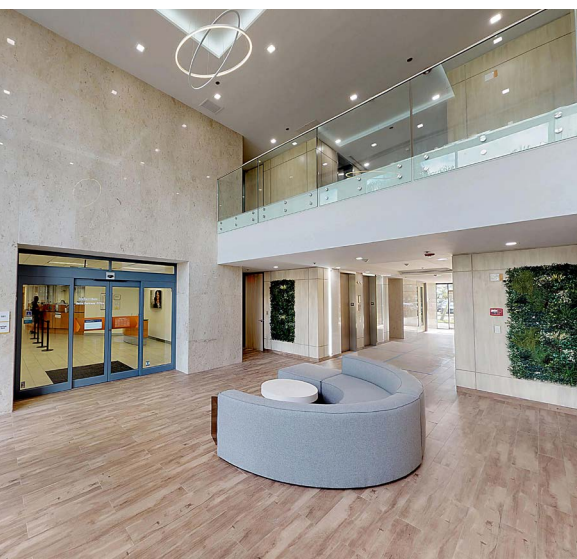
WIS
 INTERNATIONAL

Edward Jones

THE LAW OFFICE OF
 CONRAD WILLKOMM P.A.

DETAILS

Property Name	Metro Park Executive Center
Location	4415 Metro Parkway, Fort Myers, FL 33916
Total Building Size	58,257 SF
Floors	Four
Year Built	1985
Year Renovated	2020
Parking	3.66/1,000 SF (214 surface spaces)
Lease Rate	\$28.00 PSF Gross
Tenant Improvement	\$10.00 PSF TI allowance for a 5-year lease
Zoning	CI - Commercial Intensive (Lee County)

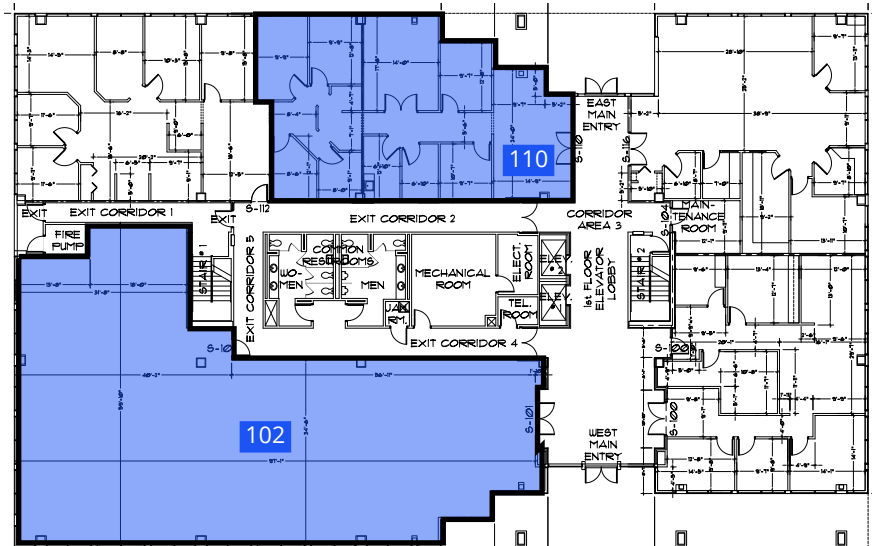


Availabilities

Metro Park Executive Center

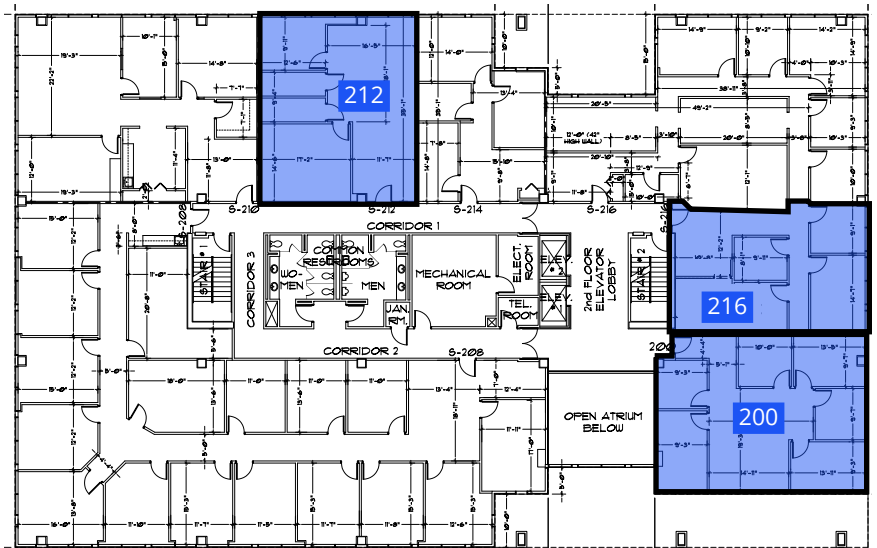
First Floor

Suite	102
SF Available	5,026
Gross Rent	\$28.00
Monthly Rent (excluding sales tax)	\$11,727.33
Suite	110
SF Available	2,217
Gross Rent	\$28.00
Monthly Rent (excluding sales tax)	\$5,173.00



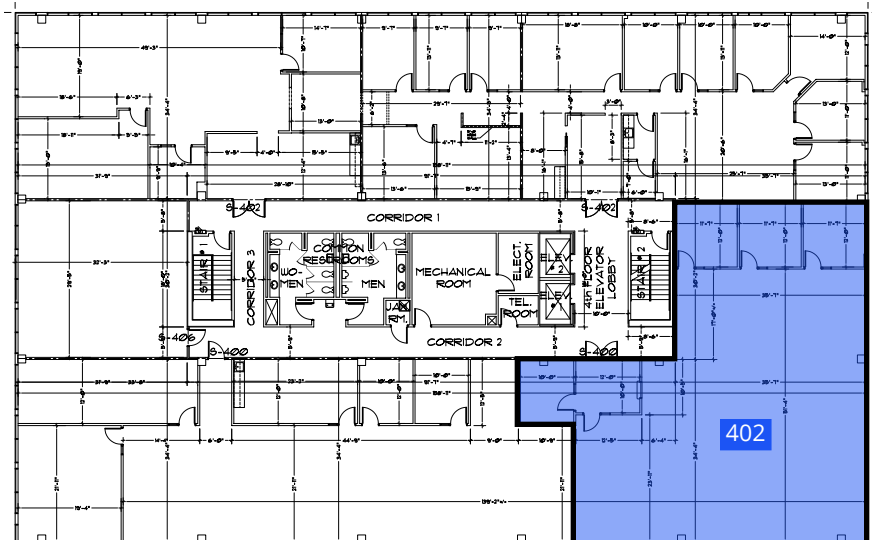
Second Floor

Suite	200
SF Available	1,403
Gross Rent	\$28.00
Monthly Rent (excluding sales tax)	\$3,273.67
Suite	212
SF Available	1,258
Gross Rent	\$28.00
Monthly Rent (excluding sales tax)	\$2,935.33
Suite	216
SF Available	1,044
Gross Rent	\$28.00
Monthly Rent (excluding sales tax)	\$2,436.00

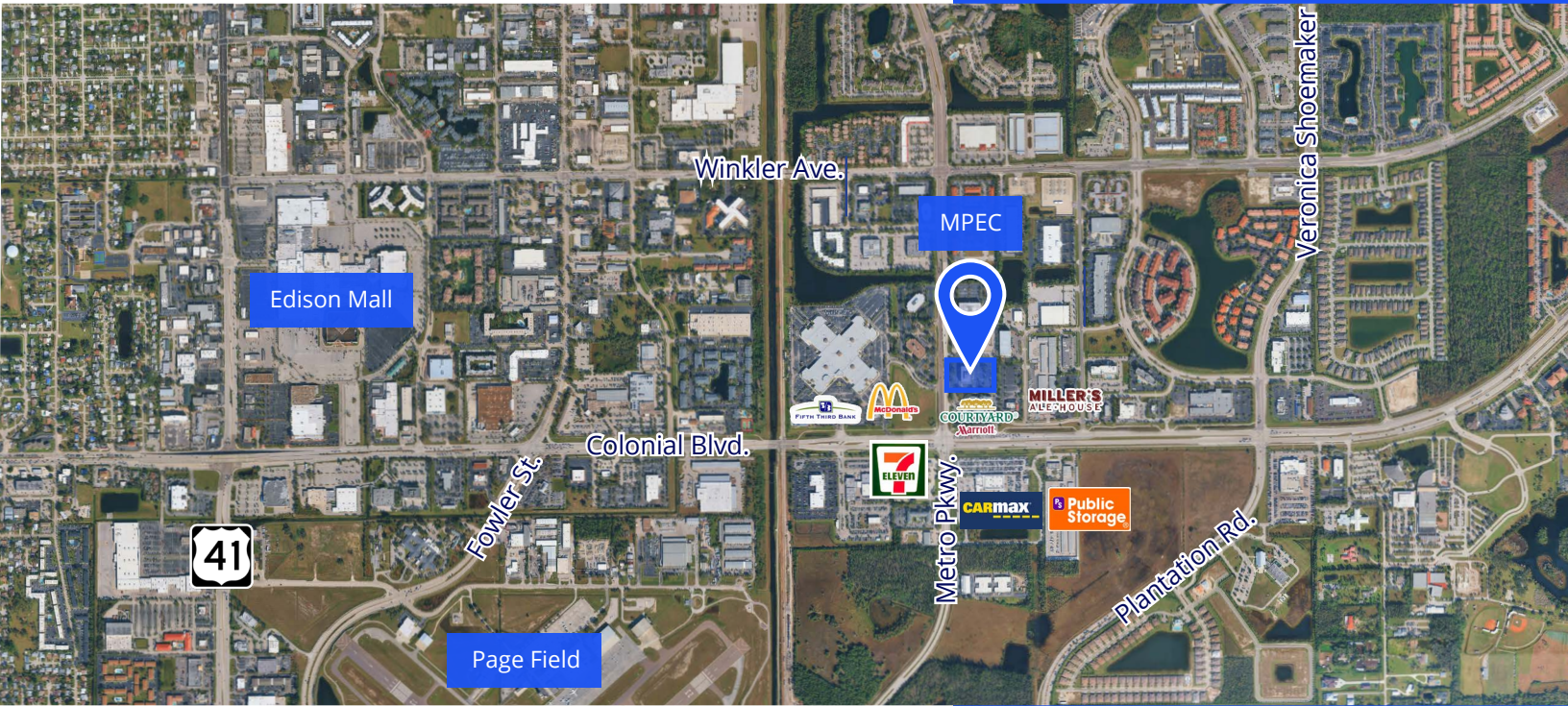


Fourth Floor

Suite	402
SF Available	2,700
Gross Rent	\$28.00
Monthly Rent (excluding sales tax)	\$6,300.00



Centrally Located Professional Office



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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