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COMMERCIAL REAL ESTATE SERVICES

Q1 2022
FORT MYERS, FL

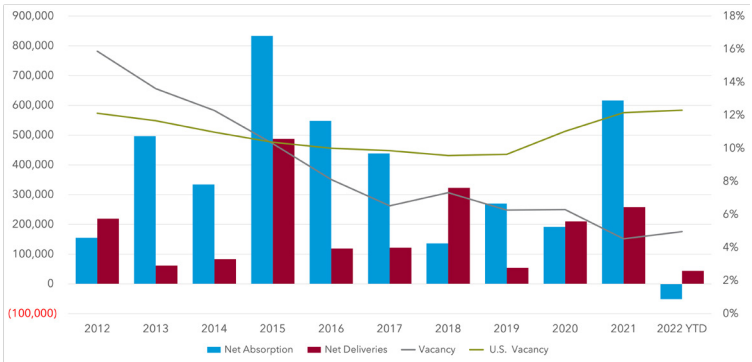
OFFICE MARKET OVERVIEW

CLAIRE SEARLS, *Director of Research*

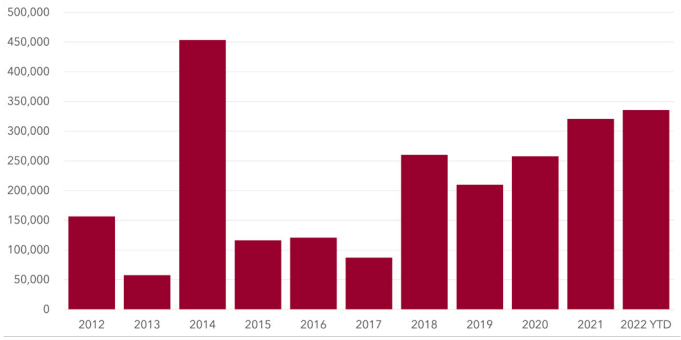
Office demand shifted at the start of 2022 with a change in the sublease market. Sublease space increased 812% in the last 12 months. Total available sublease inventory increased to nearly 205,000 SF. Tenant move outs over the past few months resulted in -14,286 SF of overall negative net absorption for Q1 2022. Overall leasing activity decreased year-over-year (YOY), while sublet leasing increased 182%. The Cape Coral/Fort Myers MSA had increases in office-using employment with an additional 4,000 jobs in Professional and Business Services and 1,300 additional jobs in Financial Services, accounting for 10% YOY growth. Asking rents increased 7.5% YOY to an average of $15.55 per square foot NNN.

MARKET INDICATORS	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
▼ 12 Mo. Net Absorption SF	582,421	616,631	466,548	185,460	71,491
▲ Vacancy Rate	4.7%	4.5%	5.2%	5.8%	6.2%
▲ Avg NNN Asking Rate PSF	$15.55	$15.30	$15.11	$14.87	$14.46
▲ SF Under Construction	362,328	320,686	425,430	500,417	331,160
▲ Inventory SF	21,350,255	21,333,255	21,184,211	21,109,224	21,082,995

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2675 Winkler Avenue Fort Myers, FL	65,252 SF	$8,900,000 $136.39 PSF	Meadowcreek Inv and Napco Inv DKM Property Holdings LLC	Class A
12700 Creekside Lane Fort Myers, FL	22,309 SF	$4,450,000 $199.47 PSF	KNC Capital Partners LLC Fort Myers Neurosurgical Bldg Ptnr	Class B
15051 S. Tamiami Trail Fort Myers, FL	21,430 SF	$5,850,000 $272.98 PSF	Estefan Enterprises Riverchase Dermatology	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
11215 Metro Parkway Fort Myers, FL	21,072 SF	Chico's Retail Services, Inc.	TeleSpecialists, LLC	Health Services
24301 Walden Center Drive Bonita Springs, FL	16,682 SF	Walden Center LLC	ReachMobi Inc.	Mobile App Developer
24301 Walden Center Drive Bonita Springs, FL	15,704 SF	Walden Center LLC	Timilon Corporation	Nanotechnology Research

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