



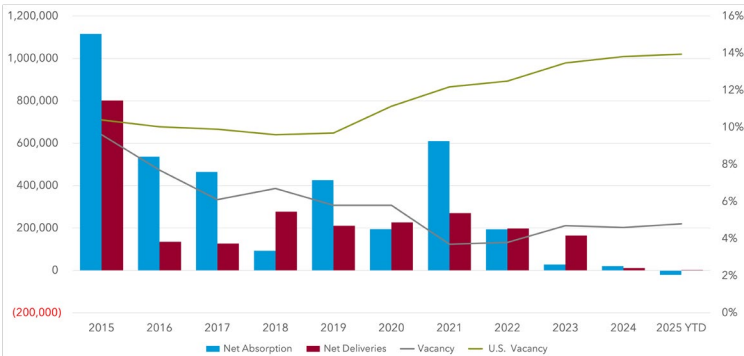
OFFICE MARKET OVERVIEW

CLAIRE SEARLS, *Director of Research*

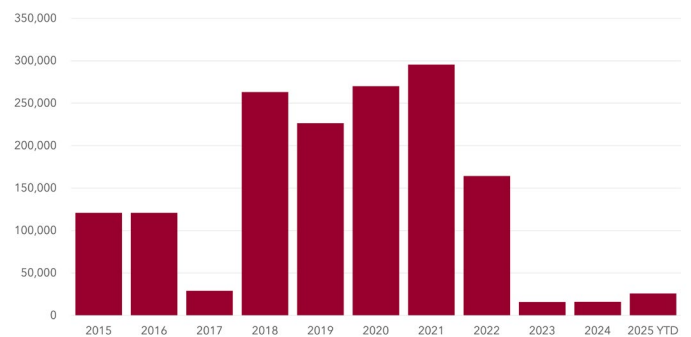
The office market in Fort Myers remained tight for another consecutive quarter. The start of the year marked a 4.6% vacancy rate with little new construction to alleviate any supply constraints. Although year-over-year demand rebounded to close the quarter out with positive absorption, new leasing activity was modest. The only delivery for the first quarter was a medical office building completed in the Cape Coral submarket totaling 2,060 square feet. There is only one speculative project under construction that offers both office and retail space for lease. The rest of the pipeline includes small build to suits or owner occupied projects.

MARKET INDICATORS	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
▲ Qtrly Net Absorption SF	19,959	2,166	151,916	(34,990)	(99,196)
◀▶ Vacancy Rate	4.6%	4.6%	4.7%	5.3%	5.1%
▲ Avg NNN Asking Rent PSF	\$21.79	\$21.48	\$19.36	\$19.01	\$18.71
▲ Sale Price PSF	\$270.00	\$168.01	\$167.48	\$202.65	\$158.65
▲ Cap Rate	9.0%	6.4%	6.9%	6.5%	-
▲ Under Construction	25,900	15,960	15,960	25,380	22,880
▲ Inventory	22,283,852	22,281,792	22,281,792	22,270,312	22,270,312

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
12751 S. Cleveland Avenue Fort Myers, FL	25,370 SF	\$5,150,000 \$203 PSF	Chapman Insurance Group Forefront Properties LLC	Class B
6700 Daniels Parkway Fort Myers, FL	18,040 SF	\$3,300,000 \$183 PSF	Lee Memorial Health System BK Equities LLC	Class B
11940 Fairway Lakes Drive Fort Myers, FL	9,760 SF	\$1,535,000 \$157 PSF	World Plaza 72 LLC Glozik Holdings LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
9530 Marketplace Road Fort Myers, FL	7,421 SF	Brookwood Financial	Studio Plus Architects	Architects
12140 Carissa Commerce Court Fort Myers, FL	6,285 SF	Jamie Ebling	Undisclosed	Undisclosed
1019 SW Pine Island Road Fort Myers, FL	6,000 SF	TLD Developer	Millennium Physicians Group	Medical

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2023 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com