



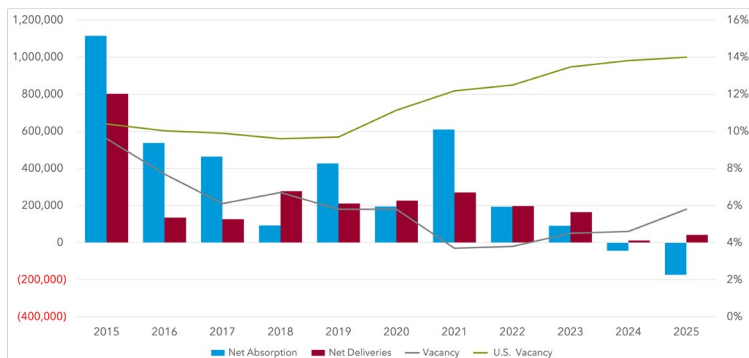
OFFICE MARKET OVERVIEW

LINDA GARRISON, Office Manager

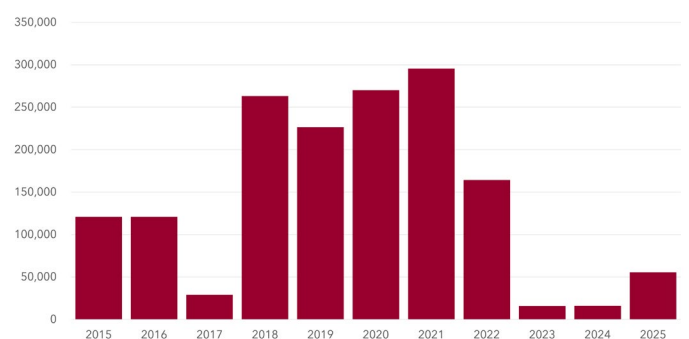
The Fort Myers office market in 2025 showed a resilient, steady growth environment with low vacancy rates (around 4.6-5.3%), positive net absorption (tenant demand), and rising rents (averaging ~\$24.70-\$30.83/SF) driven by limited new construction, reflecting strong underlying population and job growth, particularly in professional services, making it a balanced market with sustained investor interest despite broader economic shifts. The market is characterized by balanced fundamentals, with consistent leasing momentum and cautious new development, suggesting continued moderate growth and stability in 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ Qtrly Net Absorption SF	(172,879)	(139,000)	50,970	11,526	(61,094)
▲ Vacancy Rate	6.00%	5.30%	5.16%	4.60%	4.60%
▲ Avg NNN Asking Rent PSF	\$27.25	\$25.38	\$25.11	\$21.82	\$21.48
▲ Sale Price PSF	\$206.00	\$187.00	\$183.00	\$255.00	\$262.00
▼ Cap Rate	8.31%	8.87%	8.92%	9.00%	6.48%
▲ Under Construction	55,614	42,816	22,816	28,700	15,960
▼ Inventory	21,722,011	22,165,317	22,265,378	22,253,978	22,251,918

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
9530 Marketplace Road Fort Myers, FL	63,359 SF	\$9,675,000 \$152.70 PSF	CM-CRE Office I, LLLP Brookwood SFL LLC	Class A
4371 Veronica S. Shoemaker Blvd. Fort Myers, FL	57,084 SF	\$12,000,000 \$210.22 PSF	Lee Health Systems, Inc. Florida Cancer Specialists Res Inst.	Class A
3949 Evans Avenue Fort Myers, FL	46,245 SF	\$255,000 \$5.51 PSF	SWFL Commercial Inv. Grp LLC Mark One Properties LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
16595 Oriole Road Fort Myers, FL	65,001 SF	Seagate Alico South LLC	Florida Department of Law Enforcement	Law Enforcement
9530 Marketplace Road Fort Myers, FL	14,000 SF	CM CRE Office I LLLP	Pape Dawson	Professional Services
27911 Crown Lake Boulevard Fort Myers, FL	12,355 SF	LB Commercial Holdings LLC	Cole, Scott & Kissane	Attorneys

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