LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
FORT MYERS, FL

OFFICE MARKET OVERVIEW

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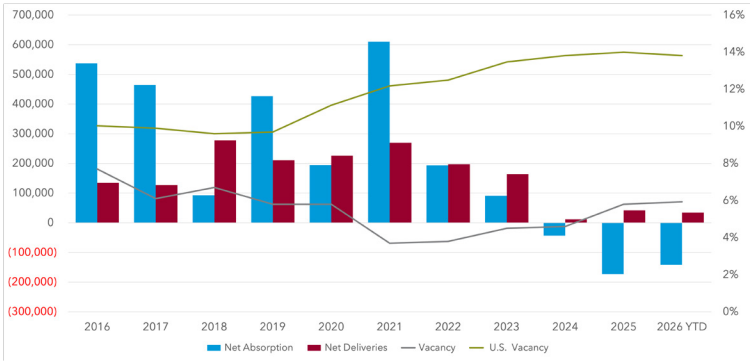
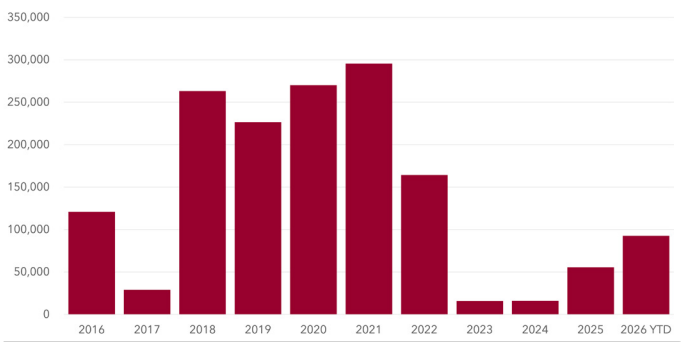
The Fort Myers commercial office market in Q2 2026 is highly stable but segmented. Overall vacancy hovers between 3% and 6%. Traditional, multi-tenant spaces trade at $150 to $160 per square foot, while medical offices command a premium $470 to $545. Demand is primarily driven by small to mid-sized tenants. Class A properties are seeing stabilized occupancy, whereas older Class B and Class C properties (particularly in the Cape Coral and North Fort Myers submarkets) are facing longer lease-up times and increased tenant concessions. Healthcare remains the strongest driver of demand due to the $824 million Lee Health hospital campus development, which continues to spur activity and support new construction. Traditional office assets remain attractive for investors seeking value-add or repositioning opportunities, with transaction prices sitting well below replacement costs.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▲ 12 Mo. Net Absorption SF	(141,486)	(243,083)	(172,879)	(139,000)	50,970
▼ Vacancy Rate	5.93%	6.05%	6.00%	5.30%	5.16%
▲ Avg NNN Asking Rent PSF	$28.22	$27.74	$27.25	$25.38	$25.11
▲ Sale Price PSF	$207.00	$205.00	$206.00	$187.00	$183.00
▼ Cap Rate	7.30%	8.27%	8.31%	8.87%	8.92%
▼ Under Construction	92,691	114,119	55,614	42,816	22,816
▲ Inventory	22,372,688	21,721,056	21,722,011	22,165,317	22,265,378

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
11100 Plantation Road Fort Myers, FL	149,379 SF	$42,413,073 $283.93 PSF	11215 Metro Owner, LLC Propco HQ Holdco, LLC	Class B
12751 New Brittany Boulevard Fort Myers, FL	115,197 SF	$6,500,000 $56.43 PSF	New Brittany, LLC Truist Bank	Class A
2935 Del Prado Boulevard, S Cape Coral, FL	73,699 SF	$4,550,000 $61.74 PSF	Cape Midpoint, LLC C&M Del Prado Holdings I, LLC	Class C

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	13,914 SF	Mayhugh Commercial Advisors	Pape-Dawson	Civil Engineering
13731 Metropolis Avenue Fort Myers, FL	10,780 SF	Metro Medical Specialists, LLC	Surgical Specialists of Southwest Florida PA	Medical

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