

INVESTMENT OPPORTUNITY

# WORLD PLAZA

COLLEGE PARKWAY — FORT MYERS, FLORIDA

**CONTACT:**

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PROFESSIONAL OFFICE CONDOMINIUM PORTFOLIO FOR SALE

# EXECUTIVE SUMMARY

Offered as a package, this portfolio of 7 office buildings, comprising a total of 29,134 SF, is located in the prestigious professional condominium office park "WORLD PLAZA", near the signalized intersection of College Parkway and New Brittany Boulevard, Fort Myers, Florida.

The CT zoned, low-density office park, with a total of 25 buildings, aggregating 80,710 SF, is situated on approximately 9.5 acres. The condominium buildings have brand new roofs, soffits and gutters; and have been painted recently. During the last year, the mature landscaping has been renovated with many replacements, and is attentively maintained. The recently paved asphalt parking lots provide a generous aggregate parking ratio of 1:245 sf (approximately 4/1,000 sf) including an Employee Parking Lot. The on-site professional management team diligently keeps maintenance fees below market.

Southwest Florida maintains the lowest office vacancy rate of all U.S. markets, with overall vacancy which has held steady at 4.1%. Currently, World Plaza, the office park, has no vacancies.

Approximately 18,411 SF of the portfolio is 100% leased as conventional or traditional 3-year gross leases. There are 12 conventional offices, ranging in size from approximately 675 SF to 2,121 SF. Approximately 27% of these are medical offices, and about 22% have been tenants for 12 years or more. With two exceptions, annual escalations are 5%. Future renewals and new leases will add value as current market rents are higher, and NNN leases are becoming more accepted.

For more than 10 years, approximately 10,723 gross SF has been successfully operated as full-service "Executive Suites". The Executive Suites management team will enter a 5-year gross master lease, which minimizes risk and oversight for the buyer.

All information contained herein is from sources deemed reliable but is not guaranteed. Buyers should verify all information and consult a licensed real estate professional.



# INVESTMENT HIGHLIGHTS



7 Building Portfolio



29,134 Total SF



100% Leased



Intersection of College Pkwy  
and New Brittany Blvd



CT Zoning



Parking Ratio 1:245  
(4/1,000 SF)



Below Market  
Condominium Fees



Prestigious Office Park,  
No Vacancy





**\$8,311,000**

*Offering Price*

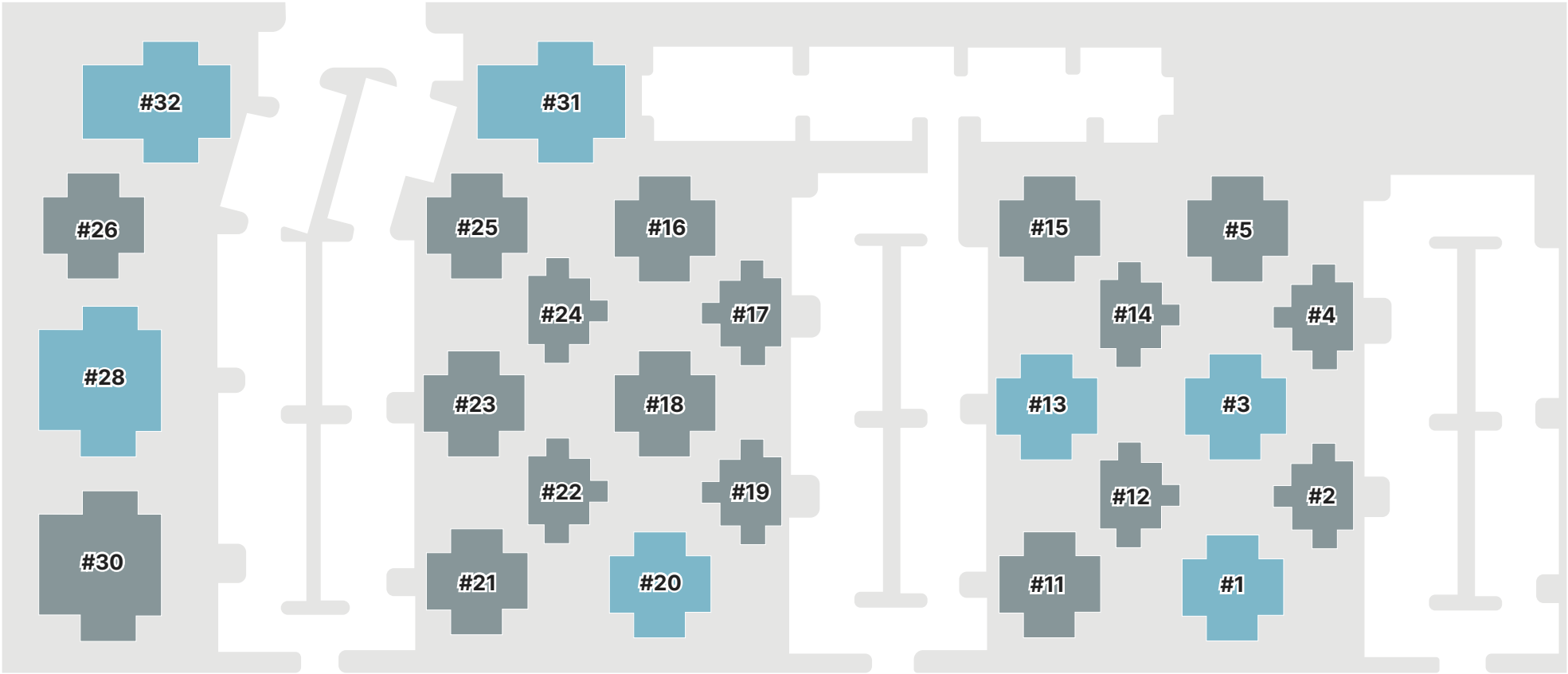
**\$285.27**

*Offering Price PSF*





# SITE PLAN



NEW BRITTANY BLVD



THE OFFERING  
NOT A PART



# LEE COUNTY MARKET OVERVIEW

## A STRATEGIC GROWTH MARKET IN SOUTHWEST FLORIDA



**840,698**

*Estimated Population, 2024*



**760,822**

*Population, 2020*



**1,038,511**

*Projected Population, 2045*



**\$88,800**

*Med. Household Income, 2024*



**\$402,602**

*Median Home Value, 2024*



**2.4%**

*Unemployment Rate, 2024*



**4.69M (+38.2% YoY)**

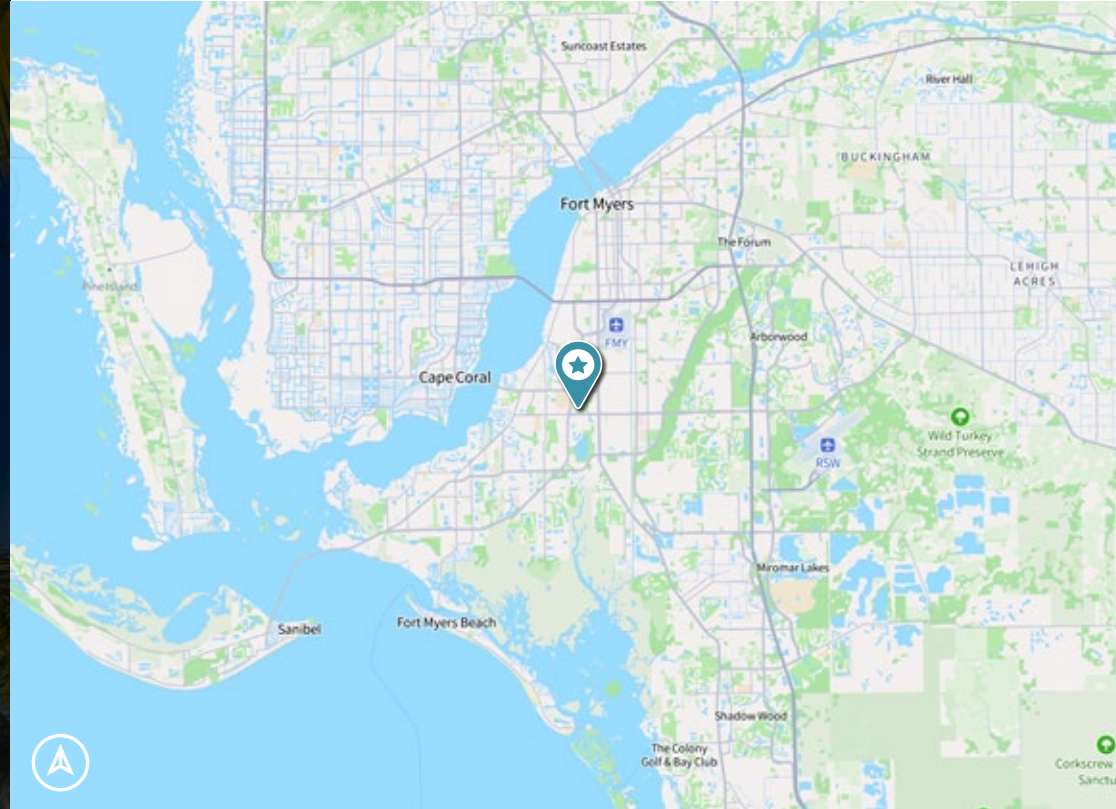
*Visitors, 2024*



**\$3.7B**

*Tourism Economic Impact, 2024*

*Sources: Florida Office of Economic & Demographic Research, U.S. Census Bureau, U.S. Bureau of Labor Statistics*



### TOP EMPLOYERS



### PRIMARY INDUSTRIES

**TOURISM**

**CONSTRUCTION**

**ADMIN/SALES**

**AGRICULTURE**

FORT MYERS

PAGE FIELD

# WORLD PLAZA

Physicians' Primary Care

COLLEGE PARKWAY



WORLD PLAZA

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MIDPOINT BRIDGE

CAPE CORAL

CALOOSAHATCHEE RIVER

FORT MYERS

WORLD PLAZA

PAGE FIELD

FLORIDA SOUTHWESTERN STATE COLLEGE

BARBARA B. MANN PERFORMING ARTS HALL

SUMMERLIN ROAD





**FORT MYERS**

**CAPE CORAL**

**CALOOSAHATCHEE RIVER**

41

867

**PAGE FIELD**

739

**SIX MILE CYPRESS SLOUGH PRESERVE**

**FLORIDA SOUTHWESTERN STATE COLLEGE**

41

867

**LEE HEALTH SPORTS COMPLEX**

**SOUTHWEST FLORIDA INTERNATIONAL AIRPORT**

**3-MILE RADIUS**

739

**PUNTA RASSA**

**ESTERO BAY PRESERVE STATE PARK**

**FORT MYERS BEACH**



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## FOR MORE INFORMATION

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