



FOR SALE or LEASE – 2401 First Str., Unit 300, Fort Myers, FL 33901

DOWNTOWN OFFICE & LIVE/WORK OFFERING

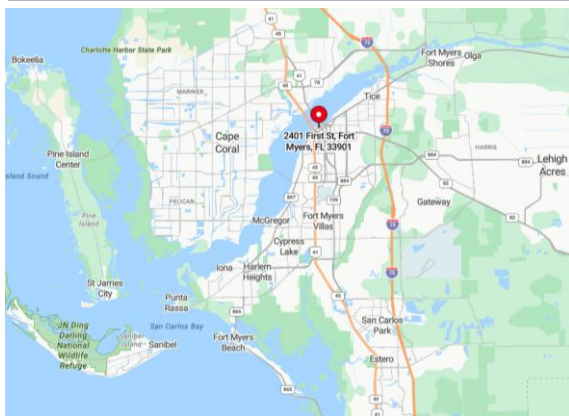
Sale Price: \$995,000

Available Space: 5,874± SF

Lease Prices:

Suite A	2,848 SqFt	\$5,000/mth (\$21.06 PSF)* 5 Offices (3 waterside facing river)
Suite B	3,185 SqFt	\$3,600/mth (\$13.56 PSF)*
Suite C	3,330 SqFt	\$3,000/mth (\$10.81 PSF)*

***All Units Include: 1,750 SqFt Common Area, all in Except Electricity and (2) Annual Parking Passes per Suite for the 1st year of a signed lease.**



Property Description:

- Located in the Downtown River District of Fort Myers.
- Class “A” Office Condo Unit
- Year Built: 2005 (As shown on LeePA)
- Newly remodeled with \$200,000+ in improvements
- Walking distance to restaurants, hotels, government offices and the courthouses.
- This unit has 24-hour controlled access.
- Street parking available or in 3 parking garages nearby.
- Has the rights for a rooftop terrace pre-approved by condo association for entertaining business parties and VIP guests.
- Zoning: U-CTR (Urban Center) – Permits Res/Comm Usage w/ Condo Association approval.



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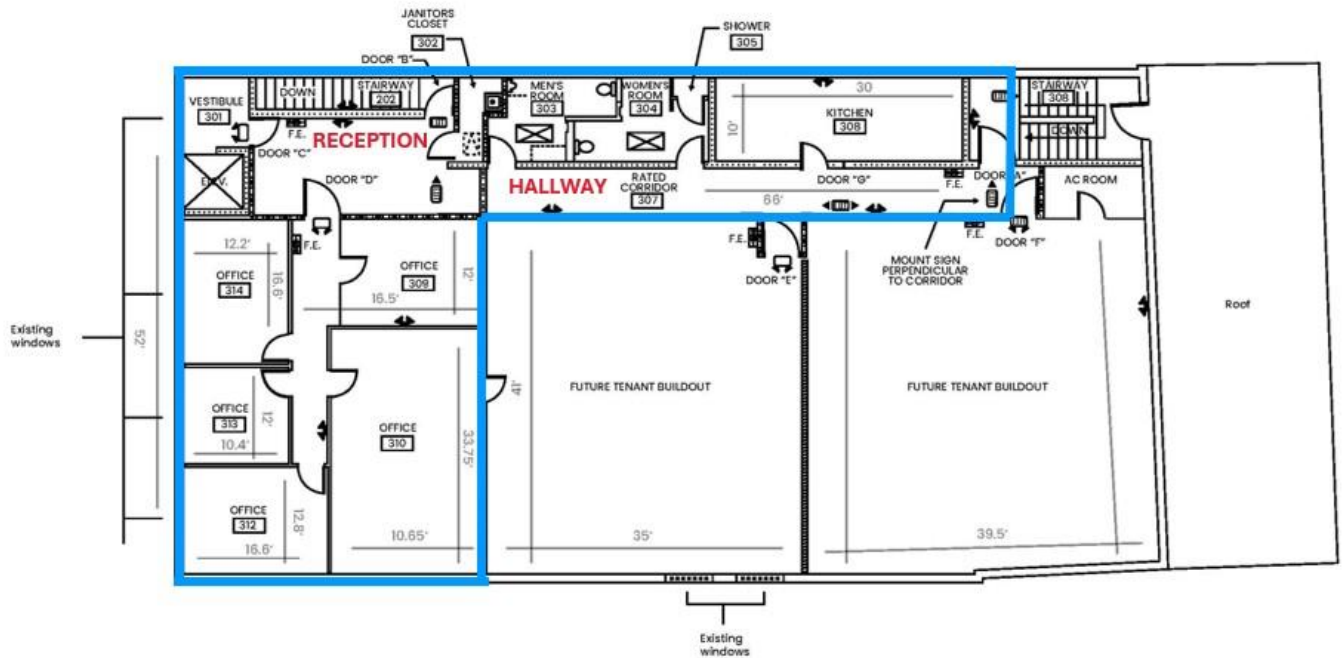


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2401 First Str., Fort Myers
3rd Floor Office Condo
SUITE A | \$5,000/mth.

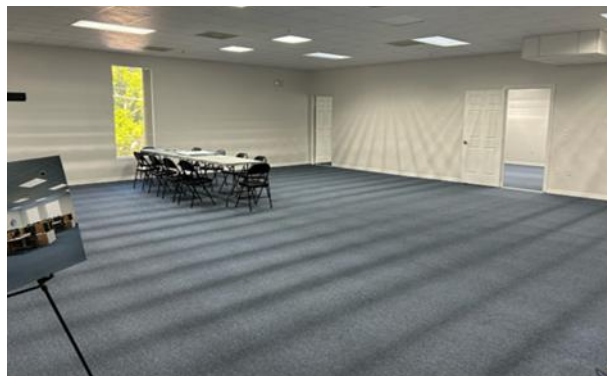
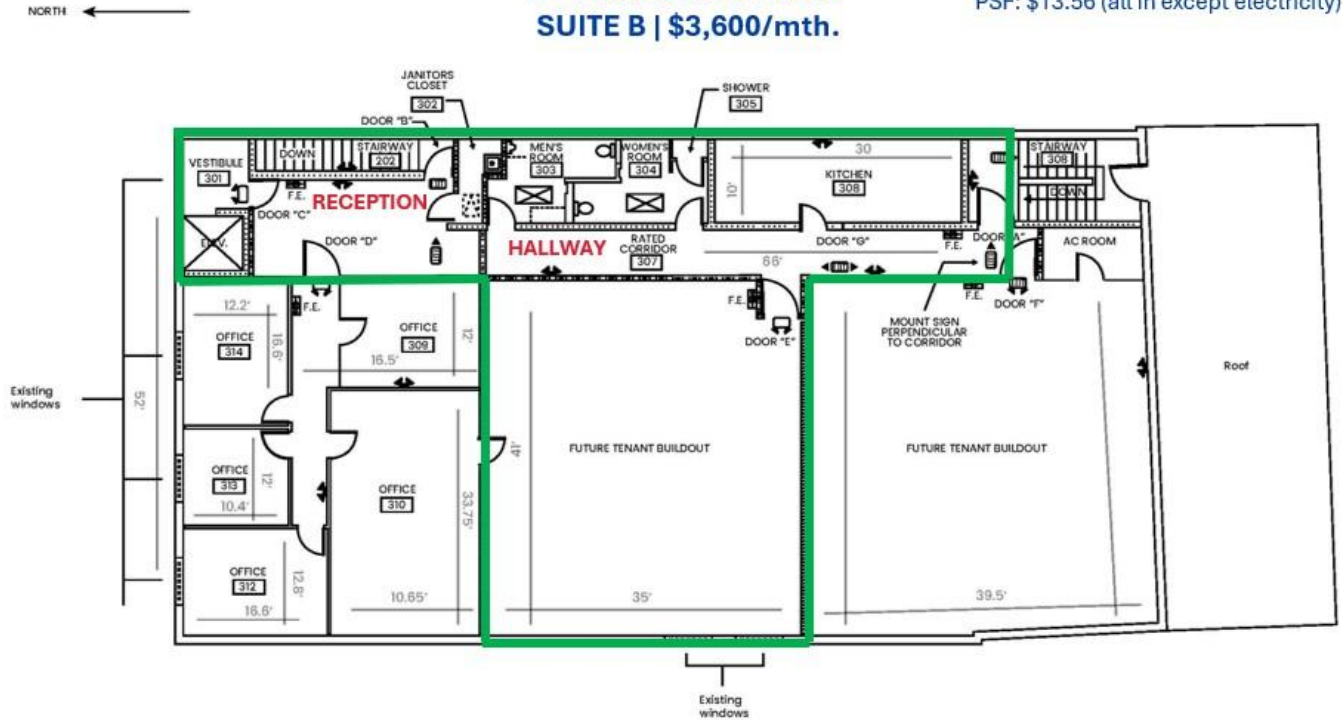
2,848 Sq Ft | 5 Offices
(3 waterside facing river)
Includes 1,750 Sq Ft Common Area
PSF: \$21.06 (all in except electricity)





2401 First Str., Fort Myers
3rd Floor Office Condo
SUITE B | \$3,600/mth.

3,185 Sq Ft
Includes 1,750 Sq Ft Common Area
PSF: \$13.56 (all in except electricity)



For Sale or Lease | Office Condo Unit
2401 First Str., Unit 300

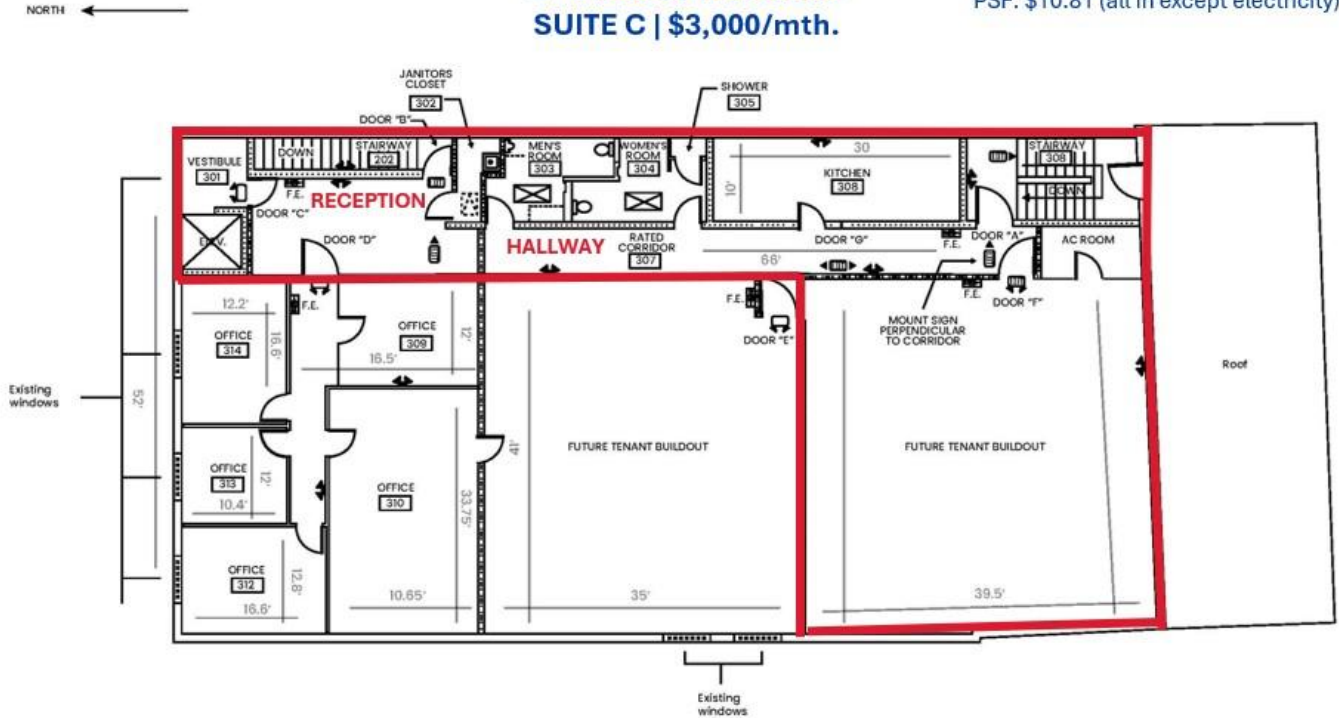


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2401 First Str., Fort Myers
3rd Floor Office Condo
SUITE C | \$3,000/mth.

3,330 Sq Ft
Includes 1,750 Sq Ft Common Area
PSF: \$10.81 (all in except electricity)



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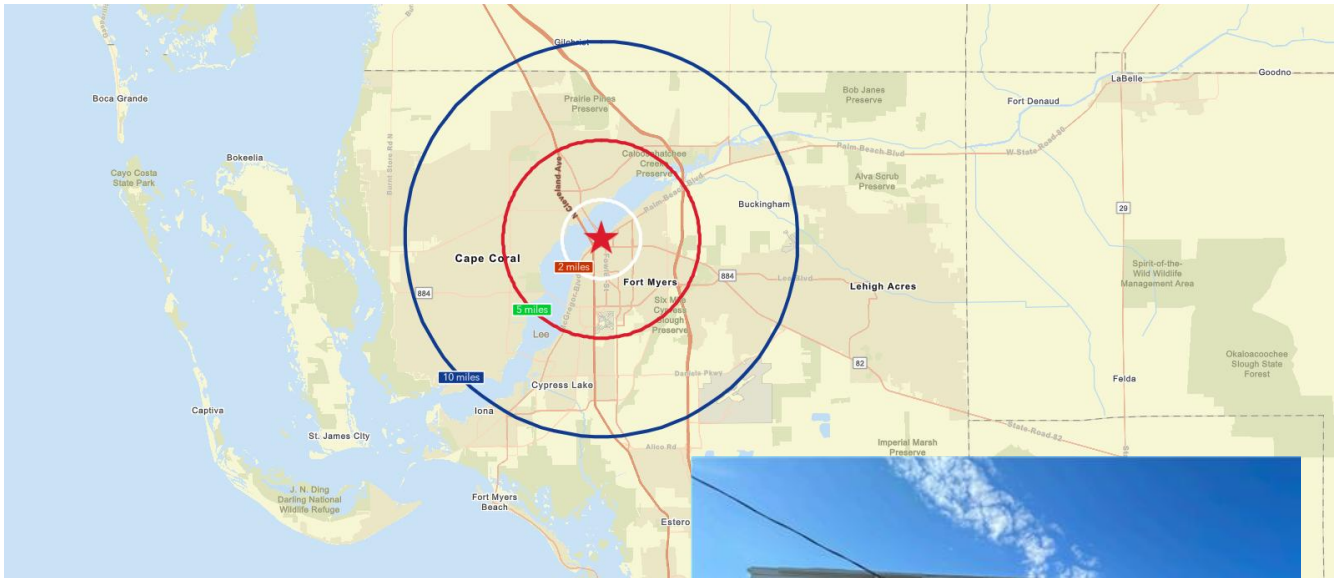
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DEMOGRAPHICS

2401 First Str., Fort Myers, FL | Strap: 13-44-24-P4-03200.0300

	2 Miles	5 Miles	10 Miles
Total Population	25,081	157,472	489,019
Median Age	44.8	42	46
Total Households	11,089	65,152	203,207
Traffic Count	26,000 (2024) – Edison Bridge 46,000 (2024) – Caloosahatchee Bridge		



LOCATION HIGHLIGHTS

- Steps from restaurants, cafés, and nightlife
- Walking distance to:
 - Courthouses
 - City and county offices
 - River District
- One block from the Caloosahatchee River
- Future-forward location aligned with marina development
- Strong long-term appreciation and tenant demand drivers



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DOWNTOWN OFFICE & LIVE/WORK OFFERING

Urban-Center Core (U-CTR) | Historic Downtown Fort Myers

“A Downtown Professional Campus — Three Ways to Lease. One Exceptional Location.”

This U-CTR-zoned commercial condominium has been re-imagined as a **flexible downtown professional campus**, offering tenants the ability to lease **private offices or open workspace paired with a high-end shared common area**—all within walking distance of the courts, restaurants, riverfront, and the forthcoming **Suntex Marina**.

Designed for **law firms, professional service providers, marina-related businesses, and live/work users**, the property offers **three distinct lease options**, each with access to the same **1,750 SF of premium shared amenities**.

LEASE OPTIONS OVERVIEW

UNIT 1 – Executive Office Suite with River Views

Approx. 1,100 SF Private Offices + 1,750 SF Common Area

\$5,000 per month

Everything included except electricity

Configuration

- Five (5) built-out private offices
- **Three offices overlook the Caloosahatchee River with magnificent views**
- Ideal for:
 - Boutique law firms
 - Legal support teams
 - Professional partnerships
 - Executive offices with client-facing needs

Positioning

“A turnkey executive office suite with river views—designed for firms that want presence, privacy, and prestige without excess square footage.”

UNIT 2 – Open Professional Workspace

1,435 SF Open Space + 1,750 SF Common Area

\$3,600 per month

Everything included except electricity

Ideal For

- Collaborative firms
- Design, engineering, or consulting groups
- Marina operations or support teams
- Flexible build-out or bullpen-style offices

Positioning

“A modern open workspace paired with Class-A shared amenities—perfect for teams that value collaboration and downtown energy.”

UNIT 3 – Expanded Open / Hybrid Workspace

1,580 SF Private or Open Space + 1,750 SF Common Area

\$3,000 per month

Everything included except electricity

Ideal For

- Startups or scaling firms
- Marina-adjacent businesses
- Live/work professionals
- Support services needing flexible layout

Positioning

“An efficient, expandable downtown footprint with access to amenities far exceeding typical office offerings.”



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SHARED COMMON AREA (INCLUDED WITH ALL UNITS – 1,750 SF)

All three units share access to an exceptionally large and well-appointed common area, creating a **campus-like experience** rarely found in downtown office properties.

Features Include

- Semi-private elevator to the 2nd floor
- **Private elevator to the 3rd floor**
- Large professional reception area
- Men's & women's restrooms **with shower**
- Full kitchen and break area
- Wide interior hallways
- **Two private stairwells**
- **Pre-approved rooftop outdoor seating area** with river views
- Ideal for client meetings, breaks, and informal collaboration

TARGET MARKET: LAW FIRMS & LEGAL SUPPORT

Why This Works for Legal Users

- Walking distance to **local, State, and Federal courts**
- Multiple private offices available (Unit 1)
- Central reception enhances client experience
- Showers support active downtown professionals
- Rooftop space for private breaks or confidential calls
- Easy access for clients via downtown garages

TARGET MARKET: SUNTEX MARINA—CONNECTED BUSINESSES

Why This Works for Marina-Oriented Firms

- **One block from the upcoming Suntex Marina**
- Walkable connection between office and docks
- Ideal for:
 - Marine services
 - Yacht management
 - Maritime law
 - Engineering & design firms
- Rooftop and river views support a true waterfront work environment
- Strong upside as marina development comes online

LIVE / WORK & HYBRID USE (U-CTR ZONING)

- Residential, commercial, or **live/work permitted**
- Kitchen, showers, and elevator access support residential use
- Ideal for professionals seeking:
 - Reduced commute
 - Downtown lifestyle
 - Boat-to-work potential
- Walkable access to dining, nightlife, and riverfront

PARKING – POSITIONED AS AN URBAN ADVANTAGE

Downtown Parking Model

- Metered street parking immediately adjacent
- Monthly parking available in **three public garages within 2–3 blocks**
- Eliminates wasted square footage and cost associated with on-site parking
- Supports walkable, urban lifestyle
- Ideal for firms with flexible schedules and downtown clientele

"This is authentic downtown Fort Myers—parking is efficient, distributed, and designed for people who value location."