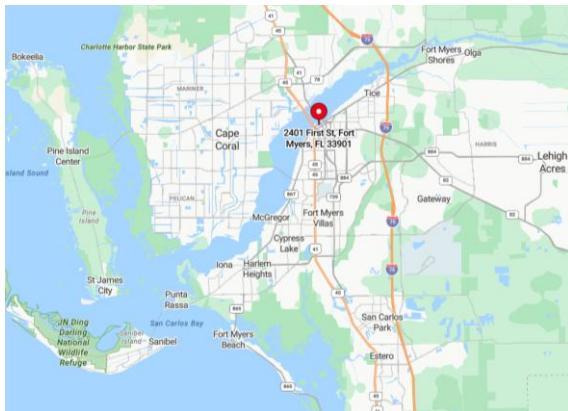




## FOR SALE or LEASE – 2401 First Str., Unit 300, Fort Myers, FL 33901



### DOWNTOWN OFFICE & LIVE/WORK OFFERING

**Sale Price:** \$995,000

**Available Space:** 5,874± SF

#### Lease Prices:

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

**\*All Units Include:** 1,750 SqFt Common Area, all in Except Electricity and (2) Annual Parking Passes per Suite for the 1<sup>st</sup> 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.



**Michael J. Frye, CCIM|CEO**  
Hall of Fame, Lifetime Achievement  
**(239) 281-0441**  
**[mfrye@ccim.net](mailto:mfrye@ccim.net)**



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



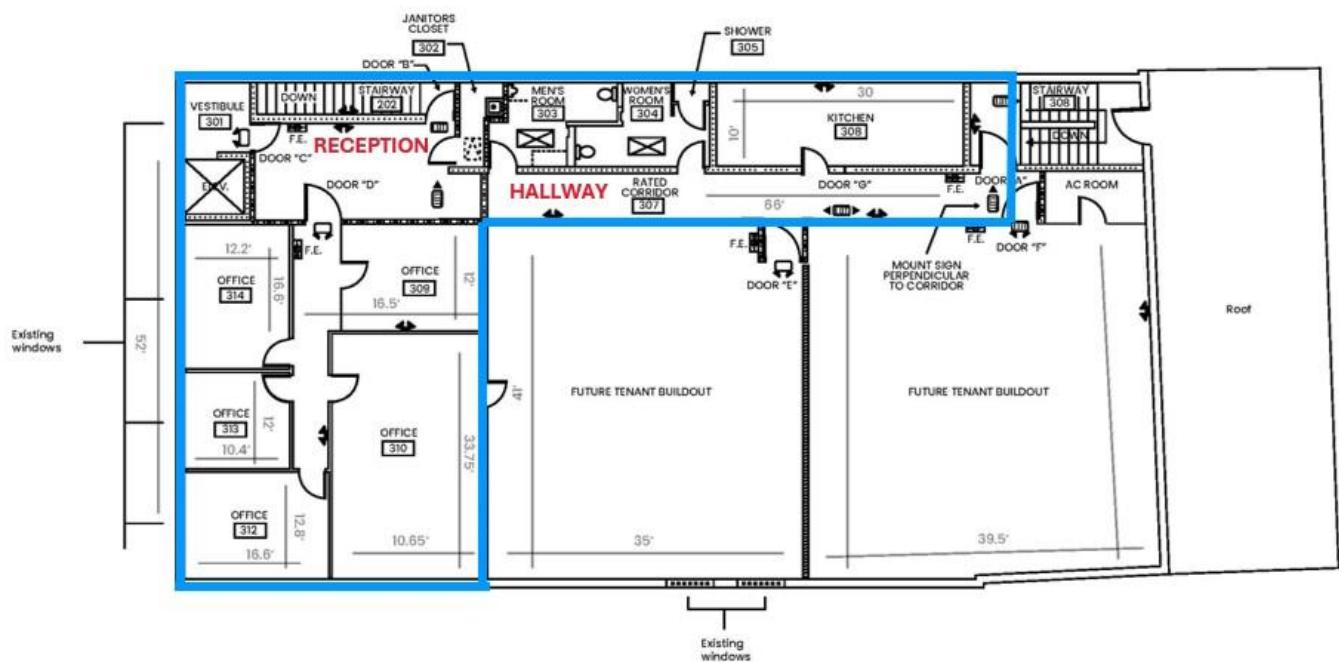
Michael J. Frye  
(239) 281-0441

CCIM

**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)

NORTH ←



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



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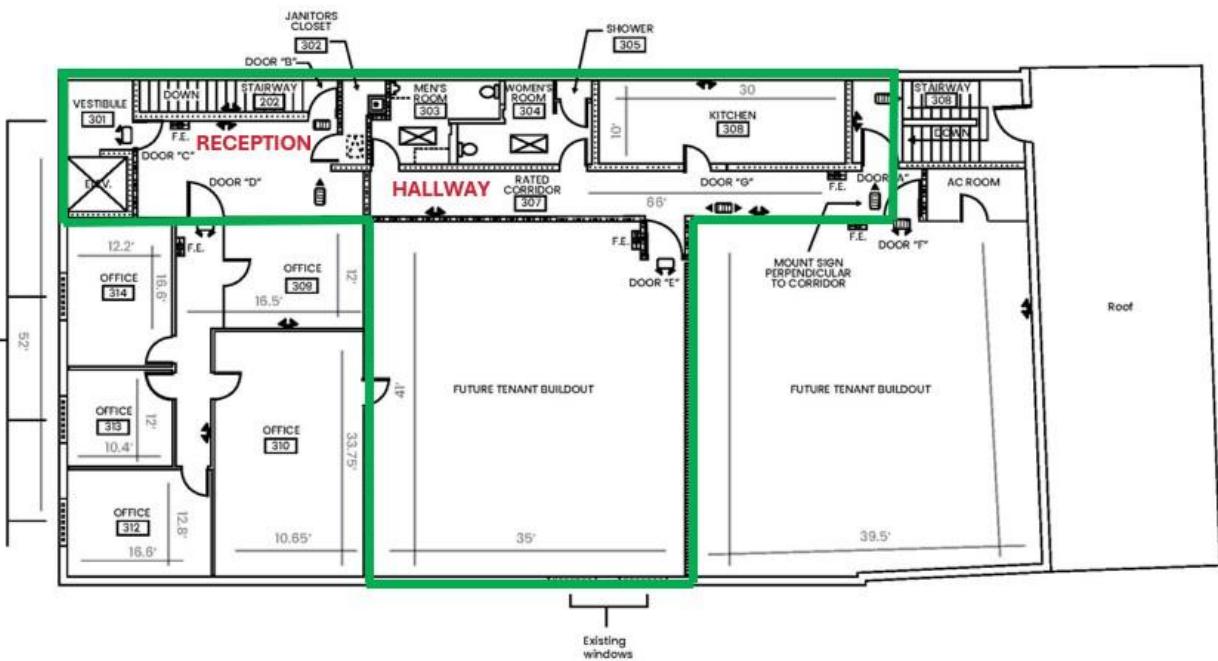
**2401 First Str., Fort Myers  
3rd Floor Office Condo  
SUITE B | \$3,600/mth.**

NORTH ←

3,185 Sq Ft

Includes 1,750 Sq Ft Common Area

PSF: \$13.56 (all in except electricity)



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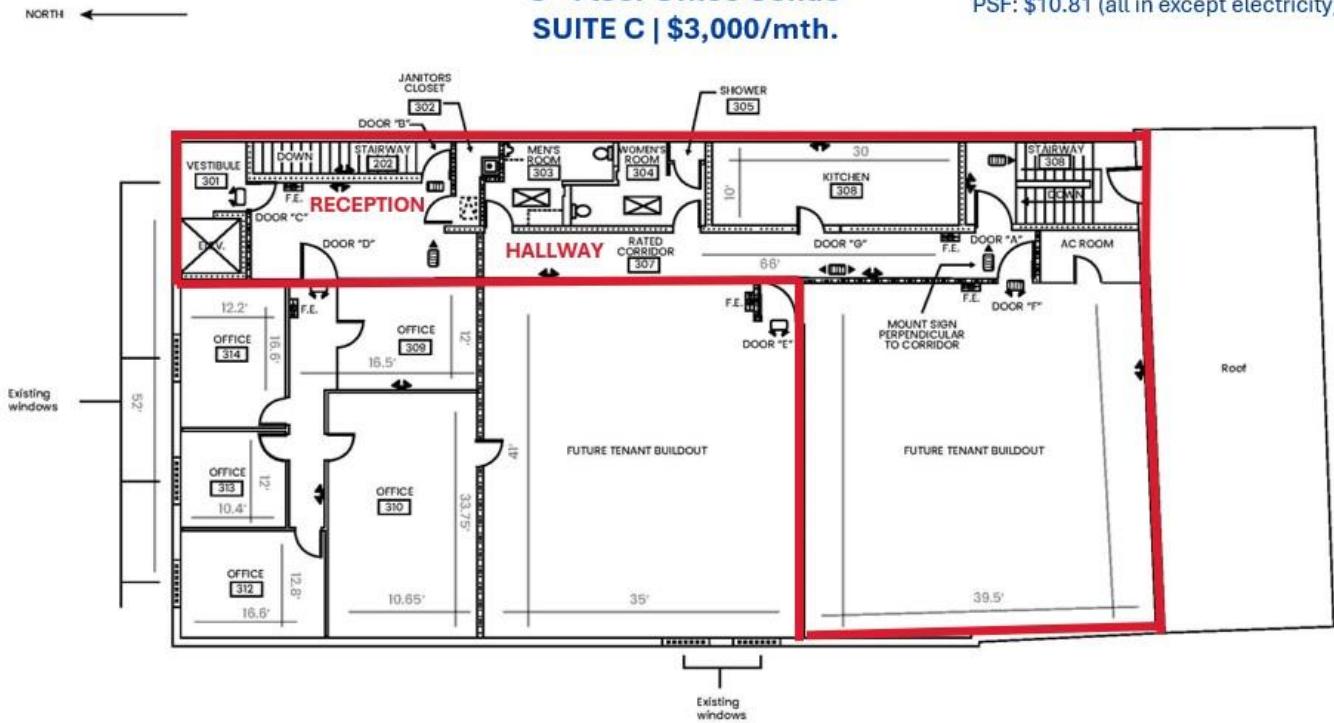
## For Sale or Lease | Office Condo Unit 2401 First Str., Unit 300



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

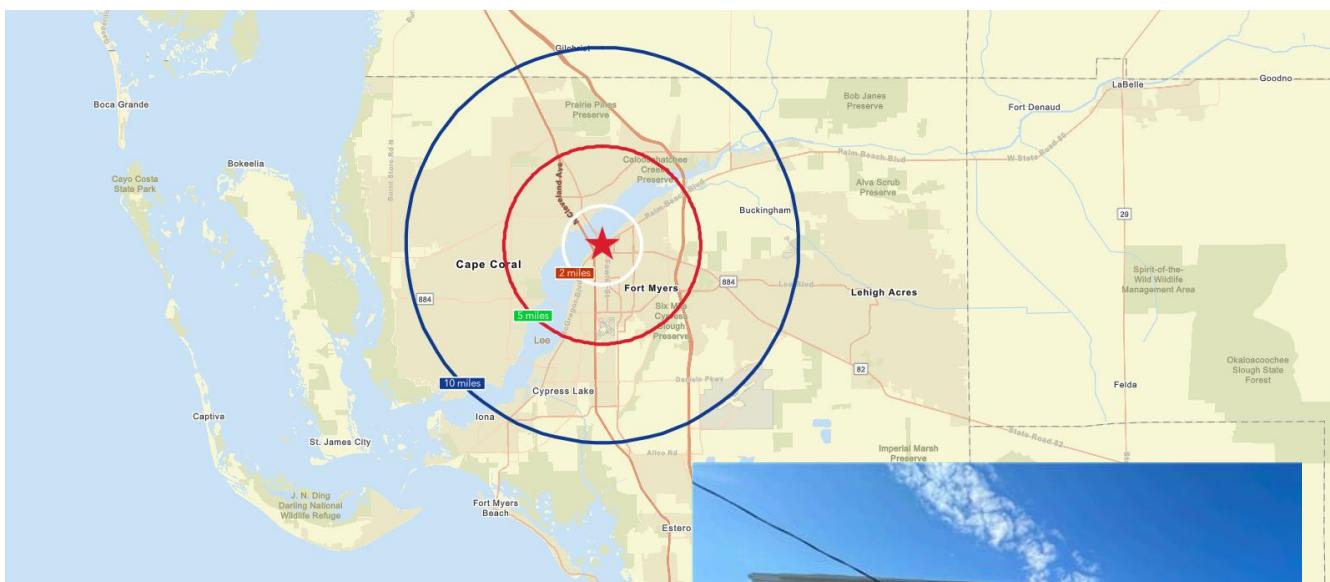


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## DEMOGRAPHICS

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

	2 Miles	5 Miles	10 Miles
<b>Total Population</b>	25,081	157,472	489,019
<b>Median Age</b>	44.8	42	46
<b>Total Households</b>	11,089	65,152	203,207
<b>Traffic Count</b>	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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**For Sale or Lease | Office Condo Unit  
 2401 First Str., Unit 300**



**Michael J. Frye**  
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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."*

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