

FOR SALE or LEASE

2401 First Str., #300, Fort Myers, FL 33901



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CONTENTS

Property Information	3
Location Information	12
Demographics	20
Meet The Team	23

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DOWNTOWN OFFICE & LIVE/WORK OFFERING

Sale Price: \$995,000
Available Space: 5,874± SqFt

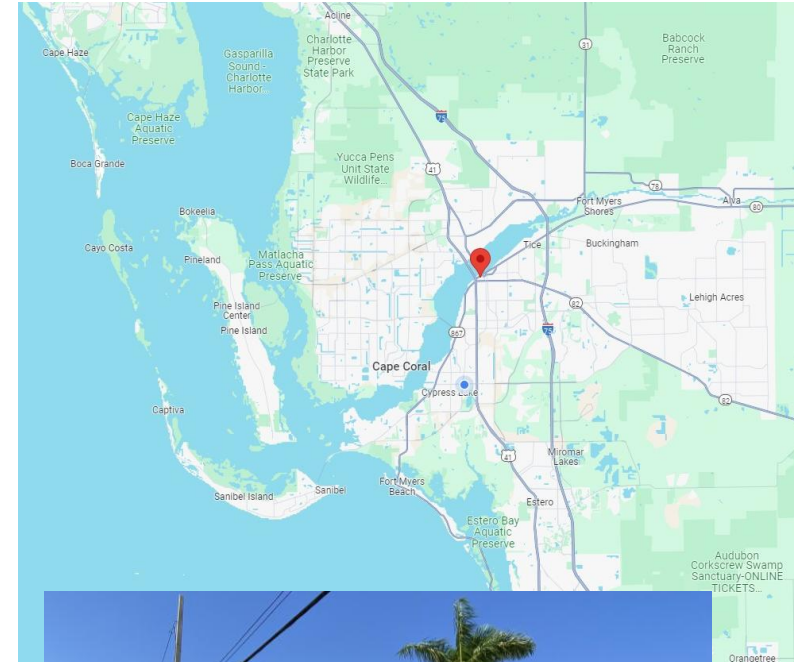
Lease Prices:

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.

Total Building Size: 37,558± Sq. Ft.
2025 Property Taxes: \$8,507.33
2024 Total Quarterly Assessment: \$8,365.73
Zoning: U-CTR
Strap #: 13-44-24-P4.03200.0300
Year Built: 2005

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- 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/Comml Usage w/ Condo Association approval.



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

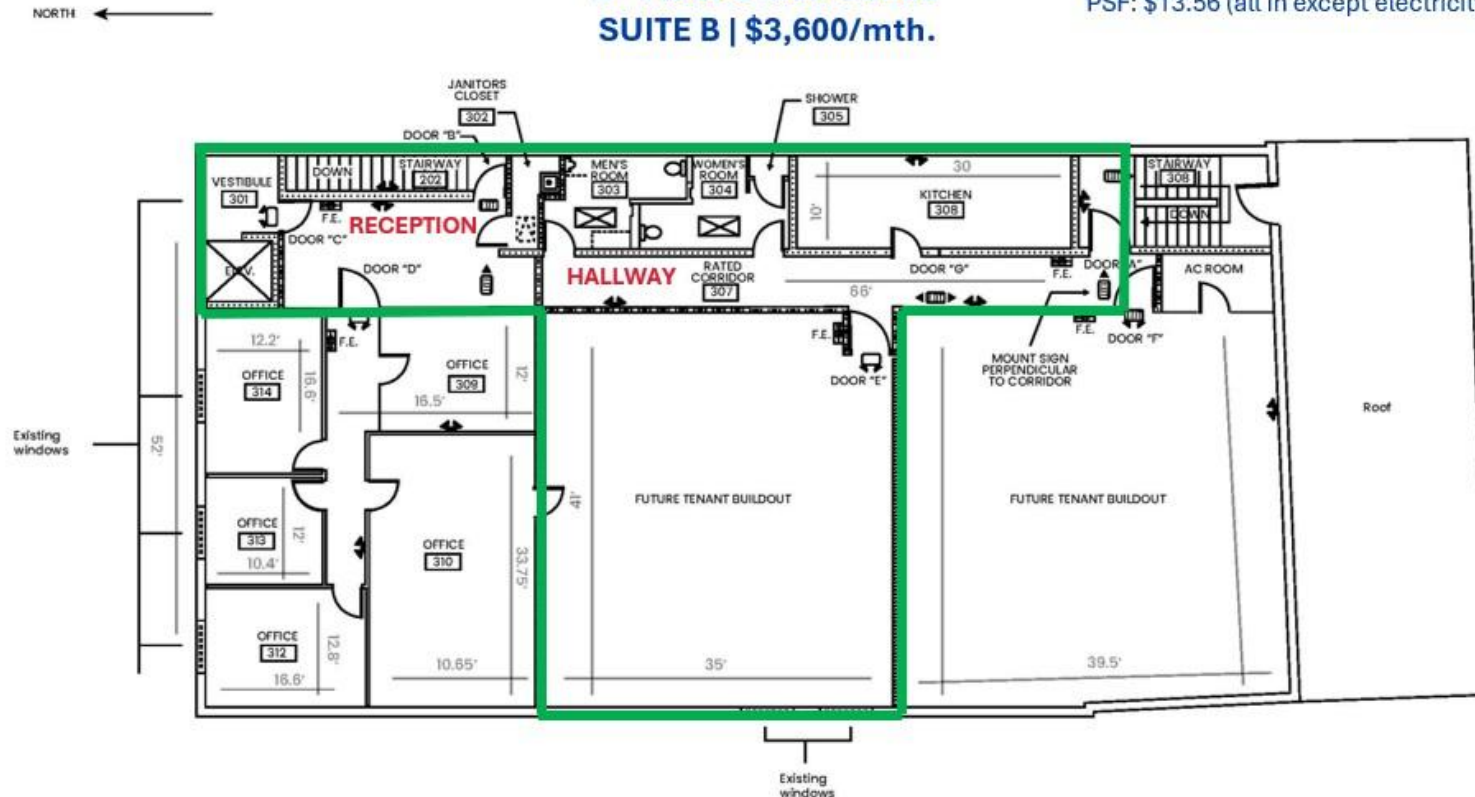


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2401 First Str., Fort Myers
3rd Floor Office Condo
SUITE B | \$3,600/mth.

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



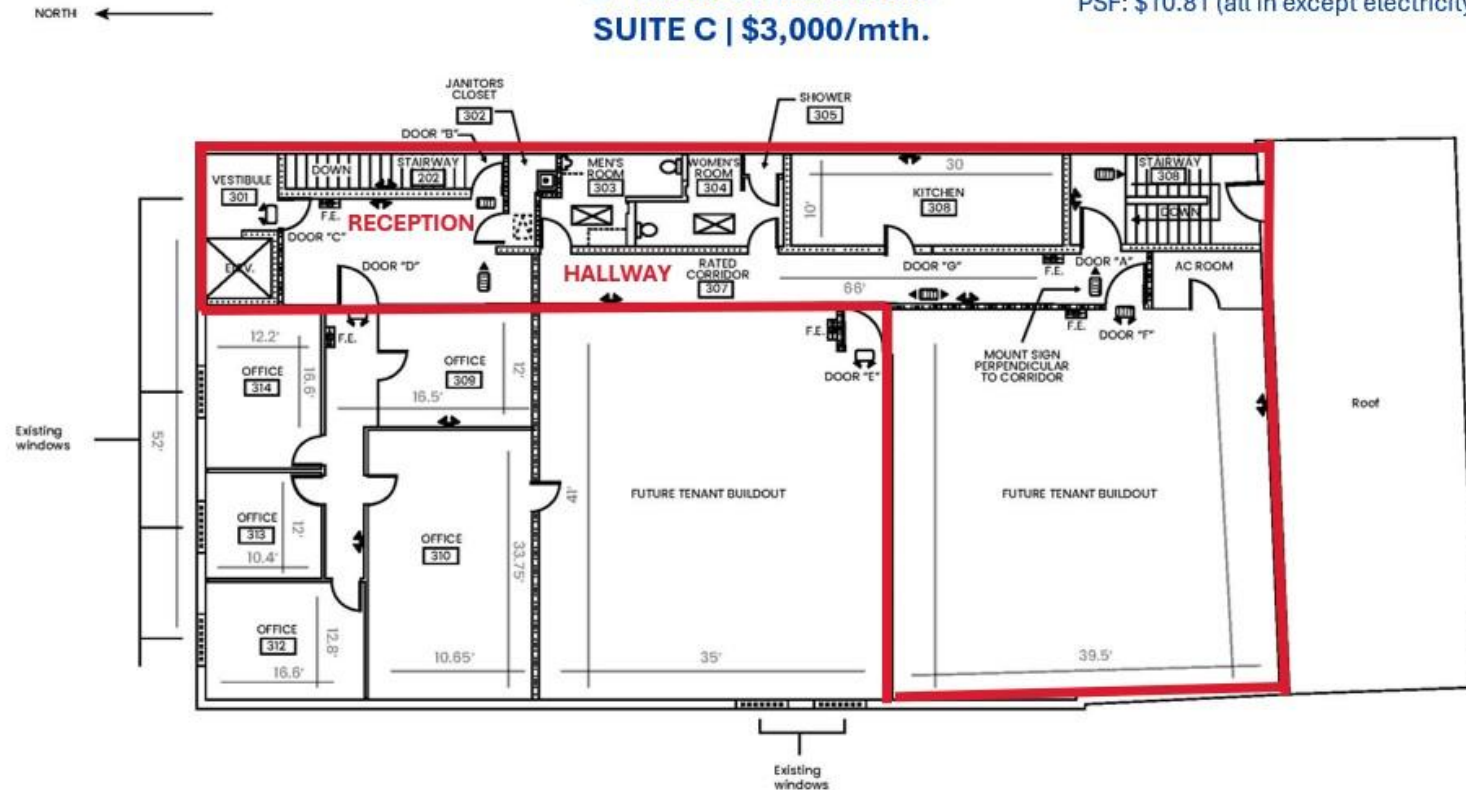
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FOR SALE or LEASE

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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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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 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.”

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.”

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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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LOCATION INFORMATION



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ABOUT FORT MYERS

Fort Myers is a city located in Lee County, Florida along the Caloosahatchee River. Fort Myers has a population of 100,736. It is also the county seat of Lee County. Fort Myers is currently growing at a rate of 3.45% annually and its population has increased by 15.42% since the most recent census, which recorded a population of 87,279 in 2020.

ARTICLE: [Fort Myers Takes 2nd Place among Small Cities for New Business Growth](#)

Luminary Hotel



Edison Ford Estates



Caloosahatchee River



Lakes Park



SWFL Eagle Cam

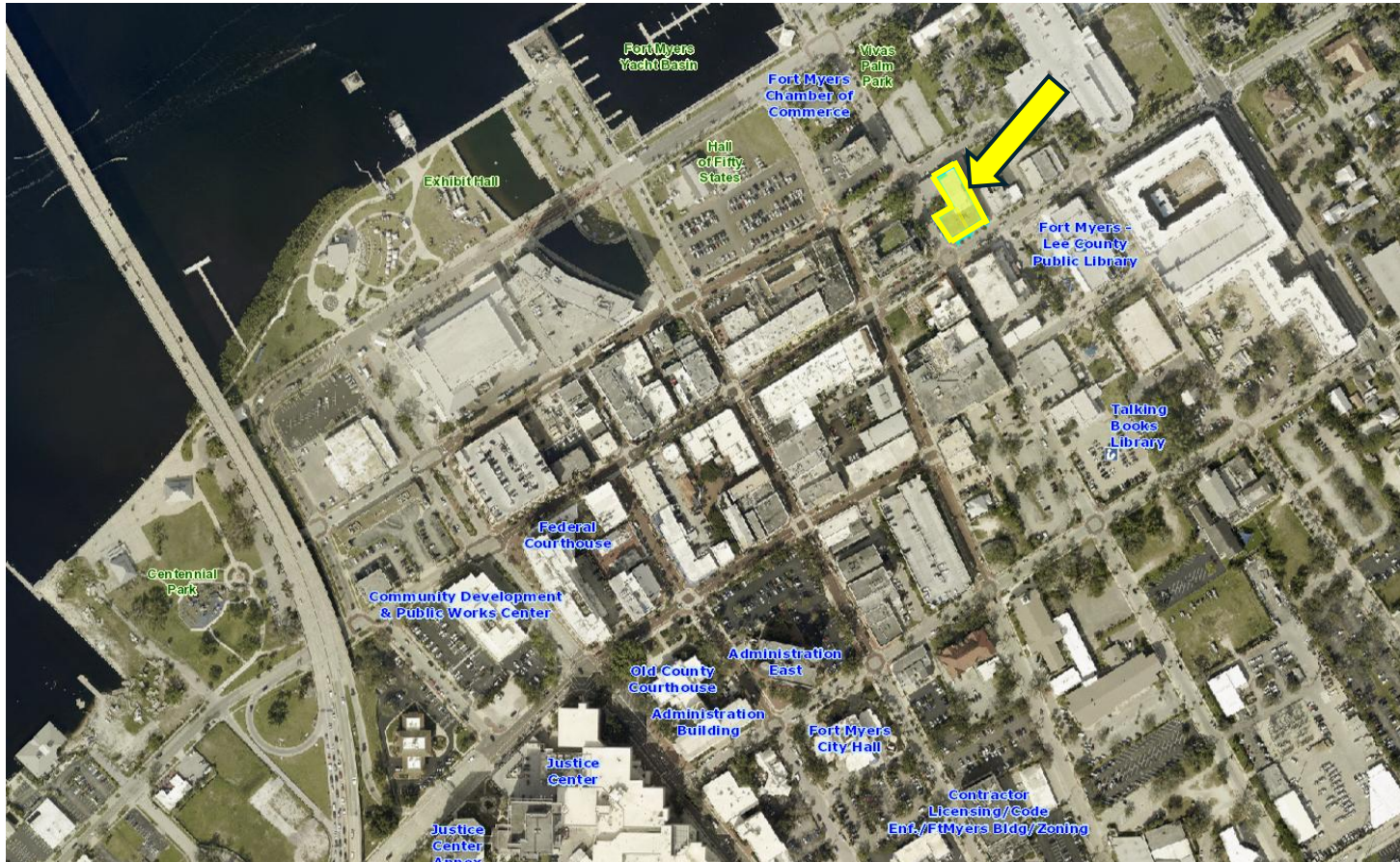


Golf Courses (180+ in SWFL)



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DOWNTOWN FORT MYERS



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Downtown Fort Myers Development Activity Map

Silver Hills Phase 2

- 236-unit MF Bldg & Associated Amenities

Legacy Harbour

- 2 Res Towes w/ 251 units each, marina docks access, & retail areas

Riverfront First Street Apartments

- 8 story MF development consisting of 221 Res Units featuring pool, riverwalk and amenities

One

- CRA Project: 21 Story tower with 34 condos, fitness center and pool.

Allure

- (2) 32 story towers with 256 Res units and amenities.

Prima Luce

- (2) 22 story high rise condo buildings, 220-units, w/ commercial use space, parking garage

The Ivy Apartments

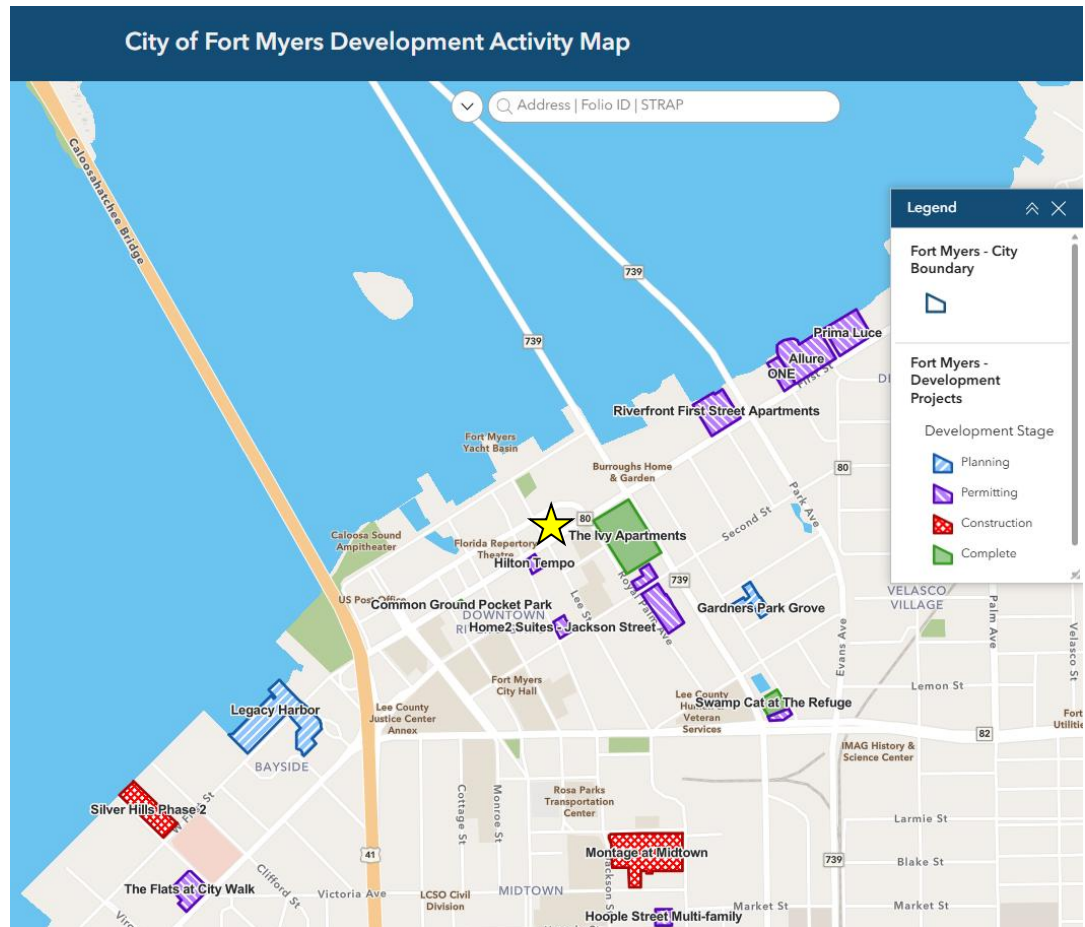
- MF development consisting of 275 units, parking garage, 9,189 SF clubhouse, pool

Hilton Tempo

- 11 story, 175 room hotel with rooftop pool

Staybridge Suites Hotel

- 5 story hotel with 100 guest rooms, pool, fitness area, and amenities. Parking area adjacent to hotel on South side of 2nd Str. (Next to The Ivy Apartment)



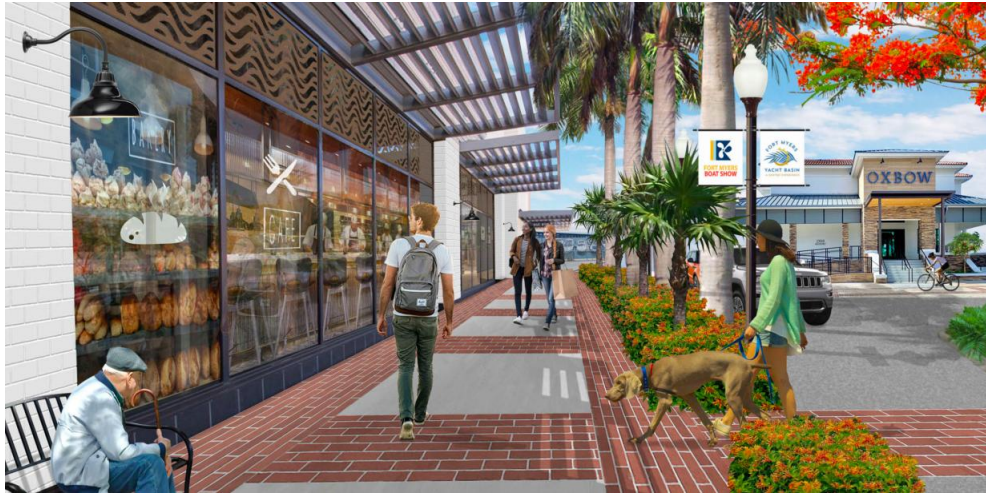
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CONCEPTUAL SITE PLAN for SUNTEX MARINA at the FORT MYERS YACHT BASIN



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CONCEPTUAL SITE PLAN for SUNTEX MARINA at the FORT MYERS YACHT BASIN



OPEN & AIRY



OUTDOOR WATERFRONT DINING

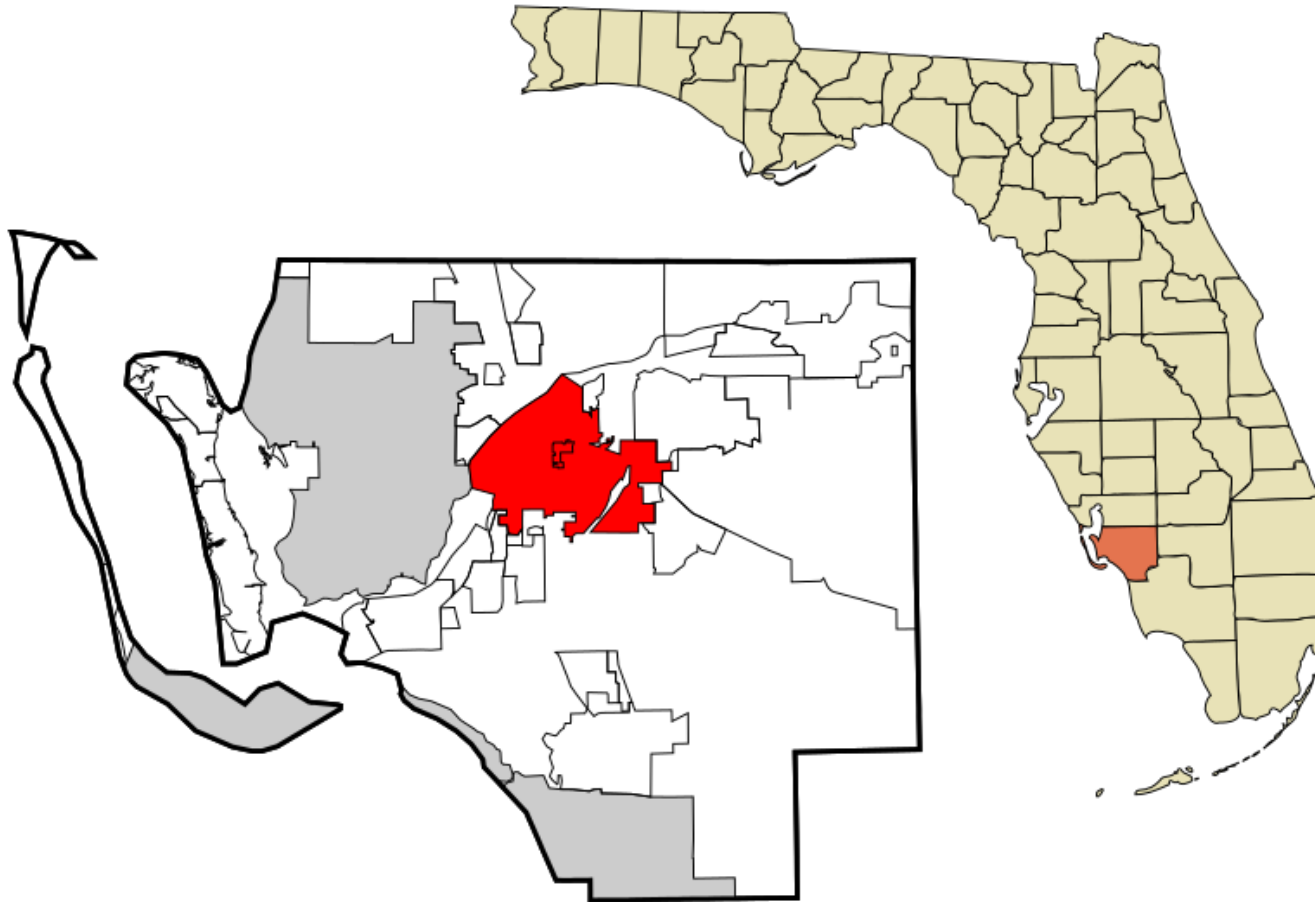
The yacht basin includes 382 slips with floating docks, hospitality, retail and restaurant uses. Amenities include a boat club, day boat and watersport rentals, captain's lounge, marine store, an in-slip pump-out service, fuel facilities, 24-hour security and approximately 40,000 square feet of upland buildings.

Taking over 8 acres and building a whole new marina. This world class marina will bring more progress to the area and more business to downtown as a whole. It will bring more people to the waterfront, and it will also enhance that end of First Street as well

A project estimated to cost \$45,000,000.

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LEE COUNTY MAP



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ZONING INFORMATION

ZONING – U-CTR (Urban Center) 118.8.5 - Zoning District Regulations.

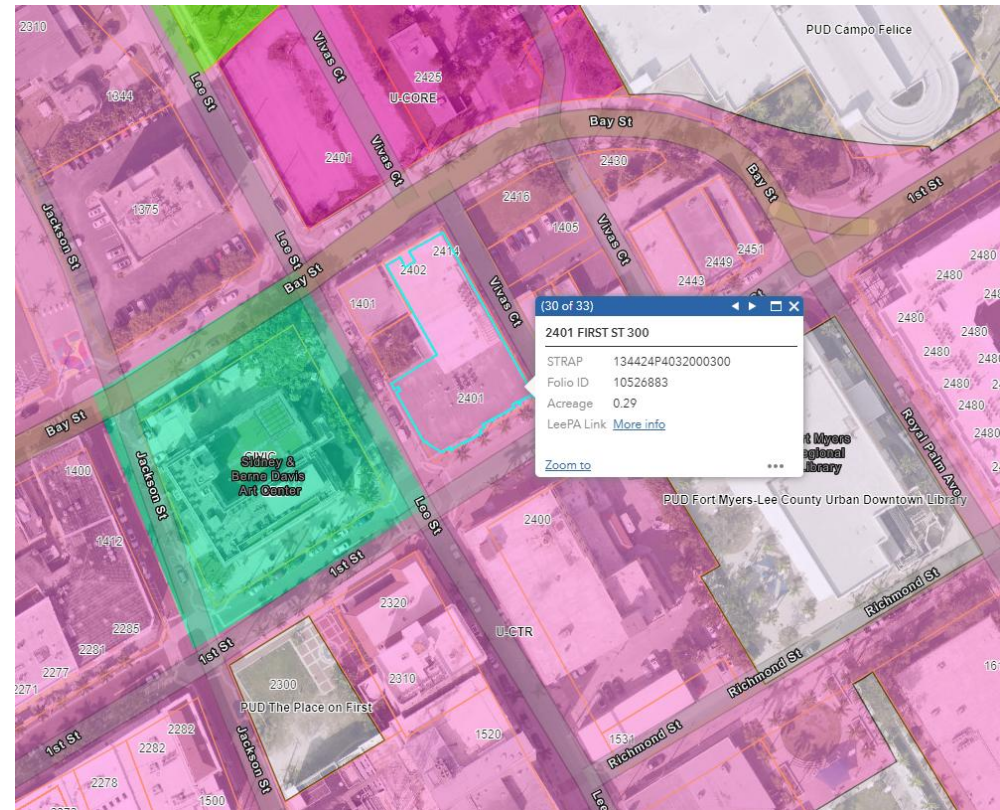
C. Urban Center Zoning District Regulations.

The urban center zoning areas are established to protect the pedestrian-friendly fabric of the historic downtown core and the center of each surrounding neighborhood. Ground floor retail is encouraged.

MUNICODE CODIFICATION

Click this link for a list of Permitted Uses

https://library.municode.com/fl/fort_myers/codes/code_of_ordinances?nodeId=SPBLADECO_CH118LAUSRE_ART8_SMC0_118.8.5ZODIRE

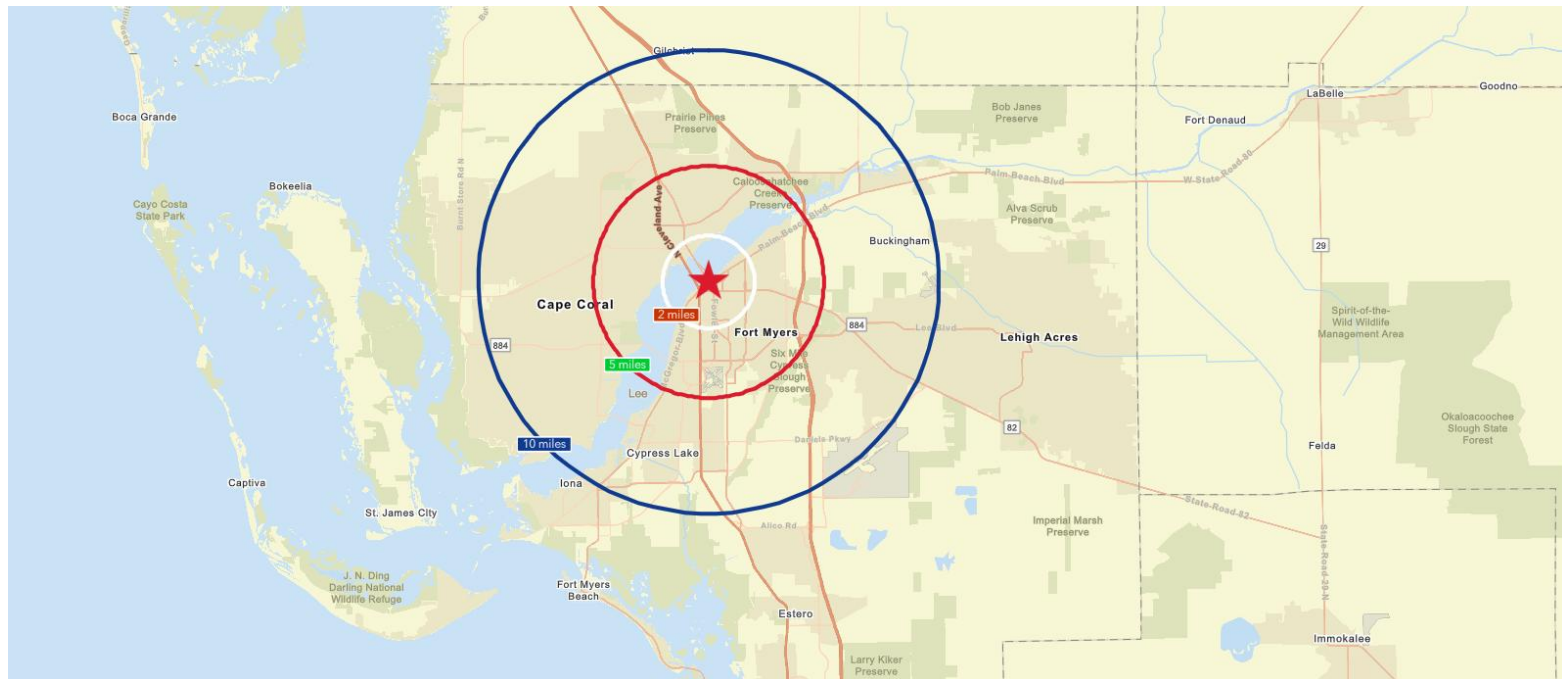


DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Population	2 Miles	5 Miles	10 Miles	Households & Income	2 Miles	5 Miles	10 Miles
Total Population	25,081	157,472	489,019	Total Households	11,089	65,152	203,207
Average Age	44	42	46	# of Persons per HH	2.1	2.3	2.3
				Average HH Income	\$61,517	\$68,789	\$80,512



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Caloosahatchee Bridge	46,000 AADT
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MEET THE TEAM



MICHAEL J. FRYE, CCIM|CEO
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