

FOR SALE or LEASE

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



Michael J. Frye, CCIM
(239) 281-0441 | mfrye@ccim.net

REMAX REALTY GROUP
7910 Summerlin Lakes Dr.
Fort Myers, FL 33907

O: (239) 489-0444
F: (239) 790-4800

ftmyerscommercial.com



[@remaxrealtyswfl](https://www.facebook.com/remaxrealtyswfl)

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

Confidentiality & Disclaimer

All materials and information received or derived from **REMAX Realty Group** its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or third-party other matters.

Neither **REMAX Realty Group** its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. **REMAX Realty Group** will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. **REMAX Realty Group** makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. **REMAX Realty Group** does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Results Commercial in compliance with all applicable fair housing and equal opportunity laws.

CONTENTS

Property Information	3
Location Information	9
Demographics	17
Meet The Team	20

Michael J. Frye, CCIM
(239) 281-0441 | mfrye@ccim.net

REMAX REALTY GROUP
7910 Summerlin Lakes Dr.
Fort Myers, FL 33907

O: (239) 489-0444
F: (239) 790-4800

ftmyerscommercial.com



[@remaxrealtyswfl](https://www.facebook.com/remaxrealtyswfl)



PRESENTED BY: Michael J. Frye, CCIM
(239) 281-0441
mfrye@ccim.net

FOR SALE or LEASE

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

DOWNTOWN OFFICE & LIVE/WORK OFFERING

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

Lease Prices:

Suite A	3,719 SqFt 4 Parking Spaces (Year 1)	\$6,000/mth PROFESSIONAL SUITE
Suite B	2,163 SqFt 2 Parking Spaces (Year 1)	\$2,500/mth ENTRY LEVEL SUITE

Both Share Class-A reception, kitchen, showers, and rooftop terrace rights within a walkable River District location.

Harvies Place is now offered as two boutique professional suites on the top floor of 2401 First Street. The primary riverfront headquarters suite combines executive offices with expansive workspace, while a secondary professional suite provides an efficient downtown footprint.

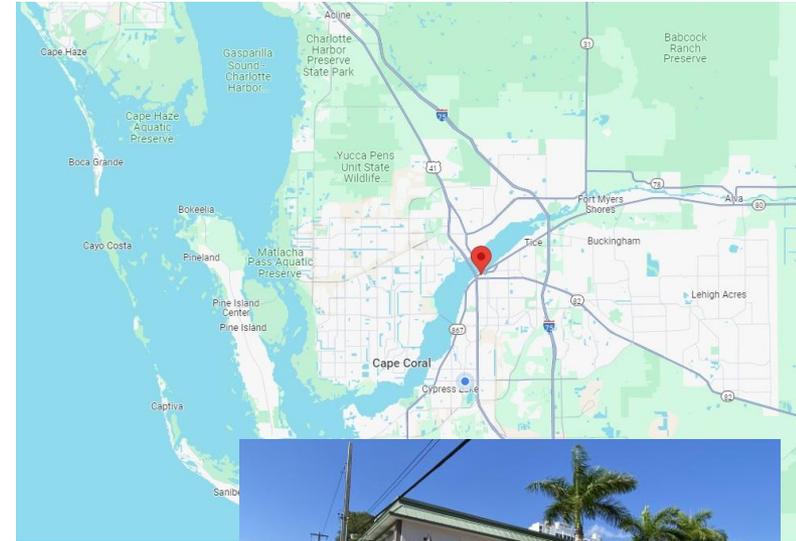
PARKING

Highly convenient downtown parking options:

- Adjacent surface lot
- Three public garages within 2–3 blocks
- Metered street parking
- Walkable River District access

IDEAL FOR

- Law firms (walk to Federal, State, County and local courts)
- Wealth management
- Marina / marine services (One block from new Suntext Marina)
- Engineering / design
- Professional partnerships
- Consulting firms



PRESENTED BY: Michael J. Frye, CCIM
 (239) 281-0441
mfrye@ccim.net

FOR SALE or LEASE

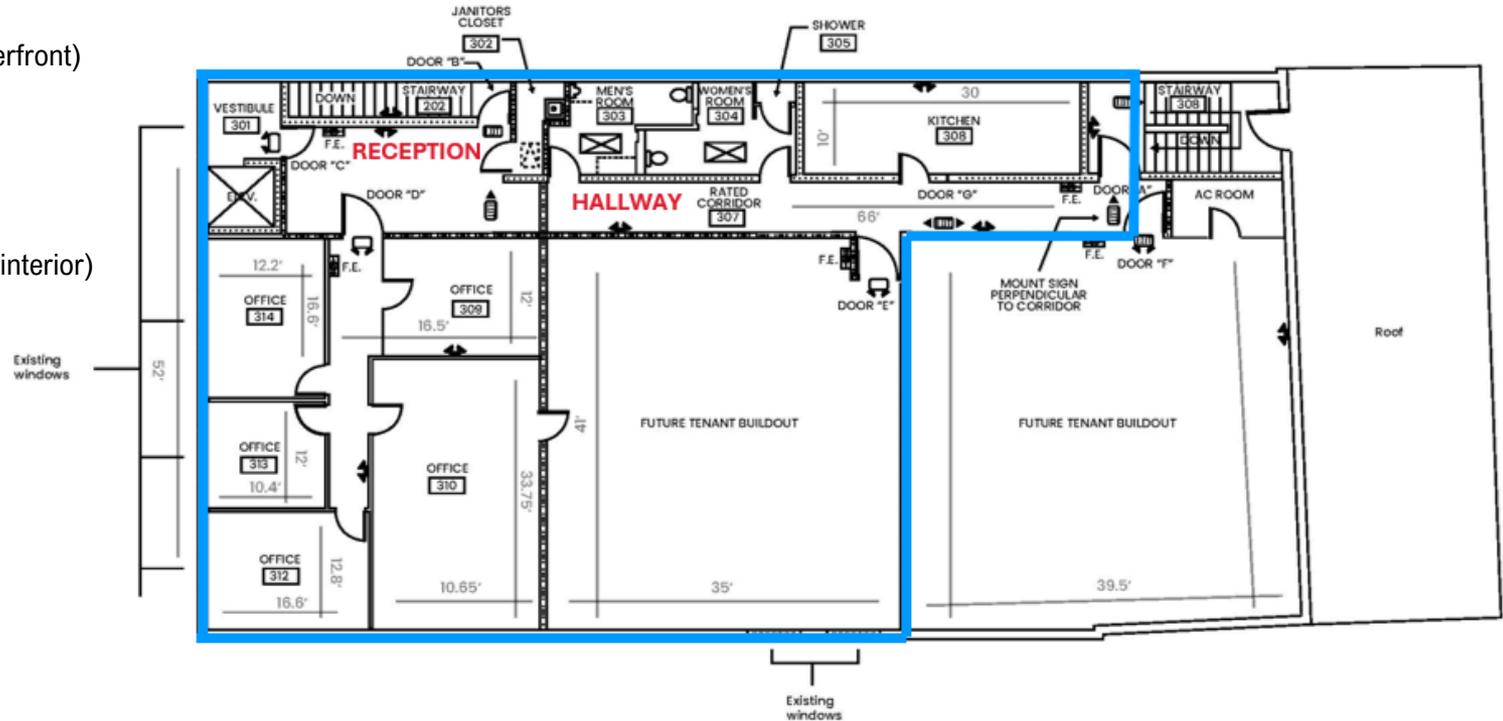
2401 First Str., #300, Fort Myers, FL 33901

Suite A — Riverfront Executive HQ

≈ 3,719 SF

Includes:

- 5 private offices (3 riverfront)
- large open HQ area
- conference potential
- reception access
- kitchen + showers
- rooftop terrace rights
- dual exposure (river + interior)



PRESENTED BY: **Michael J. Frye, CCIM**
 (239) 281-0441
mfrye@ccim.net

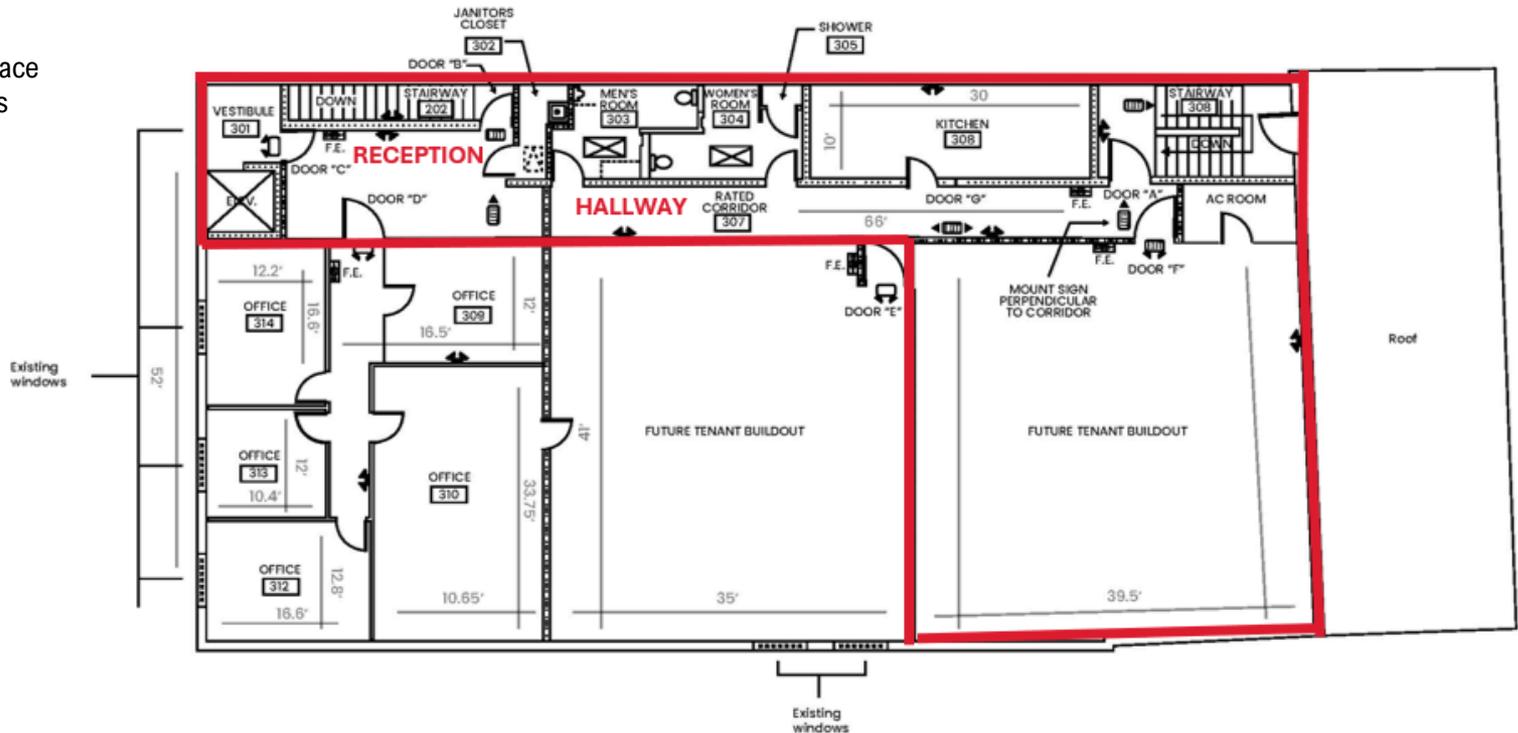
FOR SALE or LEASE

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

Suite B — Professional Flex Suite ≈ 2,163 SF

Includes:

- large open workspace
- build-to-suit offices
- shared reception
- kitchen + showers
- rooftop rights
- live/work capable



PRESENTED BY: Michael J. Frye, CCIM
(239) 281-0441
mfrye@ccim.net

FOR SALE or LEASE

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

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

- Located in the Downtown River District of Fort Myers near the Caloosahatchee River
- Class “A” Top Floor Professional Office Condo Unit
- Semi-Private Elevator Access
- Year Built: 2005 (As shown on LeePA)
- Newly remodeled with \$200,000+ in improvements
- Walking distance to restaurants, hotels, marina, government offices and the courthouses.
- This unit has 24-hour controlled access.
- Street parking available or in 3 parking garages nearby and adjacent surface lot.
- 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. Great for Office or Live/Work.



PRESENTED BY: Michael J. Frye, CCIM
(239) 281-0441
mfrye@ccim.net

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



PRESENTED BY: Michael J. Frye, CCIM
(239) 281-0441
mfrye@ccim.net

LOCATION INFORMATION



PRESENTED BY: Michael J. Frye, CCIM
(239) 281-0441
mfrye@ccim.net

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



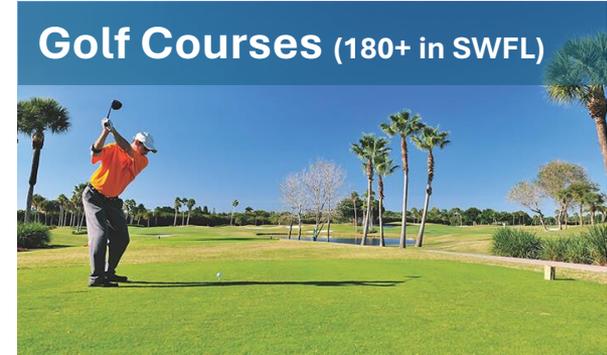
Lakes Park



SWFL Eagle Cam

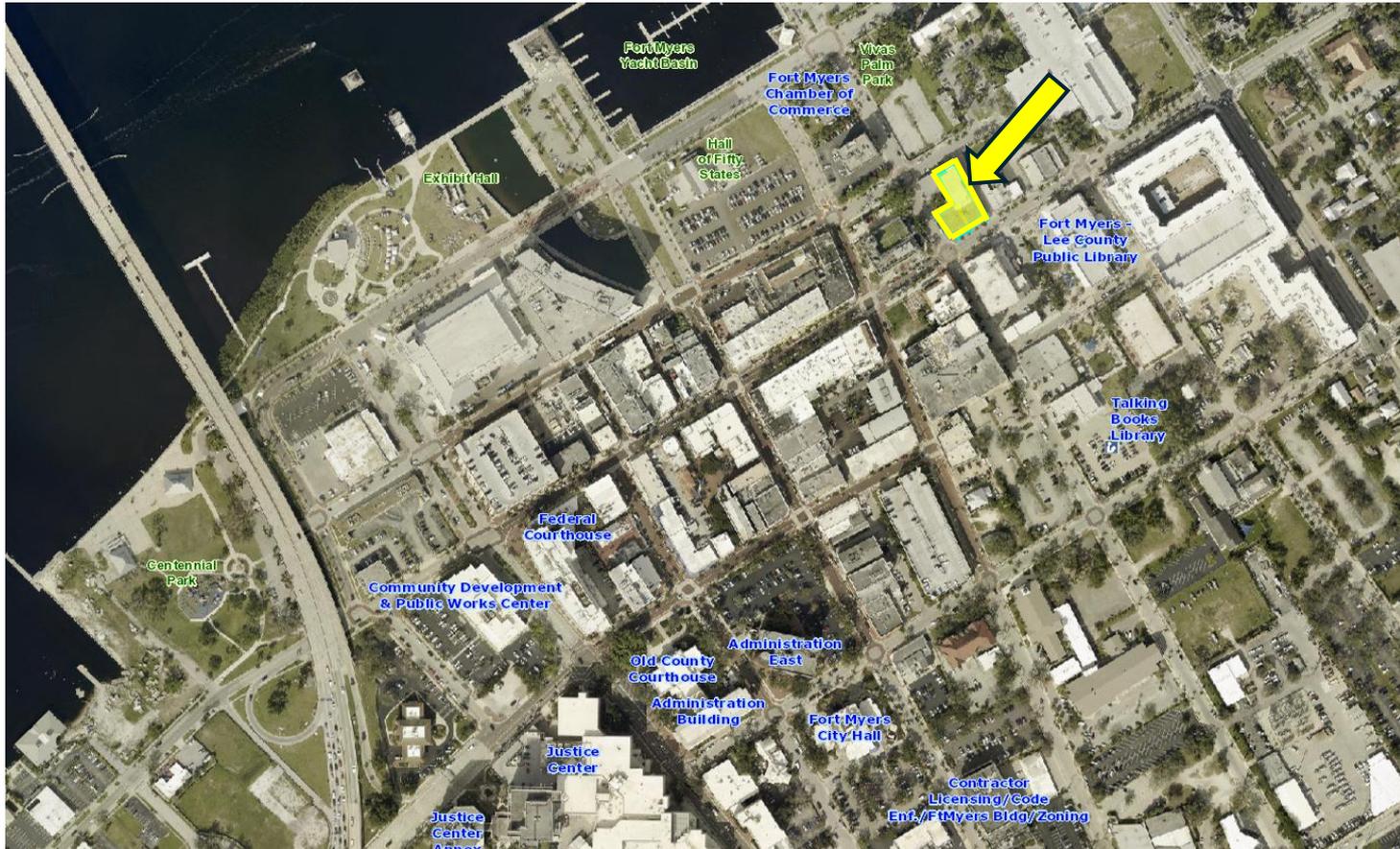


Golf Courses (180+ in SWFL)



PRESENTED BY: Michael J. Frye, CCIM
(239) 281-0441
mfrye@ccim.net

DOWNTOWN FORT MYERS



PRESENTED BY: Michael J. Frye, CCIM
(239) 281-0441
mfrye@ccim.net

Pam Bratton, CCIM
(239) 989-7077
pbratton@remax.net

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

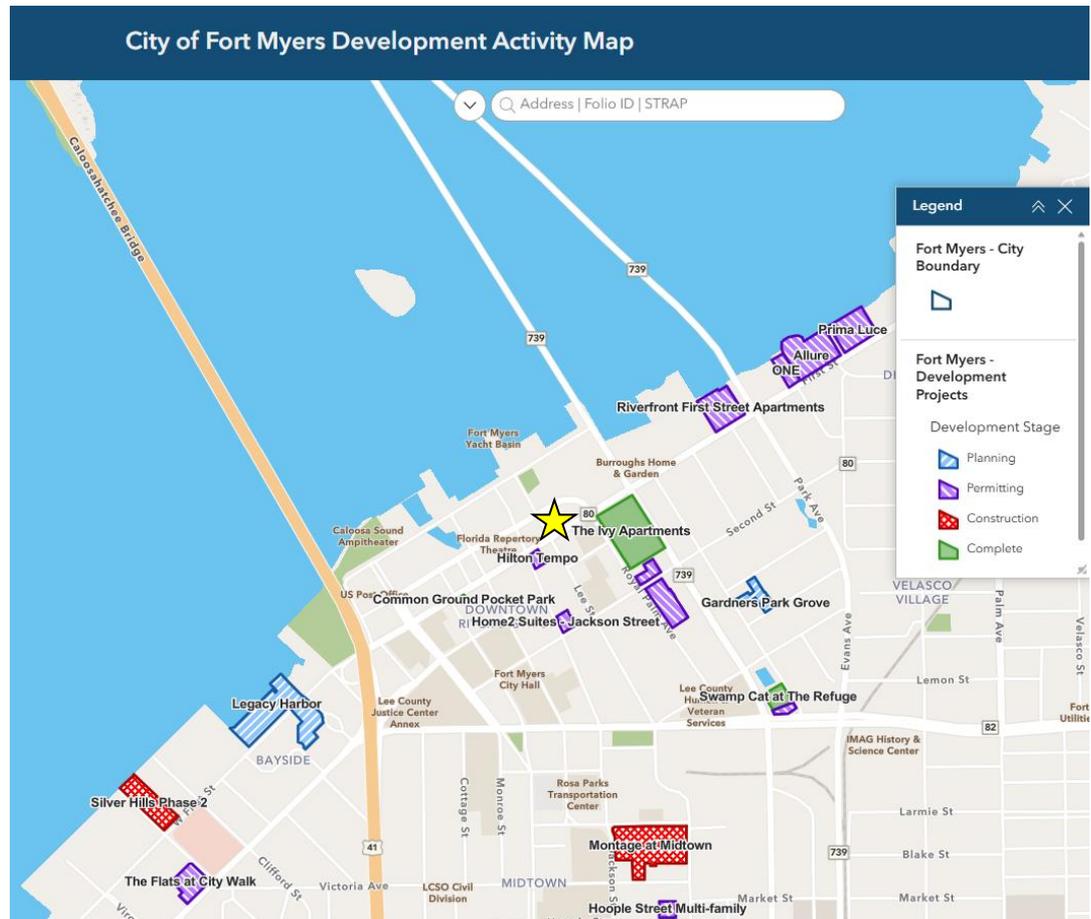
- MF development consisting of 275 units, parking garage, 9,189 SF clubhouse, pool

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)



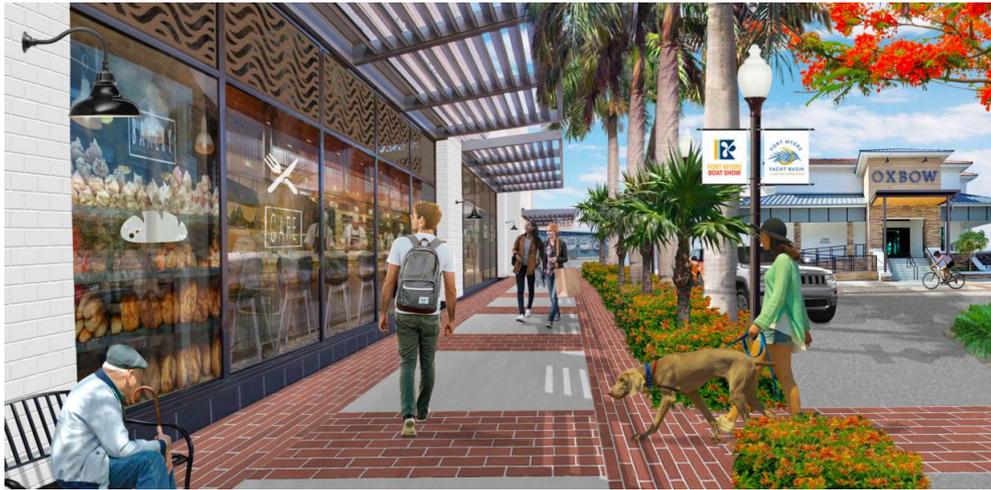
PRESENTED BY: Michael J. Frye, CCIM
 (239) 281-0441
mfrye@ccim.net

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



PRESENTED BY: Michael J. Frye, CCIM
(239) 281-0441
mfrye@ccim.net

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



OPEN & AIRY

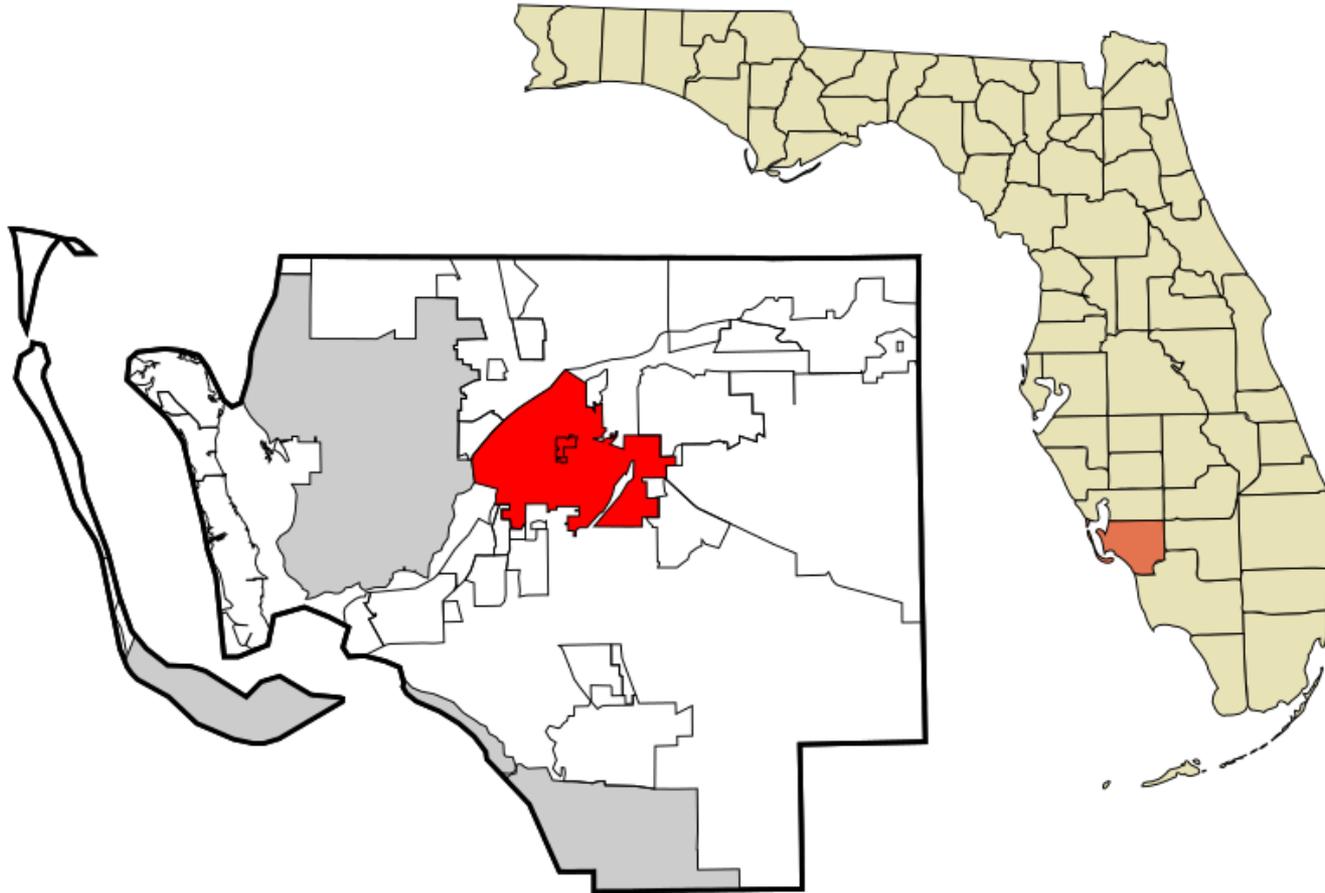


OUTDOOR WATERFRONT DINING

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.

PRESENTED BY: Michael J. Frye, CCIM
(239) 281-0441
mfrye@ccim.net

LEE COUNTY MAP



PRESENTED BY: Michael J. Frye, CCIM
(239) 281-0441
mfrye@ccim.net

ZONING INFORMATION

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

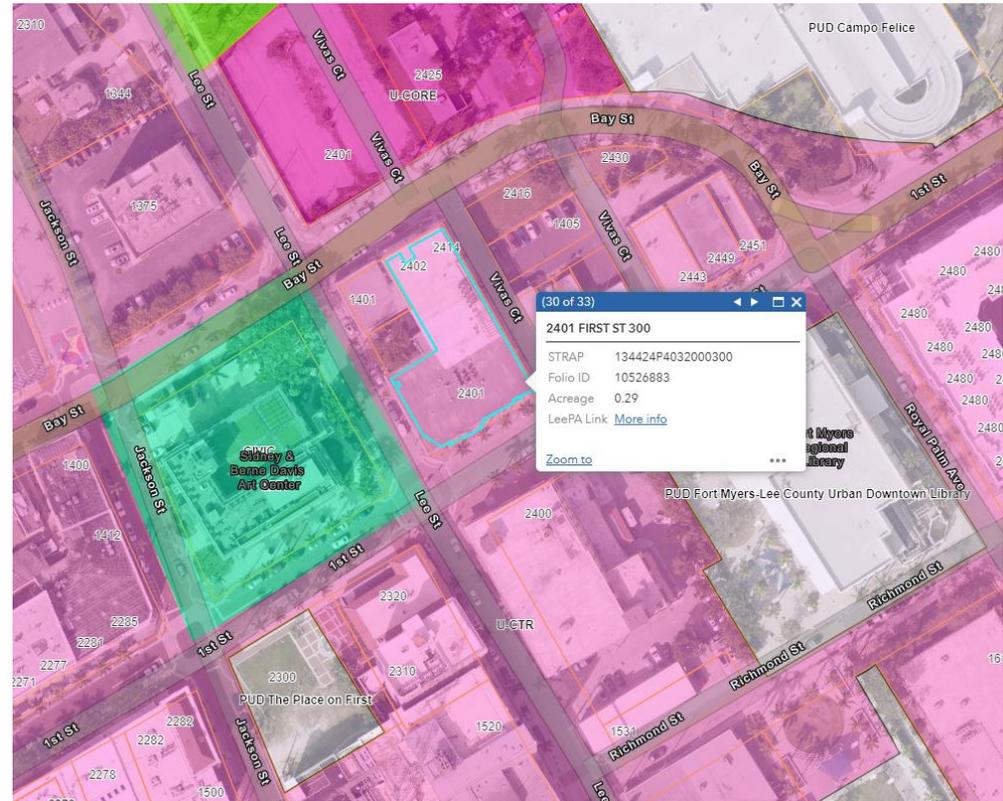
C. Urban Center Zoning District Regulations.

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_SSMCO_118.8.5ZODIRE



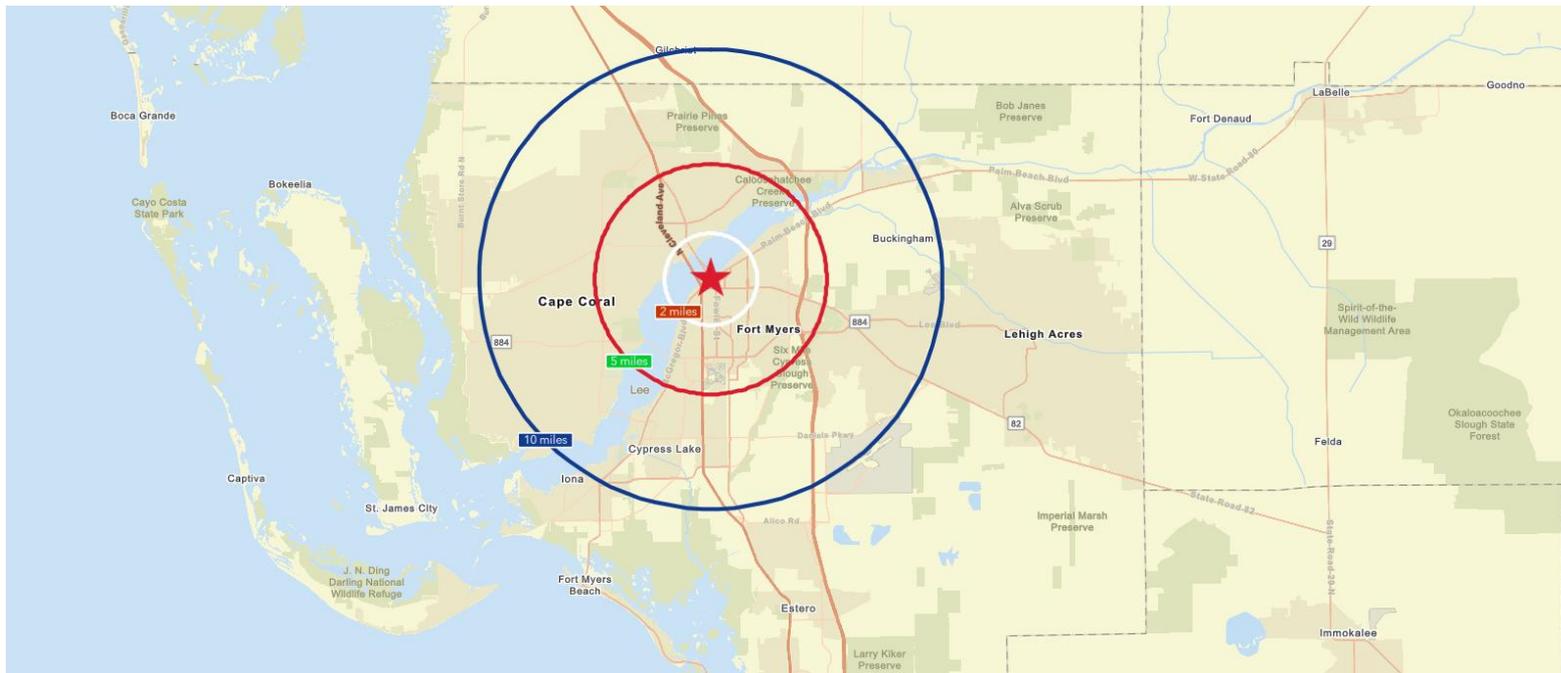
DEMOGRAPHICS



PRESENTED BY: Michael J. Frye, CCIM
(239) 281-0441
mfrye@ccim.net

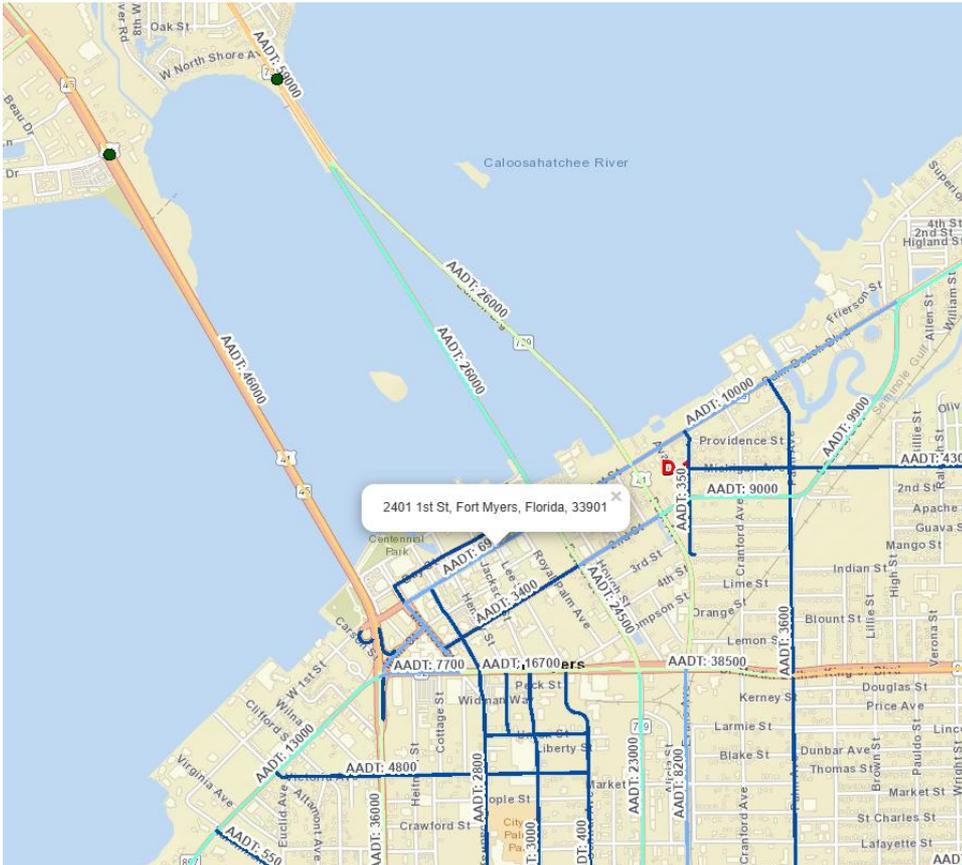
DEMOGRAPHICS MAP & REPORT

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



PRESENTED BY: Michael J. Frye, CCIM
 (239) 281-0441
mfrye@ccim.net

TRAFFIC COUNT



Traffic Count 2024

Edison Bridge (SB/NB)	52,000 AADT
Caloosahatchee Bridge	46,000 AADT

PRESENTED BY: Michael J. Frye, CCIM
(239) 281-0441
mfrye@ccim.net

MEET THE TEAM



MICHAEL J. FRYE, CCIM|CEO
(239) 281-0441
mfrye@ccim.net

