



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

DOWNTOWN OFFICE & LIVE/WORK OFFERING

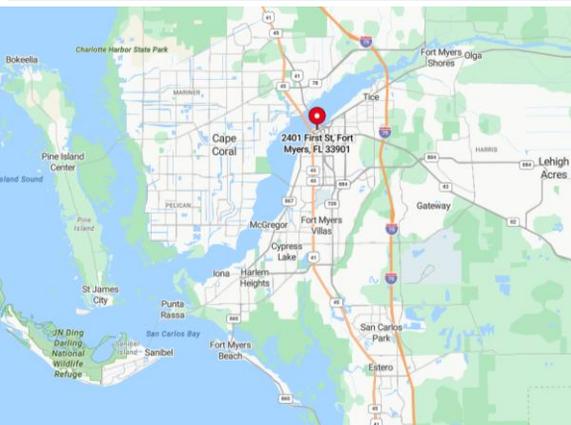
Sale Price: \$995,000

Available Space: 5,874± SF

Lease Prices:

Suite A	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.



Property Description:

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 Suntex Marina), Engineering / design, Professional partnerships, Consulting firms



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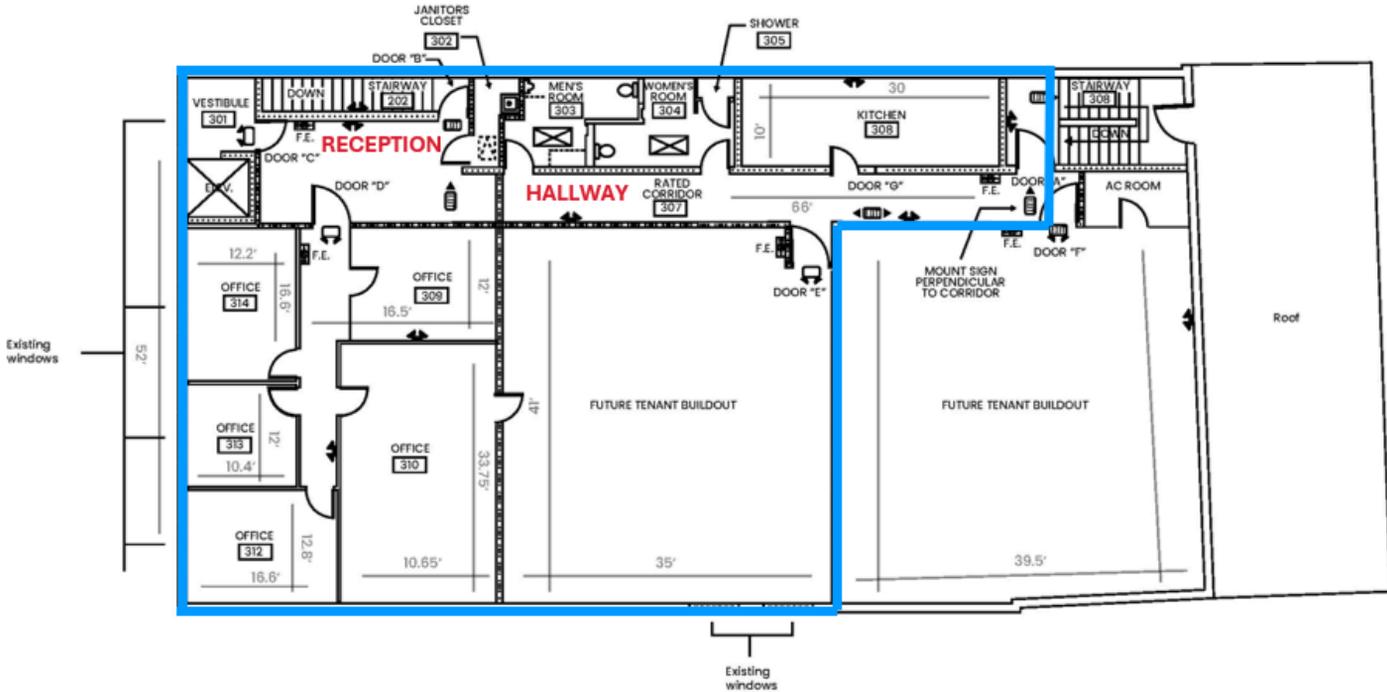


Suite A — Riverfront Executive HQ

≈ 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)



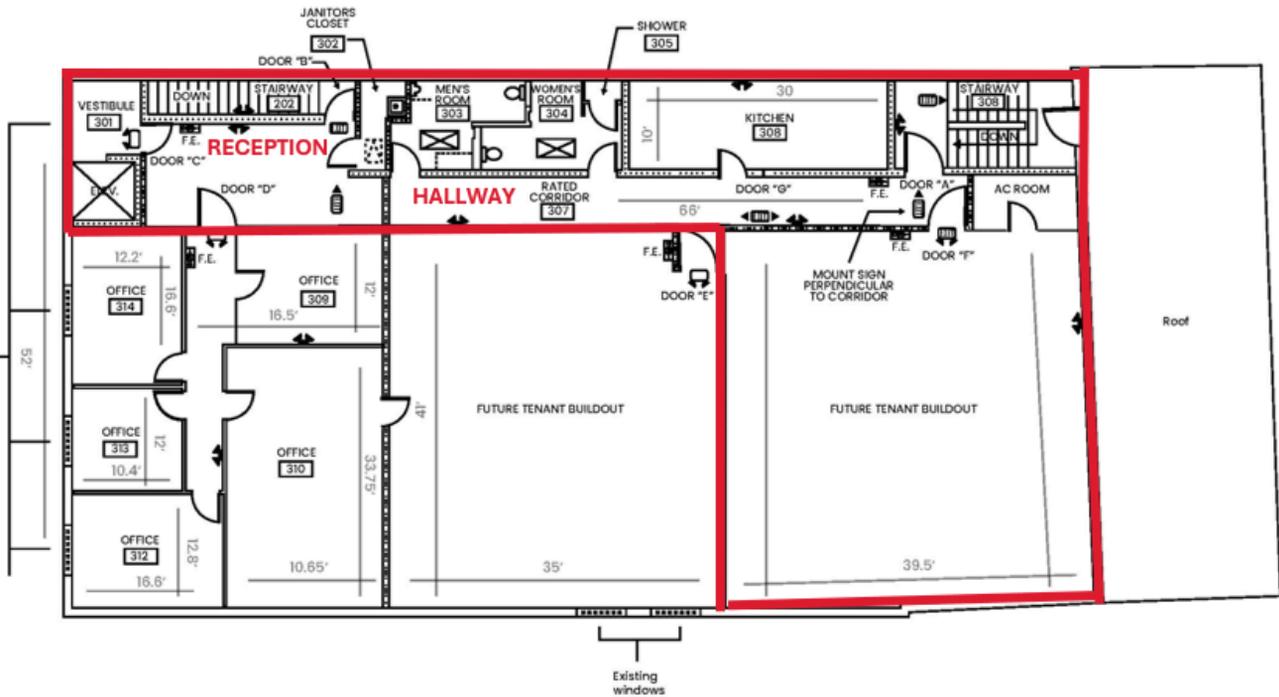


Suite B — Professional Flex Suite

≈ 2,163 SF

Includes:

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





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

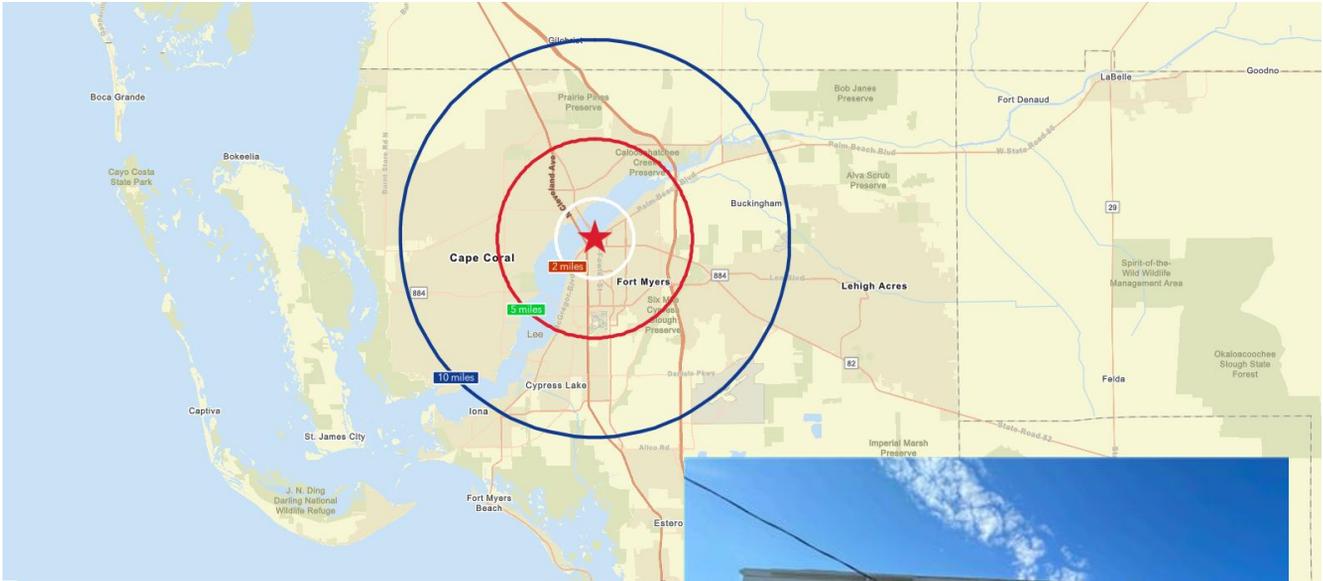
- Located in the Downtown River District of Fort Myers near the Caloosahatchee River
- Class "A" Top Floor Professional Office Condo Unit
- Semi-Private Elevator Access
- Year Built: 2005 (As shown on LeePA)
- Newly remodeled with \$200,000+ in improvements
- Walking distance to restaurants, hotels, 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.



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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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