



MAYHUGH
COMMERCIAL ADVISORS

PRICE IMPROVEMENT

FOR SALE

2254-2258 FIRST STREET | FORT MYERS, FL 33901

FIRST STREET EXECUTIVE SUITES



CONTENTS

EXECUTIVE SUMMARY	3
PROPERTY OVERVIEW	4
PROPERTY PHOTOS	5
FLOORPLANS	7
LOCATION OVERVIEW	9

FIRST STREET EXECUTIVE SUITES

This marketing brochure serves as a reference for informational purposes only and does not constitute an offer for sale or lease, nor does it serve as a solicitation for an offer to purchase or lease. While the information contained herein is believed to be reliable, its accuracy, completeness, or reliability cannot be guaranteed. Prospective buyers or lessees are encouraged to conduct their own investigations and due diligence to verify the information provided. All descriptions, dimensions, conditions, permissions for use, and other details are offered in good faith but are subject to verification. No express or implied warranty or representation is made regarding the accuracy of the information herein. The content is subject to errors, omissions, price changes, withdrawal without notice, and any special listing conditions imposed by our principals.

JUSTIN ANKNEY
239-933-5594
justin@mayhughcommercial.com

In Consultation With
CHASE MAYHUGH, SIOR, CCIM

MAYHUGHCOMMERCIAL.COM



MAYHUGH
COMMERCIAL ADVISORS

EXECUTIVE SUMMARY

Turnkey Executive Office Building with 35 Private Offices in Downtown Fort Myers

A rare opportunity to own First Street Executive Suites, located within the iconic Earnhardt Building in the heart of Downtown Fort Myers. Comprised of three adjoining parcels, the property was meticulously renovated between 2019 and 2020 and offers a turnkey executive office environment just steps from the River District's restaurants, retail, and professional services.

The first floor features approximately 35 private offices, three well-appointed conference rooms available for hourly or daily rental (including non-members), along with restrooms, a kitchenette, mail room, and staffed reception area. The building offers 24-hour key card access with a prominent First Street entrance and a convenient rear entrance less than 300 feet from the Denison Main Street Parking Garage, providing exceptional accessibility for tenants and visitors alike.

PROPERTY HIGHLIGHTS



HISTORIC DOWNTOWN LOCATION

Situated in the iconic Earnhardt Building in the heart of Fort Myers' River District.



TURNKEY EXECUTIVE OFFICE LAYOUT

Approximately 35 private offices with shared amenities and flexible conference room rentals.



RECENT RENOVATION

Three joined parcels fully renovated in 2019–2020 with modern finishes and systems.



EXCELLENT ACCESSIBILITY

Reception Hours M-F 9a – 5pm. 24-hour key card access with dual entrances, including close proximity to the Denison Main Street Parking Garage.



OFFERING DETAILS

\$1,750,000

SALE PRICE

10.22%

PRO FORMA CAP RATE

\$250

PRICE/SF

PROPERTY OVERVIEW

PROPERTY DETAILS

ADDRESS	2254/2556/2258 First Street, Fort Myers, FL
NEIGHBORHOOD	Downtown Fort Myers
BUILDING SF	6,988± SF
YEAR BUILT	1914
YEAR RENOVATED	2019
ZONING	U-CTR (Fort Myers)

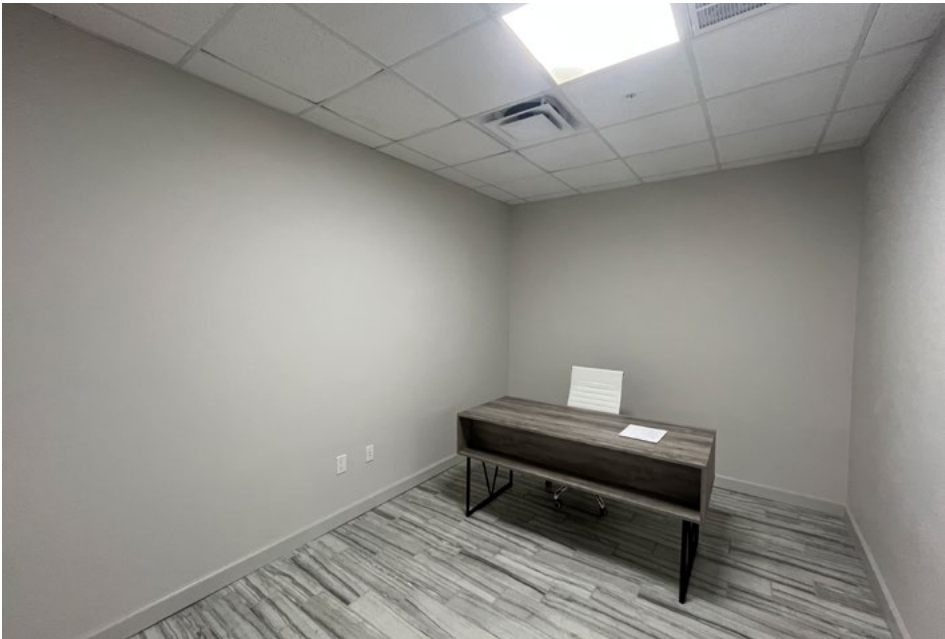
FIRST STREET EXECUTIVE SUITES



VIEW WEBSITE & VIRTUAL TOUR:
www.firststreet.biz



PROPERTY PHOTOS

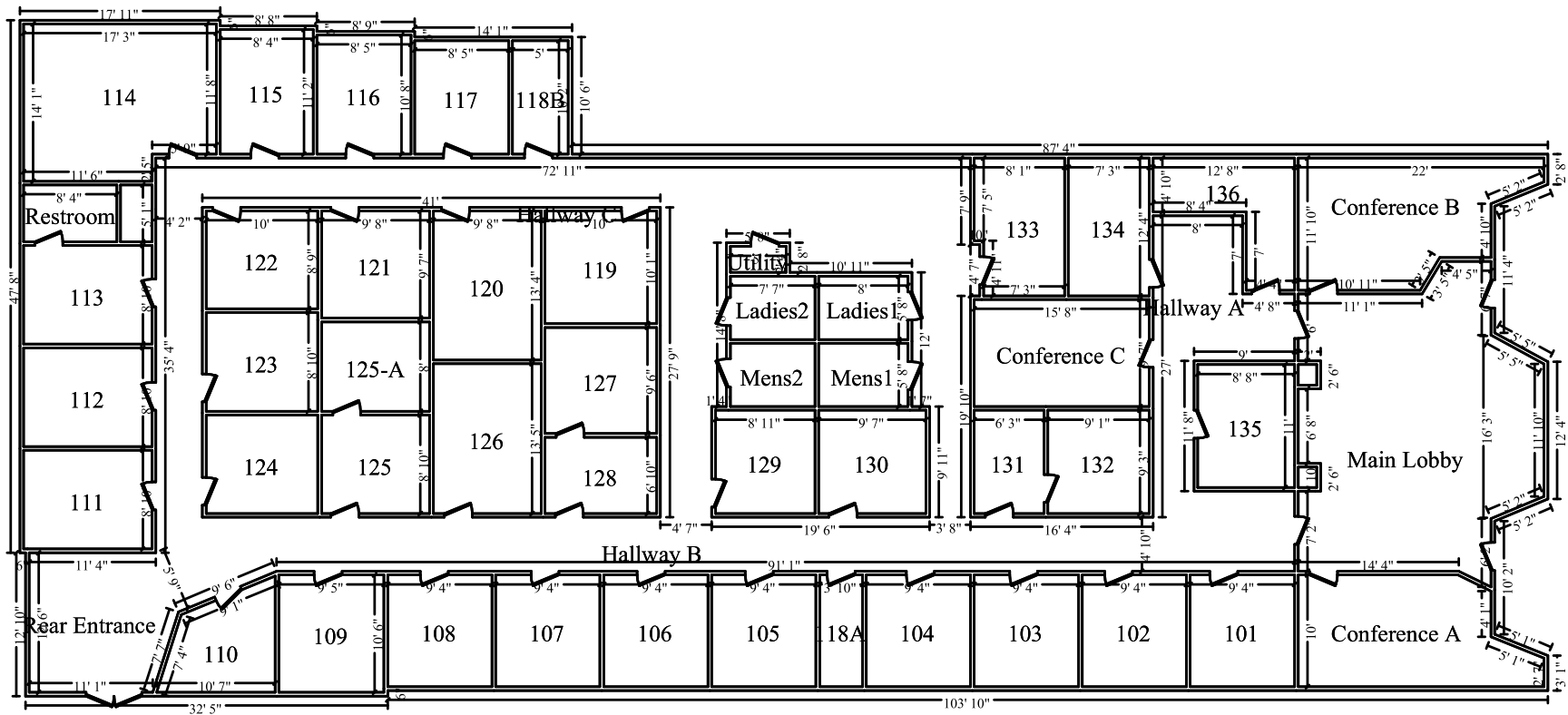


PROPERTY PHOTOS



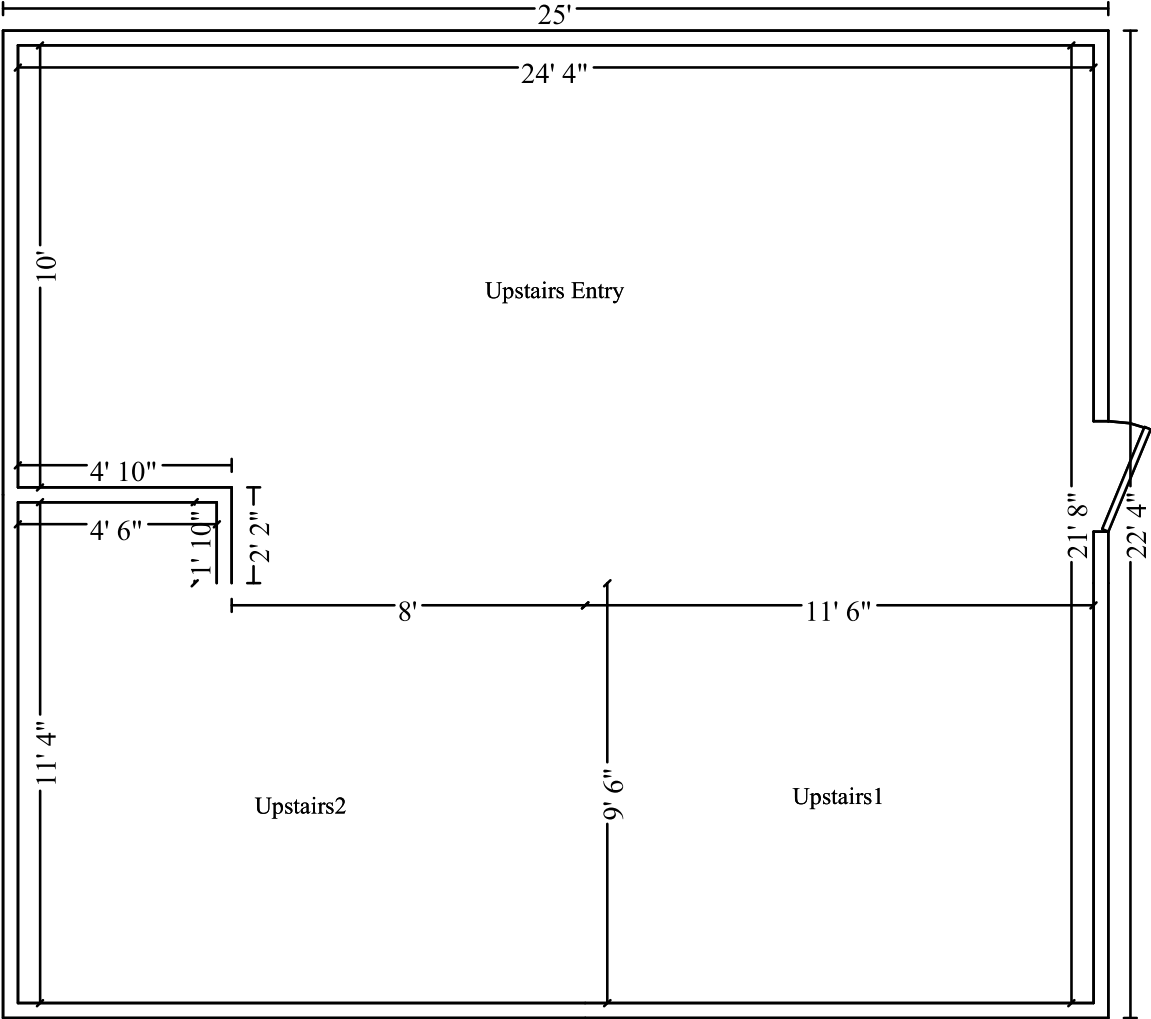
FLOORPLAN

FIRST FLOOR



FLOORPLAN

SECOND FLOOR

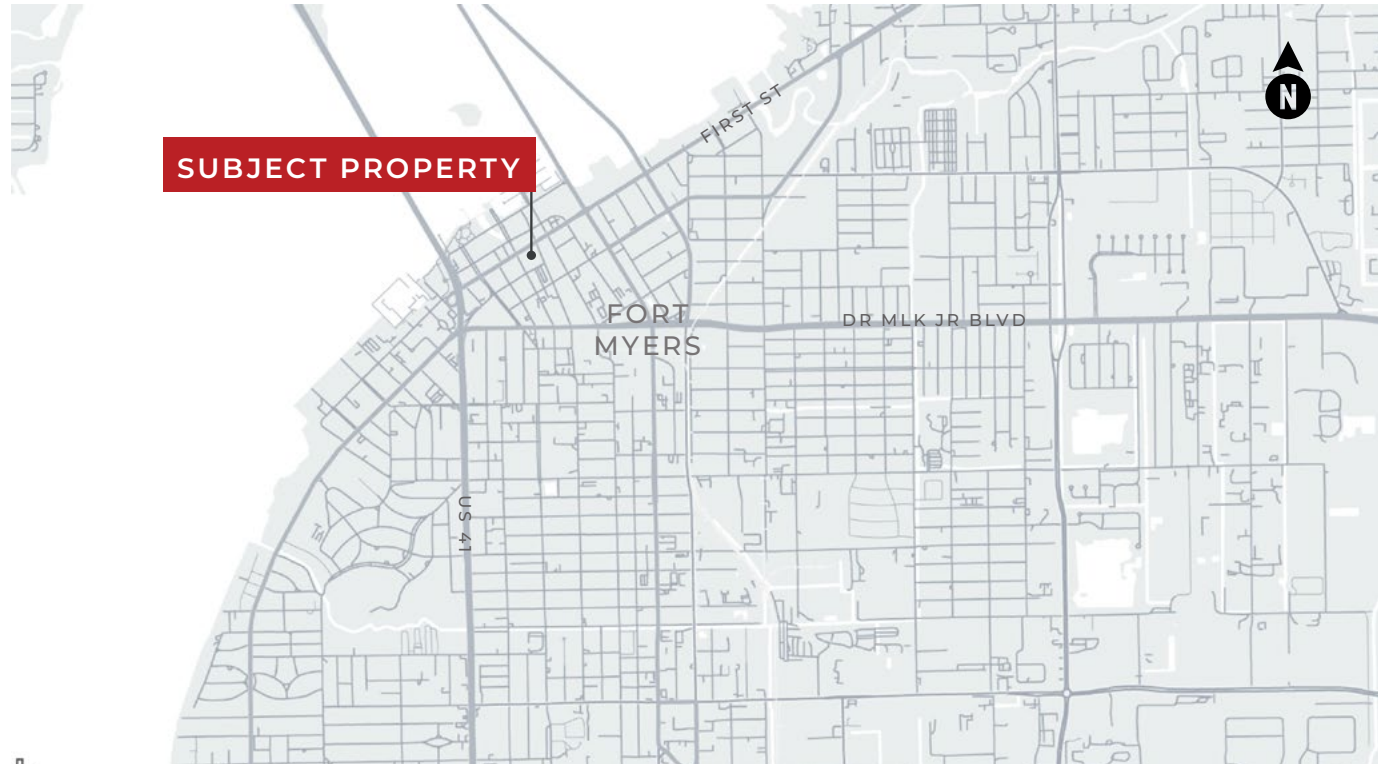


LOCATION OVERVIEW

Prime River District Location in the Heart of Downtown Fort Myers

Located at 2254–2258 First Street, this property sits in the center of Fort Myers' vibrant River District—one of Southwest Florida's most walkable and active urban cores. Surrounded by restaurants, boutiques, professional offices, and cultural destinations, the location benefits from steady daytime traffic and strong evening activity driven by nearby dining and entertainment venues. First Street serves as a primary downtown corridor, offering excellent visibility and a true live-work-play environment.

The property is just steps from the Caloosahatchee River and within close proximity to public parking options, including the Denison Main Street Parking Garage, enhancing accessibility for tenants and visitors. Its central downtown position also provides convenient access to major routes such as US-41 and McGregor Boulevard, making it an ideal location for office, professional services, or executive suite users seeking a premier downtown presence.



LOCATION HIGHLIGHTS

Central River District Address: Located on First Street in the heart of Downtown Fort Myers, surrounded by dining, retail, and professional services.

Walkable Urban Environment: Steps from restaurants, shops, and entertainment, supporting strong daytime and evening activity.

Excellent Accessibility: Close to public parking garages and major corridors including US-41 and McGregor Boulevard.

High-Visibility Corridor: Positioned along one of Downtown Fort Myers' primary commercial streets with consistent foot and vehicle traffic.

LOCATION OVERVIEW

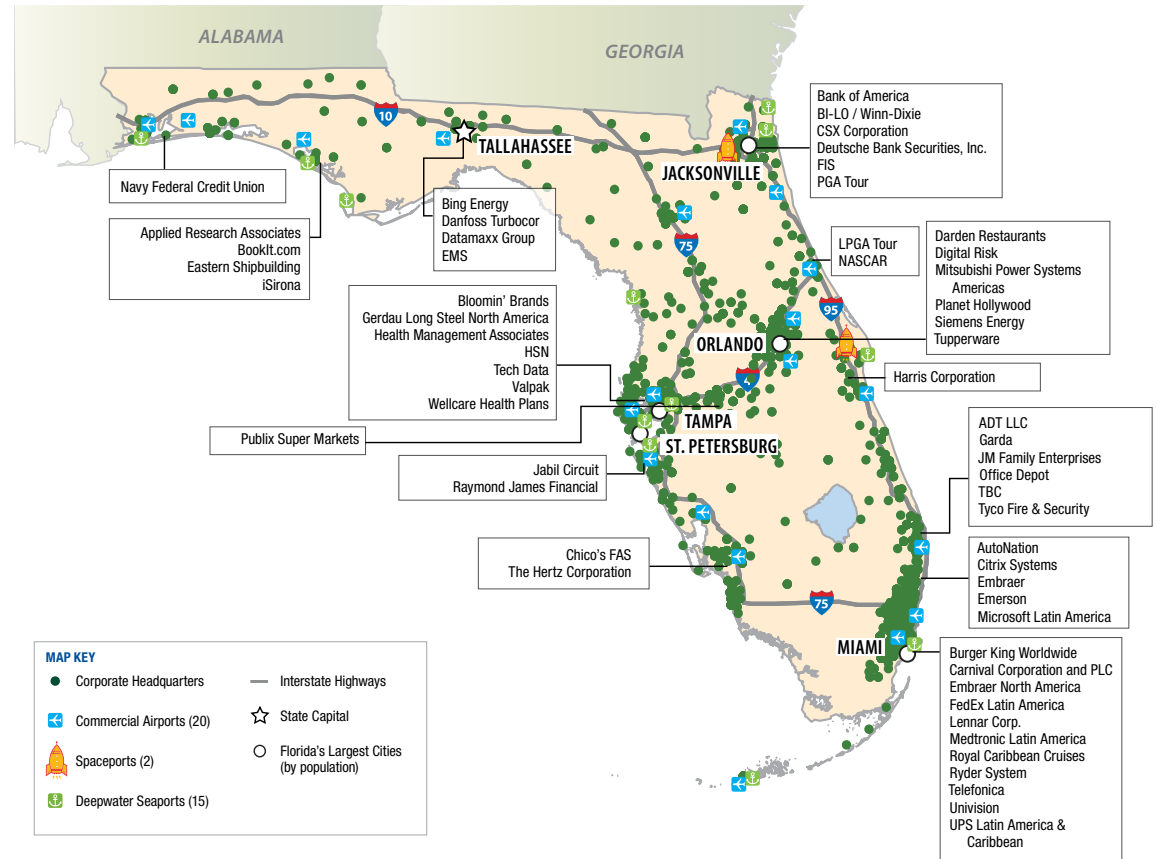
BUSINESS PROFILE

A Hub for Fortune 500 and Corporate Headquarters

Florida stands out as a top destination for major corporations, ranking 9th in the United States for Fortune 500 and large corporation headquarters. This prestigious ranking underscores the state's business-friendly climate, robust infrastructure, and strategic location, which collectively attract leading companies across various industries.

With its low corporate taxes, growing economy, and access to a skilled workforce, Florida continues to be a magnet for high-profile businesses. Companies are drawn to its favorable regulatory environment, proximity to international markets, and unparalleled quality of life for employees. This strong corporate presence not only fuels job creation but also drives economic growth, making Florida a dynamic and competitive environment for business.

For investors, Florida's standing as a corporate hub adds significant value to real estate investments, especially in thriving markets like Fort Myers, where corporate expansions and relocations continue to bolster demand for high-quality office and retail spaces.



AREA BUSINESS PROFILE

	1-Mile	3-Miles	5-Miles
TOTAL BUSINESSES IN AREA	1,232	5,305	10,374
TOTAL EMPLOYEES	9,676	55,106	98,791
EMPLOYEE/POPULATION RATIO (PER 100 RESIDENTS)	212	93	70

JUSTIN ANKNEY

239-933-5594

justin@mayhughcommercial.com

In Consultation With

CHASE MAYHUGH, SIOR, CCIM

MAYHUGHCOMMERCIAL.COM



MAYHUGH
COMMERCIAL ADVISORS