



For Lease

Premier Downtown Fort Myers Office Suites

2300 McGregor Blvd, Fort Myers, FL 33901



PROPERTY SUMMARY

Introducing 2300 McGregor Blvd, a premier commercial space for lease in Fort Myers, FL. This state-of-the-art property offers a host of amenities, including base rent that covers CAM, electric, water, sewer, parking, and security, providing unparalleled convenience for tenants. Notable features include a premier tenant signage opportunity on McGregor Blvd. frontage, as well as a cutting-edge biometric building and suite entry system, ensuring top-tier security and seamless access. With smart-lock technology utilizing fingerprint scanning and an app-based control system, this space represents the future of commercial real estate. Make your mark at 2300 McGregor Blvd and elevate your business with a distinguished and secure lease opportunity.

PROPERTY HIGHLIGHTS

- Charming 1926 mansion transformed into the River District's most vibrant professional office address
- Luxury office suites equipped with the latest technology, outstanding amenities and abundant parking
- Common area amenities, include a tenant coffee lounge, outdoor patio, conference room, huddle room, high-speed WIFI and flat screen TV
- Premier tenant signage opportunity with McGregor Blvd. frontage
- State of the art biometric building and suite entry system. Smart-lock access is granted via fingerprint scan and an app-based control system for guest entry.
- Base Rent includes CAM, electric, water, sewer, parking, and security
- Tenant responsible for monthly rent, and telecommunication requirements
- Premium suite* includes private bath and shower
- **NOTE:** Size includes Load Factor



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AMENITIES & IMPROVEMENTS

- Video Conferencing Capabilities via Large Screen Monitor, Screen Mirroring, and Camera Equipment
- App-Based Building Access Control System for Tenant Guests and Clients
- Smart Deterrence Ultra 4KHD Camera System for Top Level Surveillance and Security
- Fingerprint Biometric Entry System for Tenants at Building Entrance and Private Suite Doors
- High-Speed Internet and Wireless Access Points Throughout
- Complimentary snacks, beverages, and espresso bar for Tenant enjoyment
- Fully resurfaced and resealed Parking Lot
- New HVAC System to provide Tenants with continuous climate control via App-Based Thermostat Setting features
- New Technology Fire Alarm System
- New Architectural Roof
- Contemporary LED Interior and Exterior Lighting Features
- Monument Signage Front-Facing McGregor Boulevard
- Brand New Titebond Resilient Carpet Flooring throughout the 2nd Floor
- 7-Zone Automatic Programming Irrigation System
- Improvement Front-Yard Landscaping Design
- Complete Interior and Exterior Paint
- Featuring Contemporary Color Schemes
- Fully Furnished Common Areas and Outdoor Patio for Tenant use



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
100	828 SF	Gross	\$2,660 per month
102	581 SF	Gross	\$1,875 per month
200*	681 SF	Gross	\$2,579 per month
201	401 SF	Gross	\$1,497 per month
202	283 SF	Gross	\$1,055 per month
203	396 SF	Gross	\$1,467 per month



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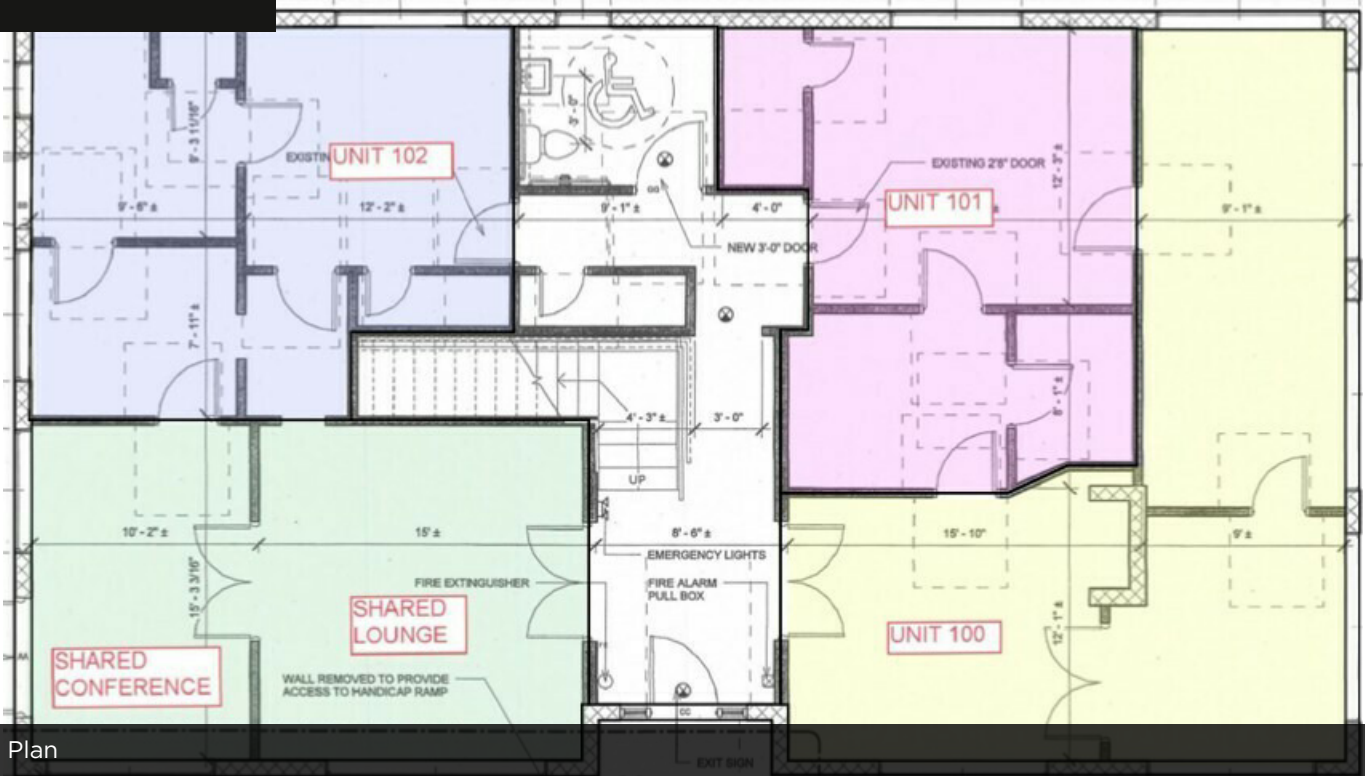


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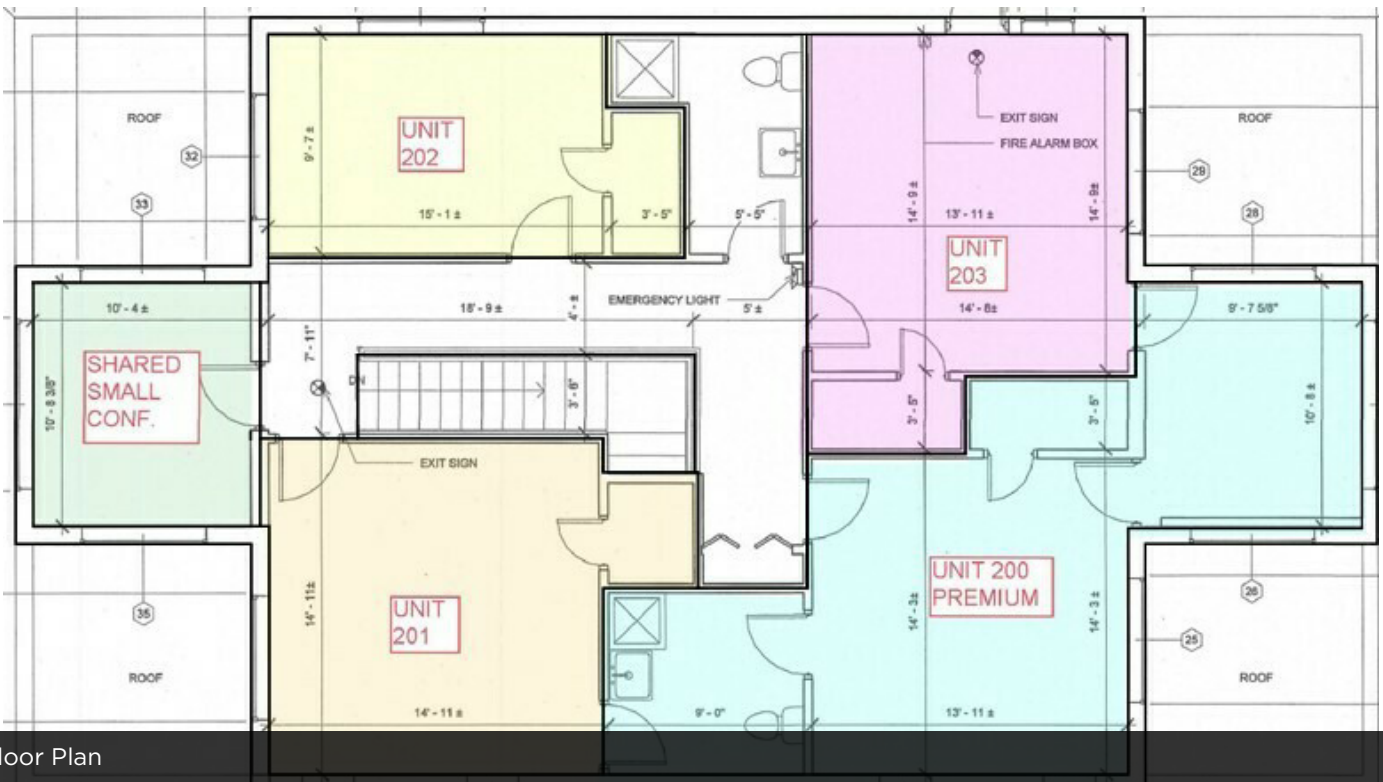


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First Floor Plan



Second Floor Plan



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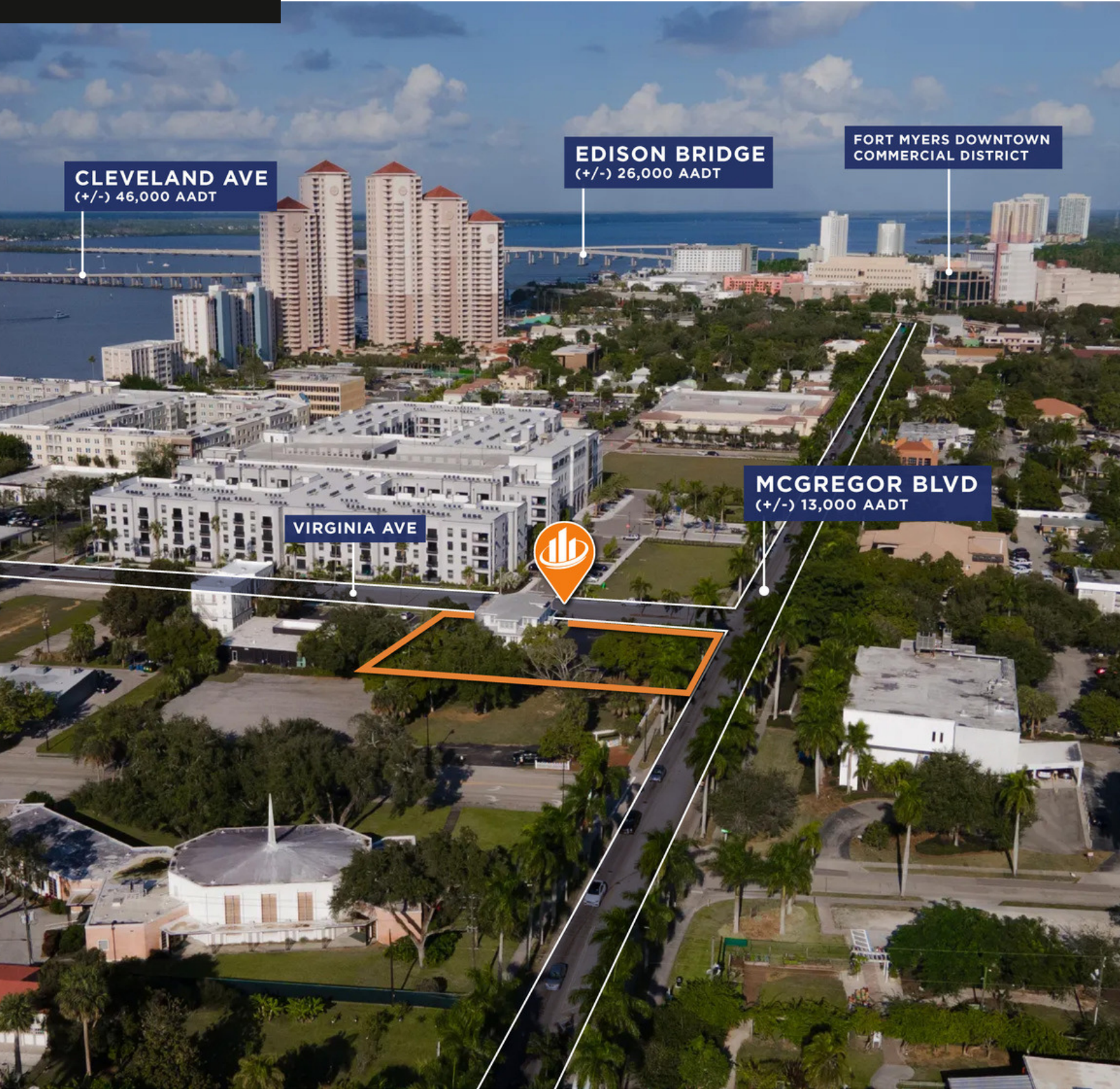
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CLEVELAND AVE
(+/-) 46,000 AADT

EDISON BRIDGE
(+/-) 26,000 AADT

**FORT MYERS DOWNTOWN
COMMERCIAL DISTRICT**

VIRGINIA AVE

MCGREGOR BLVD
(+/-) 13,000 AADT



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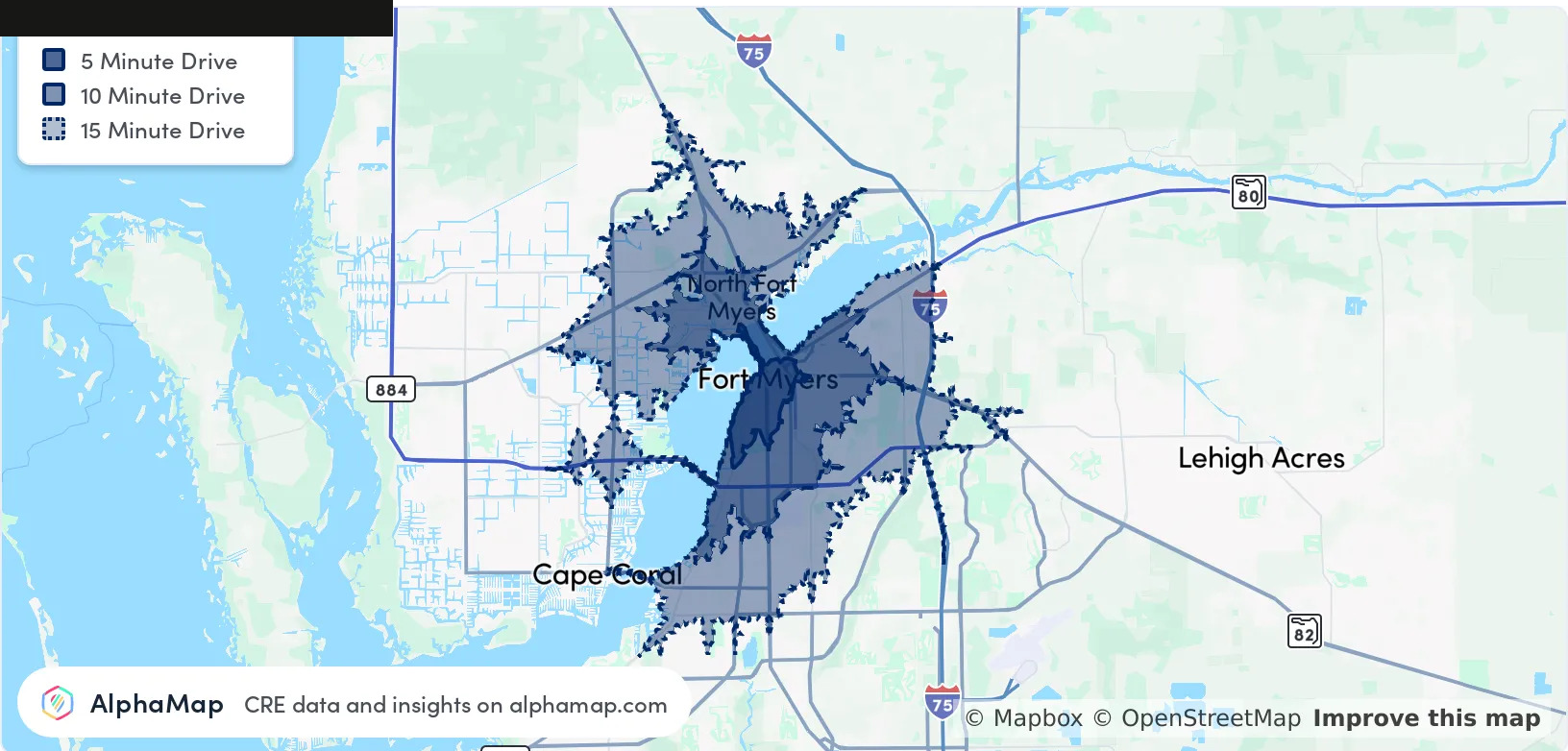




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AlphaMap CRE data and insights on alphamap.com

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	11,249	59,676	187,248
AVERAGE AGE	47	43	46
AVERAGE AGE (MALE)	46	42	45
AVERAGE AGE (FEMALE)	48	44	47
HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	5,239	25,348	80,576
PERSONS PER HH	2.1	2.4	2.3
AVERAGE HH INCOME	\$85,803	\$72,141	\$76,713
AVERAGE HOUSE VALUE	\$424,372	\$317,252	\$306,921
PER CAPITA INCOME	\$40,858	\$30,058	\$33,353

Map and demographics data derived from AlphaMap



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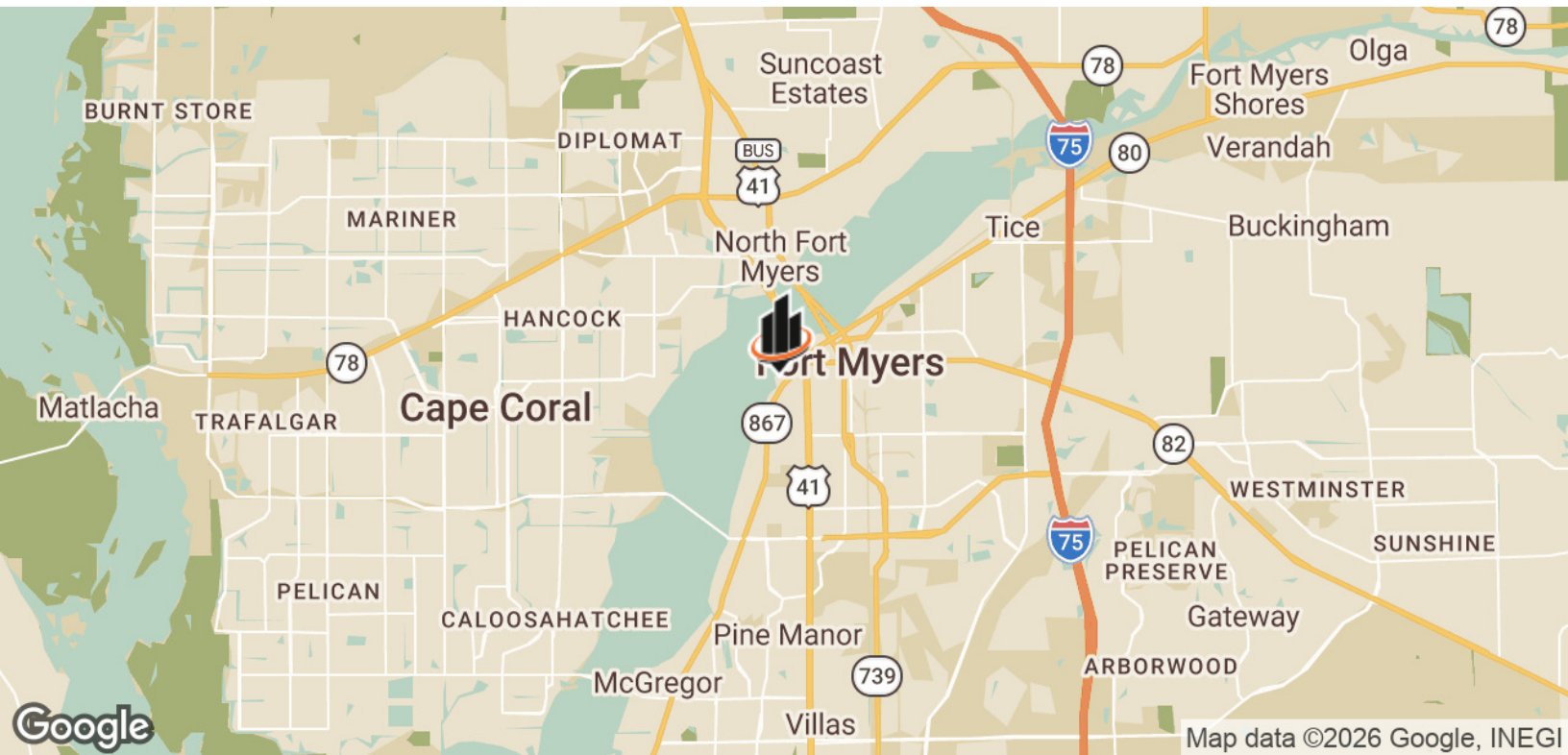
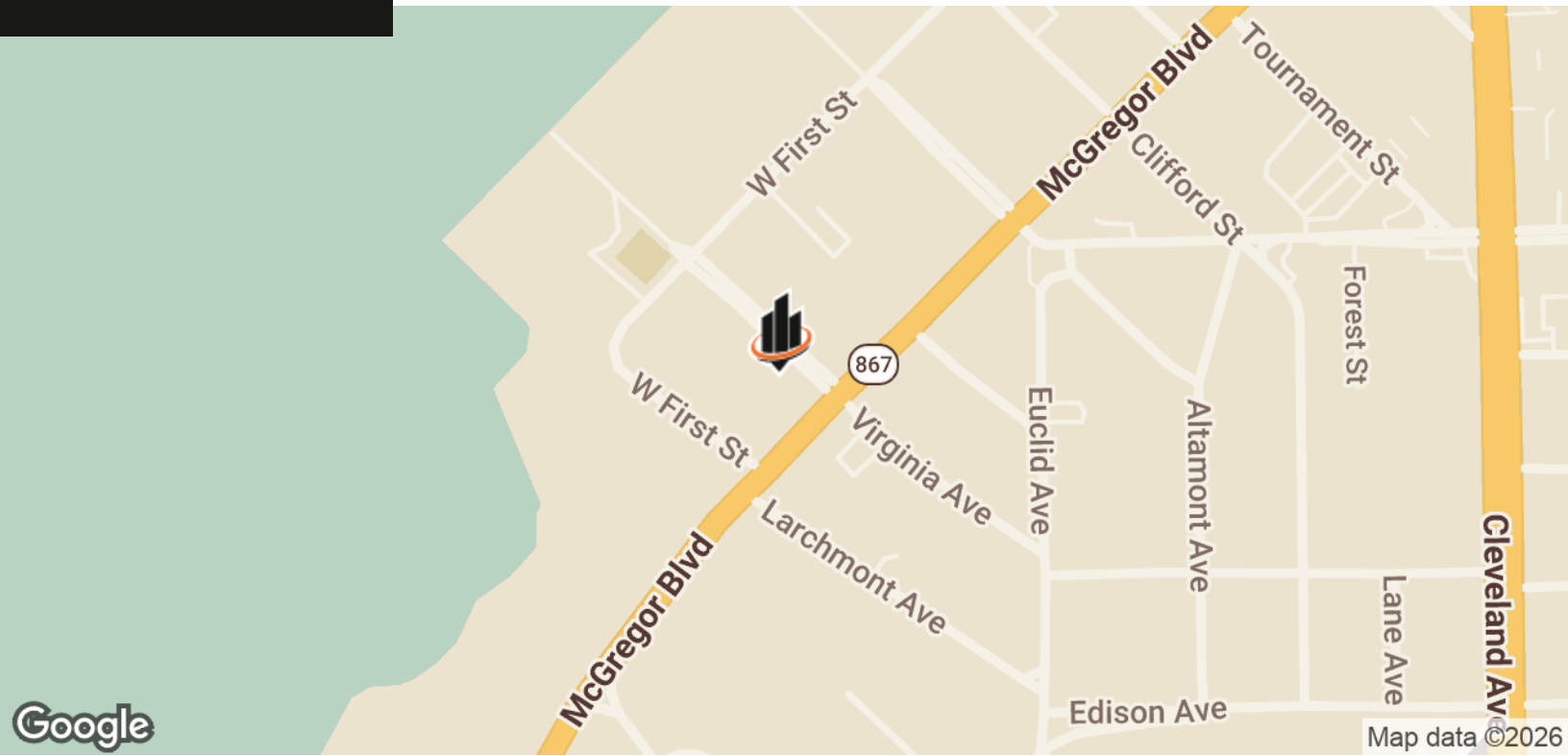




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