

# FOR LEASE PROFESSIONAL OFFICE / MEDICAL



2075 WEST FIRST STREET  
FORT MYERS, FL 33901

**TYPE.** PROFESSIONAL OFFICE / MEDICAL

**SIZES** 2,500 TO 12,500 SF





## PROPERTY DESCRIPTION

FOR LEASE floor 1 and 2 of this 3 story mid rise Professional Medical Office building. Floor 1 and 2 are ready to be custom built out to suite your needs. The building has just completed a full remodel, upgrade, and refresh of the entire exterior, landscaping, signage, as well as the elevator and common areas. More than ample parking. Space feature lots of light and windows to keep the space feeling bright and vibrant.

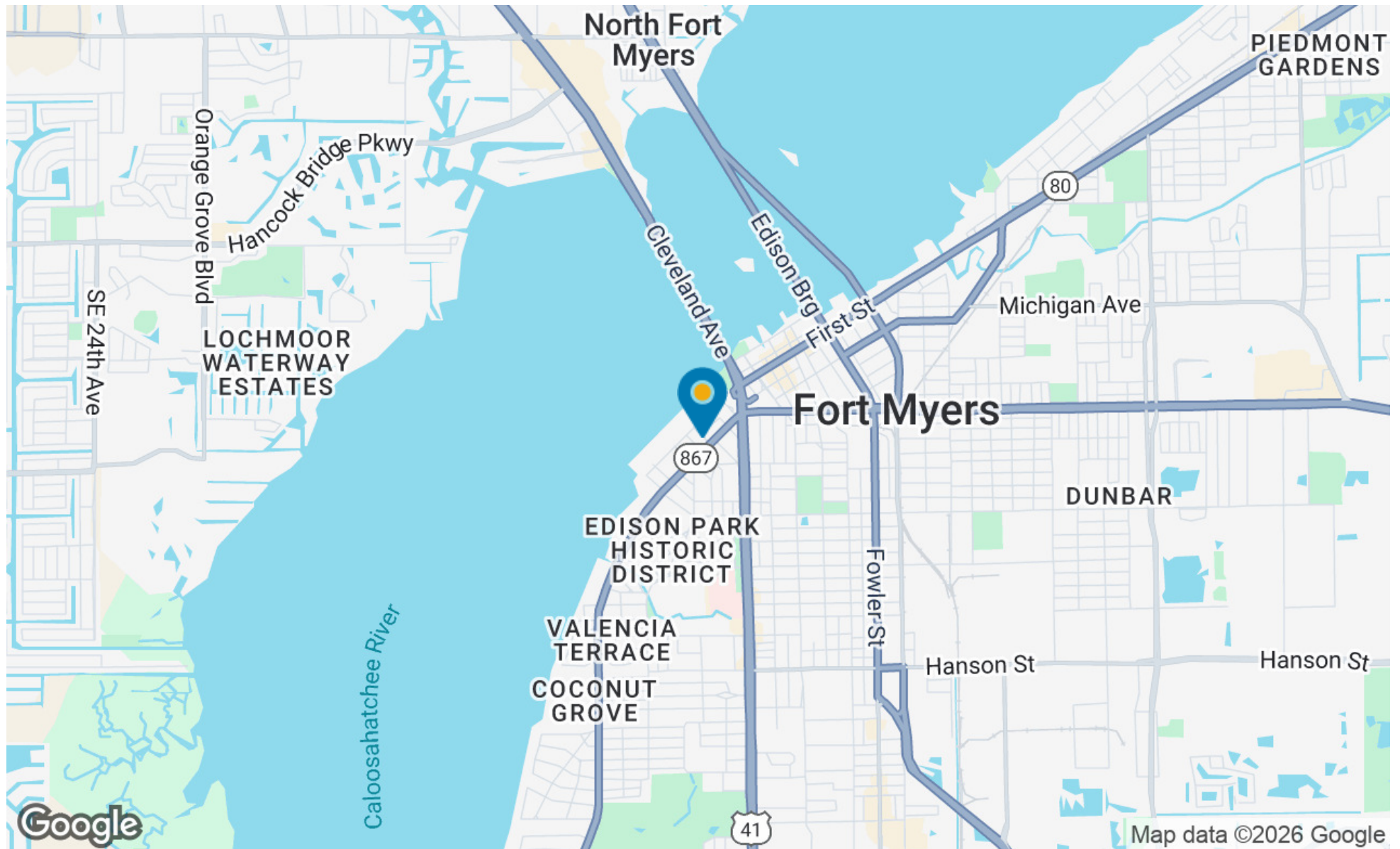
## PROPERTY HIGHLIGHTS

- Oversized ample parking (will be resurfaced at completion of buildout).
- Lots of light and windows to keep the space feeling bright and vibrant
- Ready for custom buildout on the 1st and 2nd floor

## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Number of Units:	Floor 1 and Floor 2
Available SF:	2,500 to 12,500 SF
Lot Size:	1 Acres
Building Size:	20,794 SF

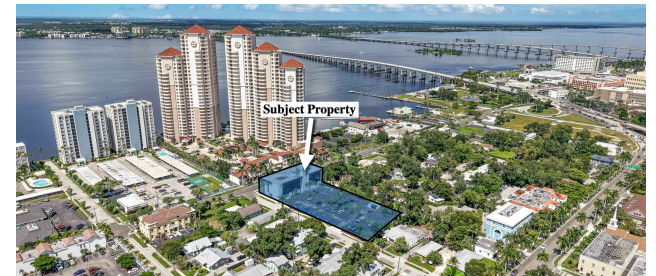
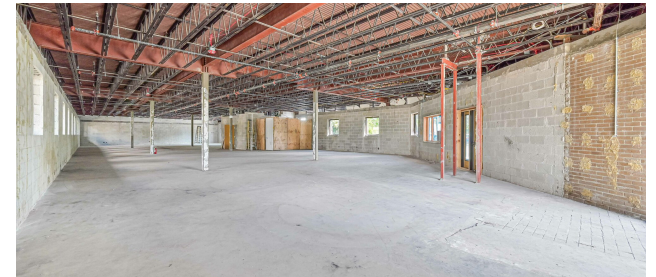
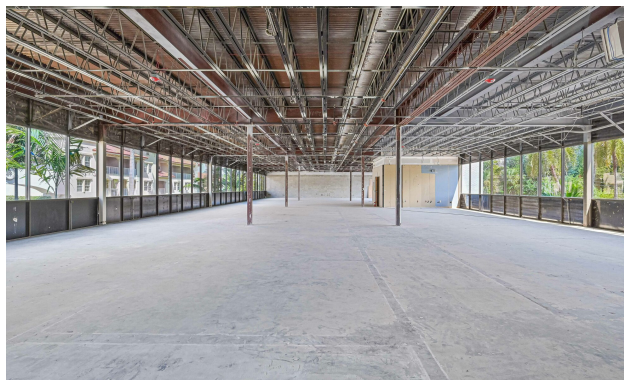
DEMOGRAPHICS	1.3 MILES	2.5 MILES	5 MILES
Total Households	5,670	15,818	68,246
Total Population	11,991	36,191	163,274
Average HH Income	\$68,903	\$74,774	\$75,480







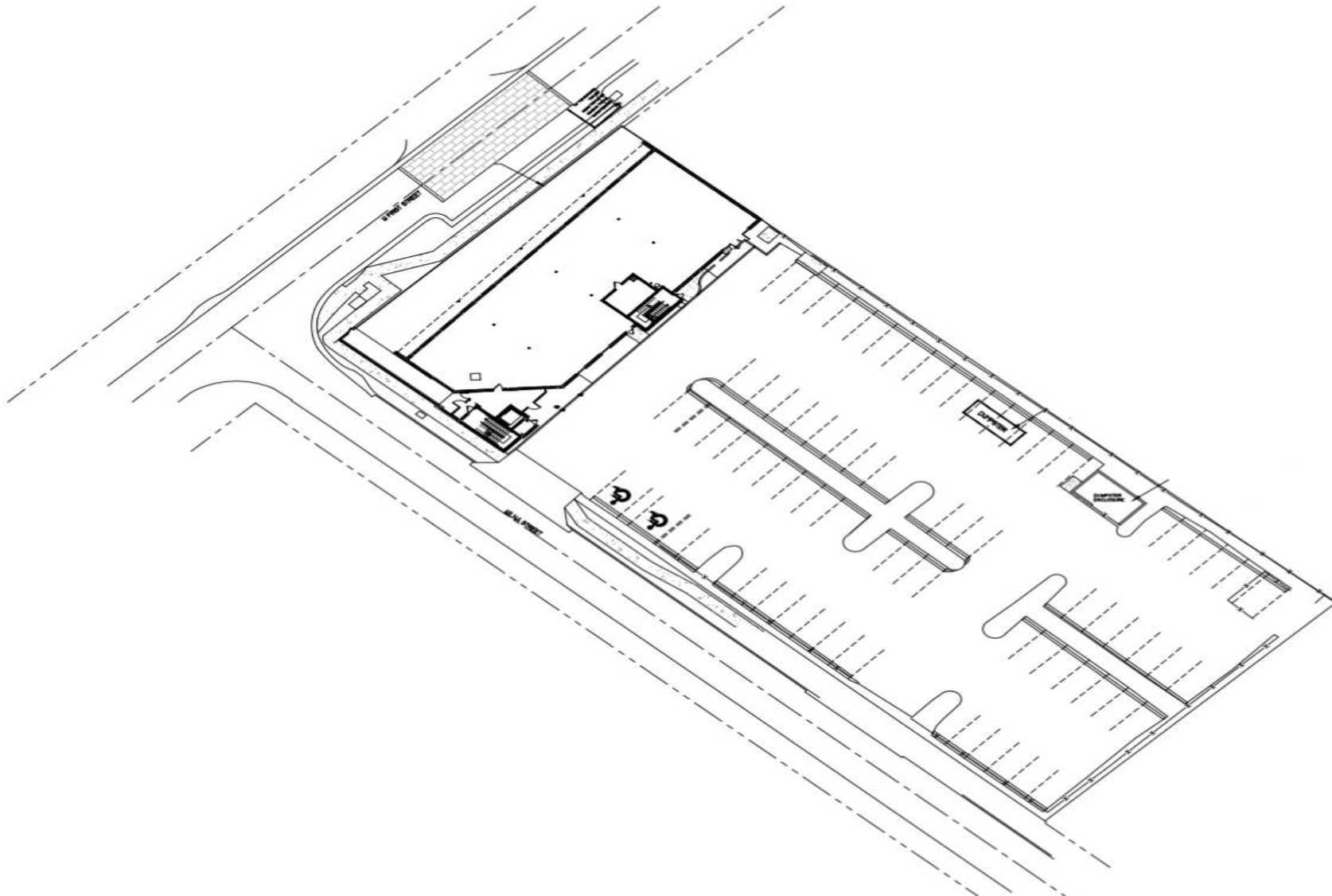




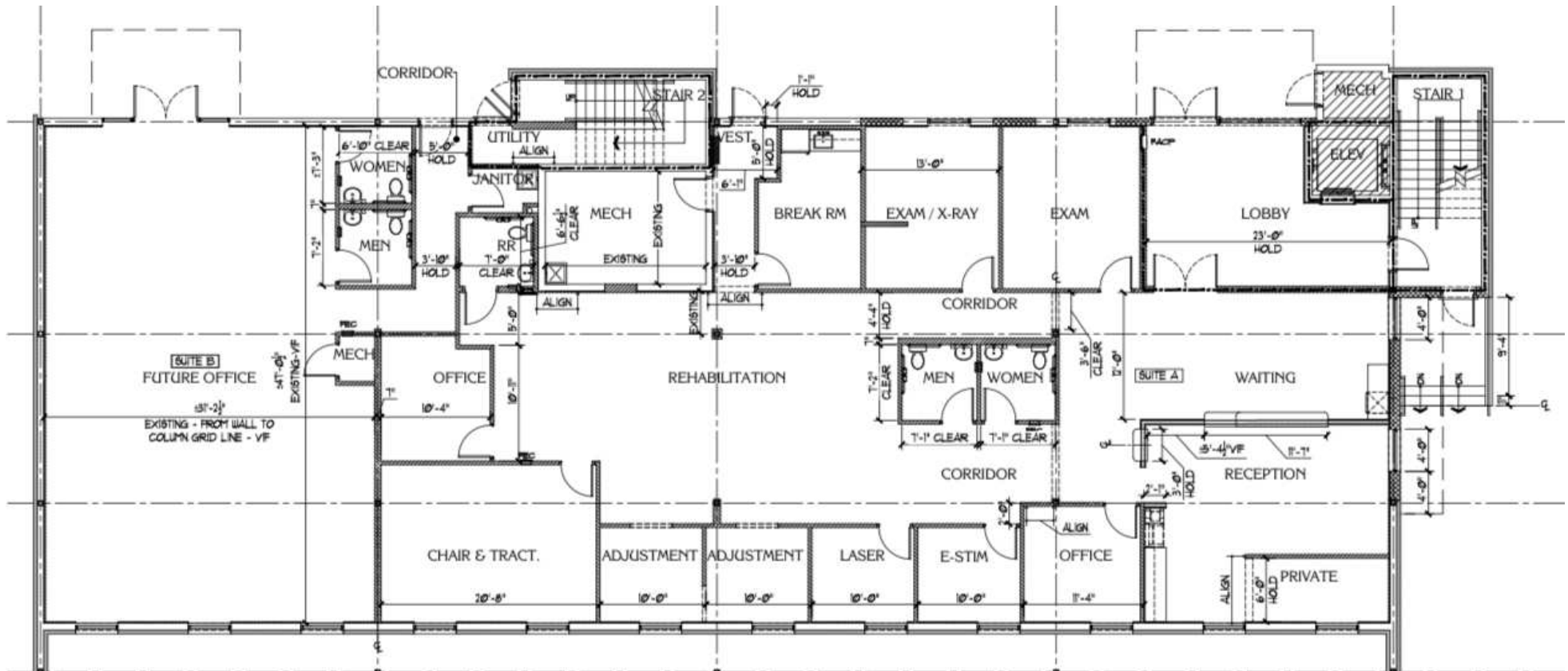




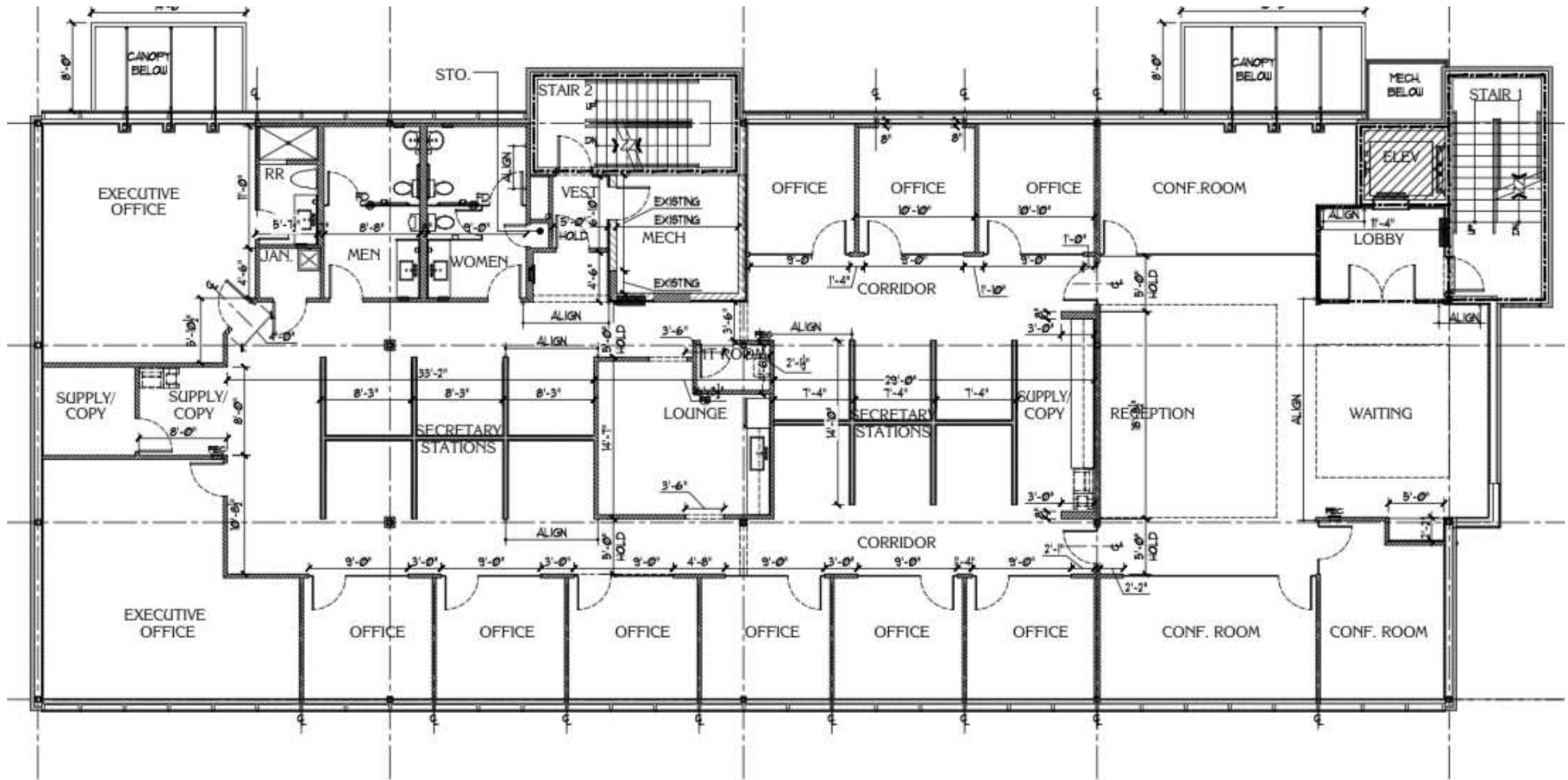














POPULATION	1.3 MILES	2.5 MILES	5 MILES
Total Population	11,991	36,191	163,274
Average Age	47	45	45
Average Age (Male)	46	44	44
Average Age (Female)	48	46	45

HOUSEHOLDS & INCOME	1.3 MILES	2.5 MILES	5 MILES
Total Households	5,670	15,818	68,246
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$68,903	\$74,774	\$75,480
Average House Value	\$404,219	\$343,723	\$303,352

Demographics data derived from AlphaMap

