



Colliers



2286

MARBONDA  
*Homes*

FOR LEASE

\$18 PSF NNN

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## Downtown Fort Myers

2286 W. First Street  
Fort Myers, FL 33901

- Available: 5,192± SF
- Year built: 1964
- Zoning: Urban Core (City of Fort Myers)
- Parking: 15 spaces - 2.99 / 1,000 SF
- Build out includes a bullpen, conference room, reception, break room, 8 private offices & restrooms
- Great space for government, attorneys, engineers, marketing firm, professionals looking to be close to Downtown
- Within close proximity to Federal & State Court Houses, restaurants, coffee shops, new hotel & conference center, nightlife, 2 marinas, residential condos

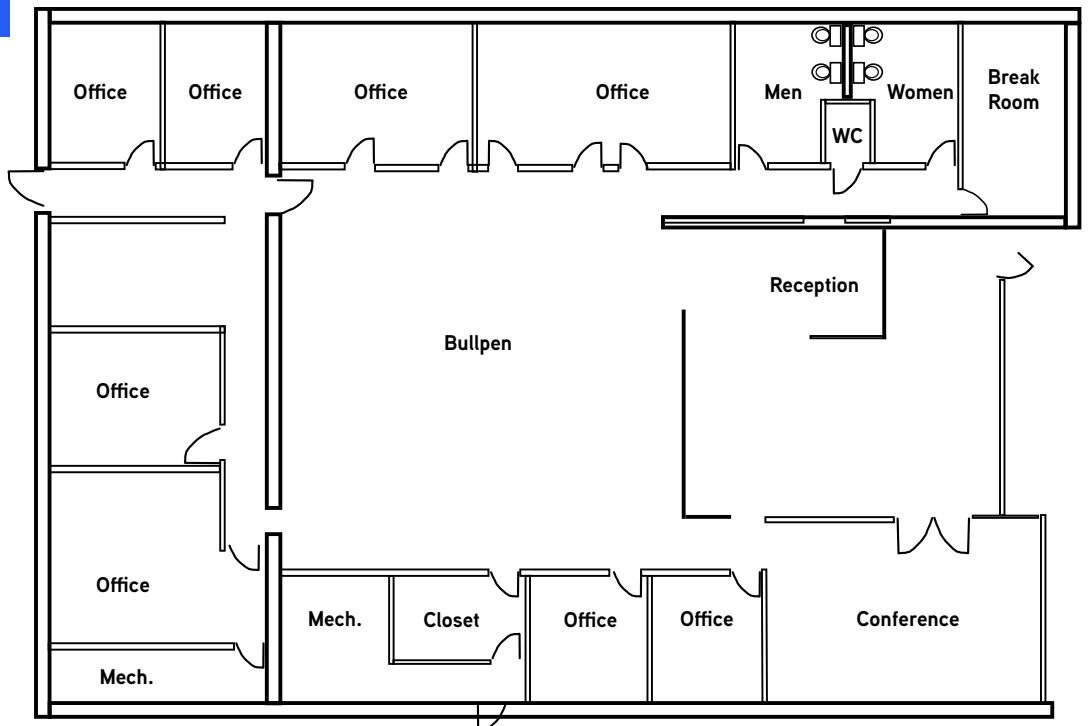
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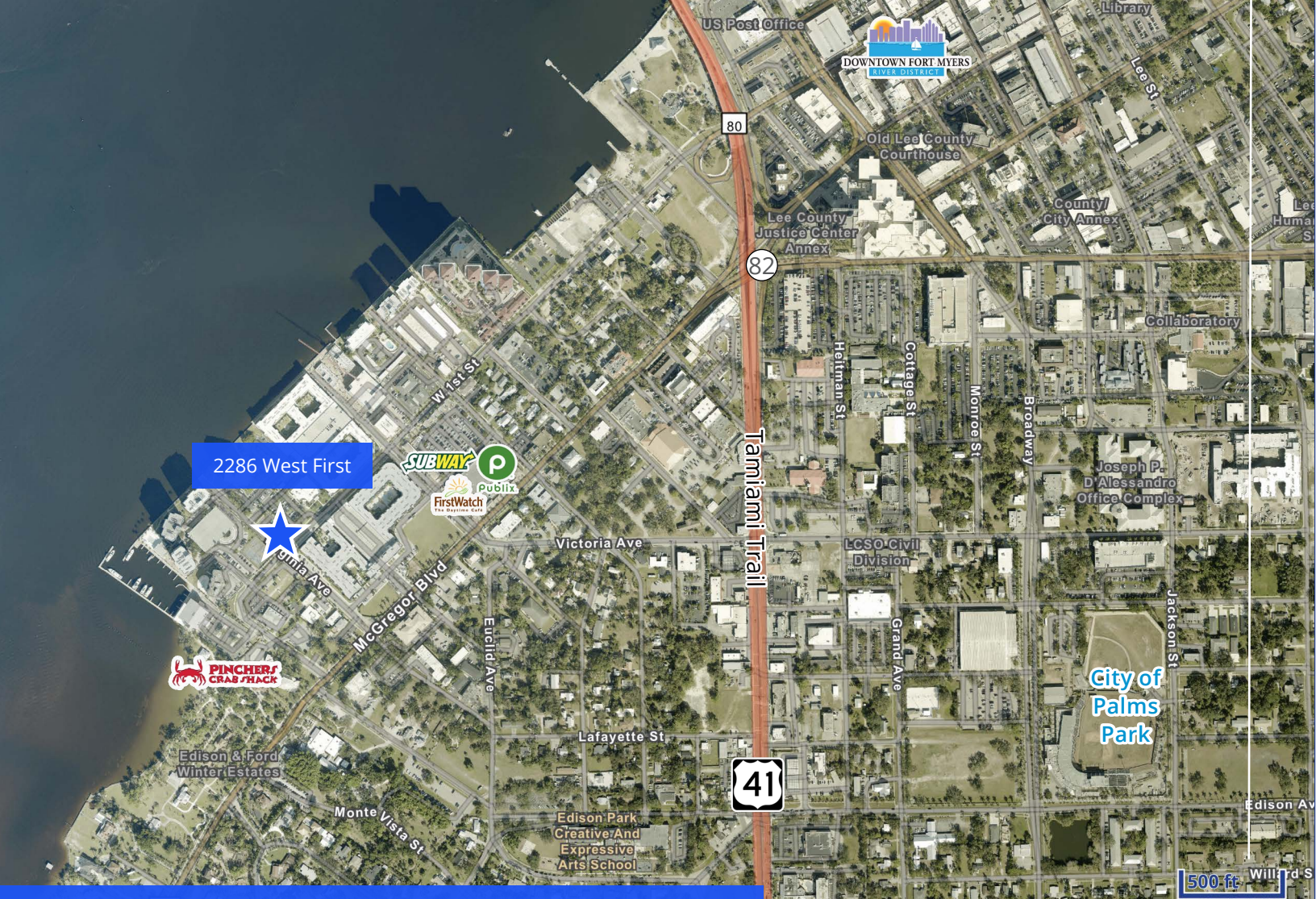
# Floor Plan

## Lease Details

Available	5,192+/- SF
Lease Rate	\$18.00 PSF
OpEx	\$12.75 PSF
Monthly Total	\$13,304.50







# Location | Demographics



**Total Population**  
 1-Mile: 6,402  
 3-Mile: 56,615  
 5-Mile: 168,342



**Average HH Income**  
 1 Mile: \$101,722  
 3-Mile: \$86,968  
 5-Mile: \$86,640



**Households**  
 1-Mile: 3,338  
 3-Mile: 25,224  
 5-Mile: 72,796

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