



2200 Broadway
Fort Myers, FL 33901

Property Features

- Modern Class A office building constructed in 2014 with high-quality finishes and contemporary design
- Strong visibility and accessibility along Broadway in the heart of Downtown Fort Myers
- Proximity to government offices, restaurants, residential developments, and key downtown amenities

GLA	± 17,352 SF
Property Type	Office
Year Built	2014
Parking Ratio	± 2.30 / 1,000 SF
Zoning	Commercial General
Submarket	City of Ft. Myers

For more information:

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Unit Highlights

- Available immediately
- Covered parking
- Kitchenette/breakroom
- Built-out office space and executive suite spaces available

Unit	Unit SF	Lease Rate	CAM	Monthly Rent
200	3,750 SF	\$28.00	\$8.51	\$11,409.38
201	486 SF	\$30.00	\$8.51	\$1,559.66
202	462 SF	\$30.00	\$8.51	\$1,482.64
203	462 SF	\$30.00	\$8.51	\$1,482.64
205	272 SF	\$30.00	\$8.51	\$872.89.00

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Unit Highlights

- Available immediately
- Covered parking
- Boardroom
- Coffee bar
- Kitchen/breakroom
- Reception area

Unit	Unit SF	Lease Rate	CAM	Monthly Rent
Third Floor	8,067 SF	\$25.00	\$8.51	\$22,527.10

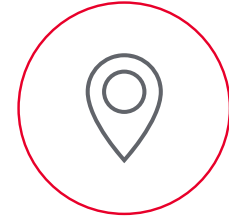
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Central Location:

Located in the heart of vibrant Midtown Fort Myers, this excellent commercial space sits on Broadway — a key corridor with easy access to Downtown Fort Myers, local government offices, professional services, hotels, and amenities.

2025 Demographics	2-Miles	3-Miles	10-Miles
Total Population	27,261	161,820	505,915
Total Households	11,618	66,257	210,012
Annual Population Growth 2024-2029	2.8%	2.4%	2.7%

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