



For Lease
\$20/SF NNN

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Downtown Fort Myers

**2240 W. First Street
Fort Myers, FL 33901**

- Availability: Unit 100 and Unit 102
- Year built: 2005
- Zoning: Urban Core (City of Fort Myers)
- Parking: 63 spaces
- Great space for government, attorneys, engineers, marketing firm, professionals looking to be close to Downtown
- Within close proximity to federal and state court houses, restaurants, coffee shops, new hotel & conference center, nightlife and residential condos

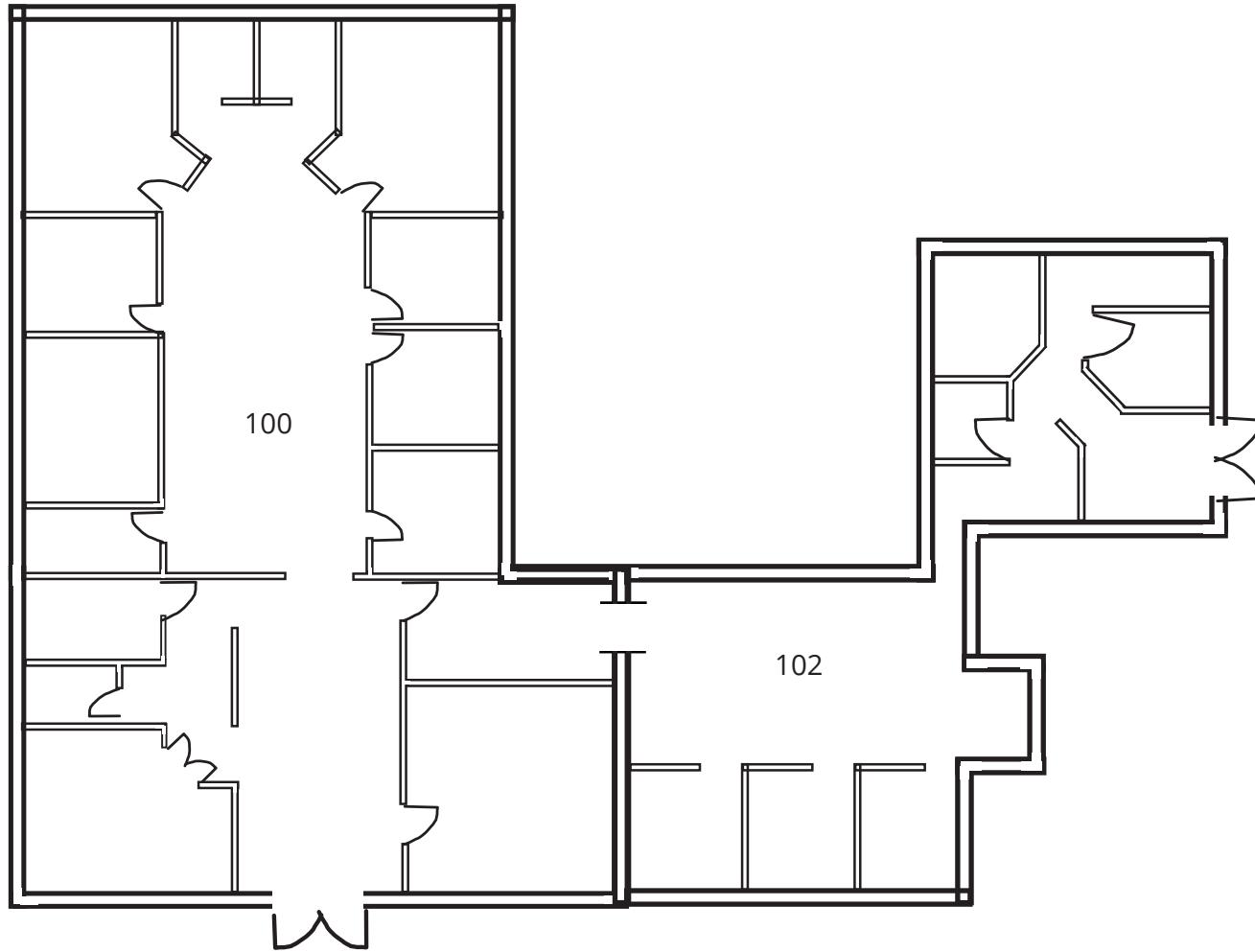
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Aerial



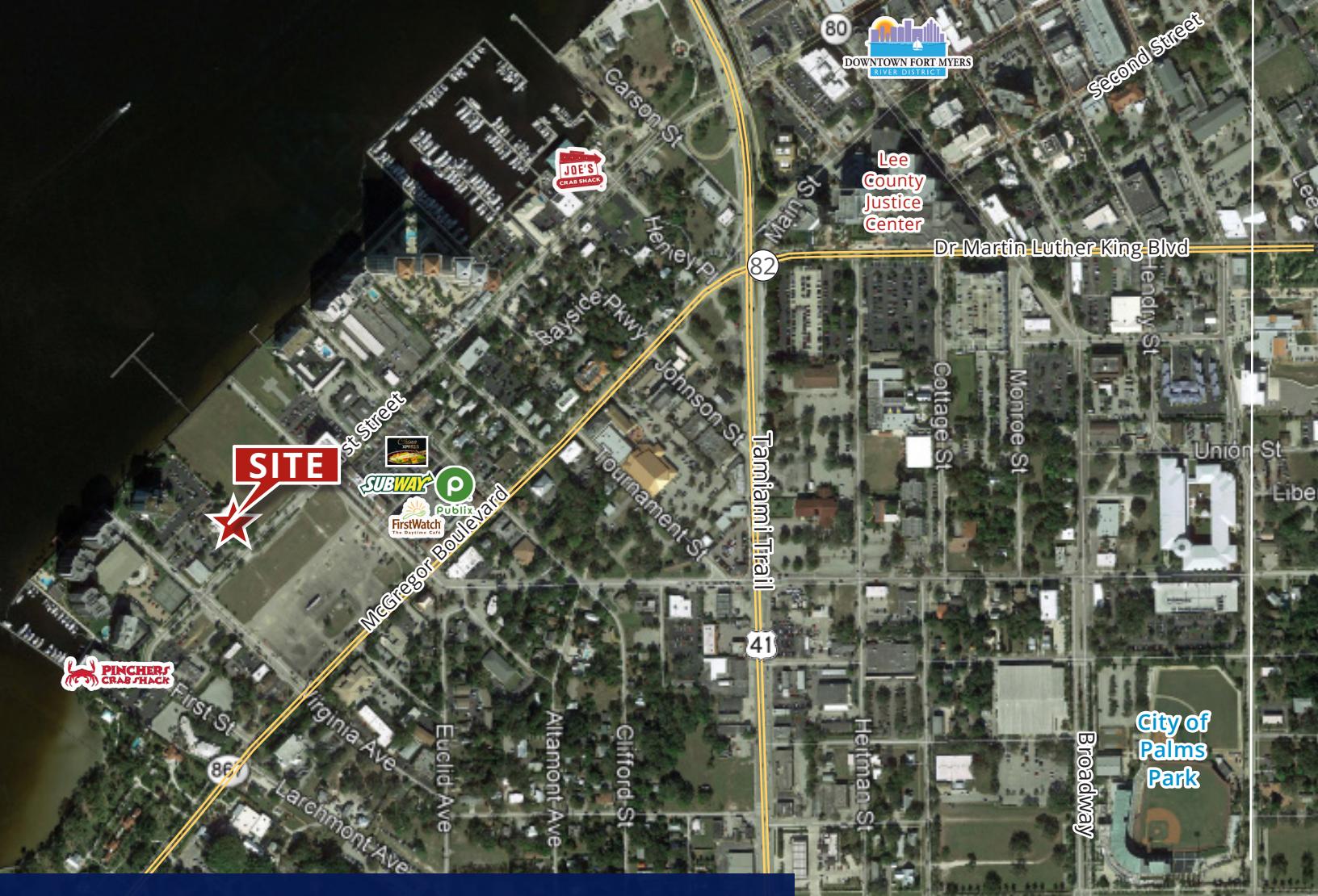
Lease Details

Unit	100	Unit	102	Units Combined	100 & 102
Available	3,632 SF	Available	1,859 SF	Available	5,491 SF
Lease Rate	\$20.00 PSF	Lease Rate	\$20.00 PSF	Lease Rate	\$20.00 PSF
OpEx	\$9.35 PSF	OpEx	\$9.35 PSF	OpEx	\$9.35 PSF
Monthly Total	\$8,883.27	Monthly Total	\$4,546.80	Monthly Total	\$13,430.07





Exterior Photos



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

Contact us:

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