

## NOW LEASING (1-2) Ground Commercial Suites



2 Buildings Renovated since IAN

Freestanding Rest Bldg (not reno)  
(No restaurant TI Avail)

## 2150-2164 W. First St.

- Use: Commercial; Retail or Office or Mixed Use Development Parcel
- Renovated: 2020-2021
- Parking: 60+ onsite
- Ofc/Retail from \$27+/sf (no passthroughs except utility and sales tax)

Existing Businesses: Bare Roots Salon, Nail Salon, Bookstore, The World-Famous Cigar Bar, GHD Engineering, and.... YOU!

### **SPACE CURENTLY AVAIL (1): \***

**2/3 Restaurant Bldg – 2150 A2/A3 (2080sf)  
Combined \$28/sf 2,080sf\*28/12= \$4,853.33 +  
6.5% = \$5,168.80/mos**

**Divisible into (2) retail / office suites**

**2150 Unit A2 905sf (\$30/sf)**

**2150 Unit A3 1175sf (\$29/sf)**

## **Rent + Sales Tax (& Utilities)... That's All – No Cams**

Formerly Kings Kitchen Available as single user bldg. (no TI granted) 3 highly visible freestanding single-story commercial buildings off the corner of W. First St and Clifford St in downtown Ft. Myers; comprise 10,940 gross sf and are situated on over an acre of land (44,997sf). This parcel features more than 60 on-site parking spots, is home to 7-9 tenant suites and sits one property off the Caloosahatchee River and surrounded by over 2000 housing units (with more on the way). Originally built 1965-1971 and most recently updated in 2020-2021. Directly in front of Riverside Club condos, one of Fort Myers' first waterfront hi-rises (7-story, 48 units), and to the SE of Highpoint Place condos (newer 32-story 270 waterfront units), 3 properties SE of the new 5-acre 500,000+sf twin tower / marina site acquisition by NRIA, to the NW of brand-new Triton Cay phase I luxury apartments (5 stories, 320 units), and in 2023 summer the Triton Cay phase II (12 stories and 241 units for parcel at **2180 W. First that sold 01/2023 for \$4,750,000 for .9 acres**), W of newly finished West End at City Walk (5-stories 318 units). TONS OF NEW OCCUPANTS nearby, within an EASY WALK into DOWNTOWN FORT MYERS! Come join us. Considered a downtown property and less an 1/3 of a mile (1500') to both the Edison and Ford Homes as well as the Federal courthouse (central downtown), 1/2 mile "ish" to the Caloosahatchee and Edison bridges, about 3 miles to the Midpoint bridge, and 5 miles to I-75.

**Special Notes: FAR =12; Site is 1.03 acres (44867sf more or less); Planning and Zoning allows 18 stories as a minimum; Zoning is Urban Core and allows for 70 dwelling units/ acre (and more with conditional use process); Max allowable sf (Far of 12 x 44,867 permits a total of 538,404 buildable sf (assuming site meets all concurrence) with no front, side or rear setbacks required. Sale \$4.35M**

**Showings: Contact Rick Noll in Tampa 813-477-4517 – Lease / Sale / Option**



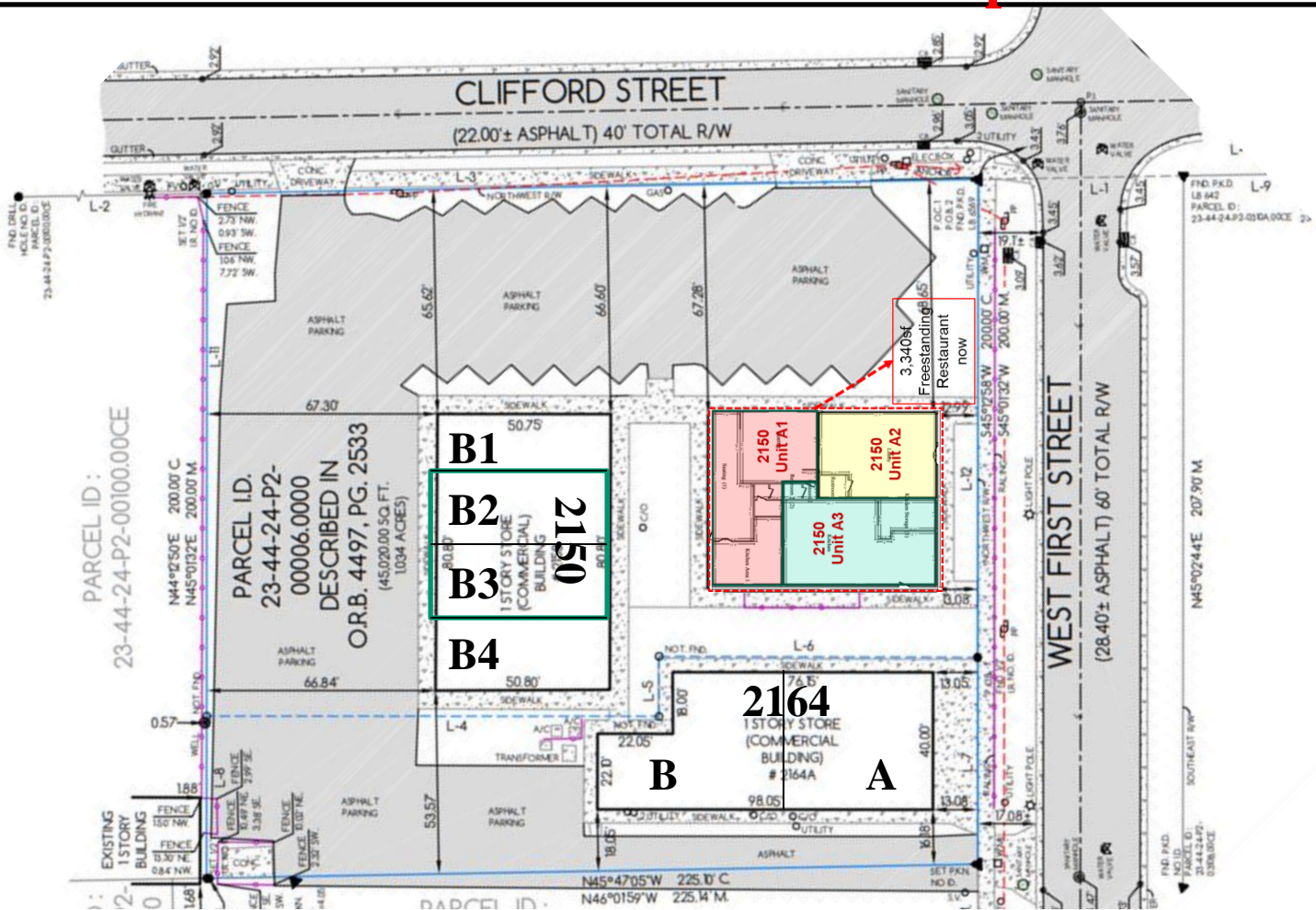
2150-2164 W. First St.

**Rick Noll**  
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**813-477-4517**





# 2150 W. First St. Retail / Office Spaces



**Contact: Rick Noll**  
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**Suite: Gross Int sf / \$/sf:**

**2150A – 3,340sf**

**2150 A1 – 1,260sf \$28**

**2150 A2 – 905sf \$30**

**2150 A3 – 1,175sf \$29**

**2150 B1- 1,013sf**

**2150 B2- 1,013sf**

**2150 B3- 1,013sf**

**2150 B4- 1,013sf**

**2164 A- 1,780sf**

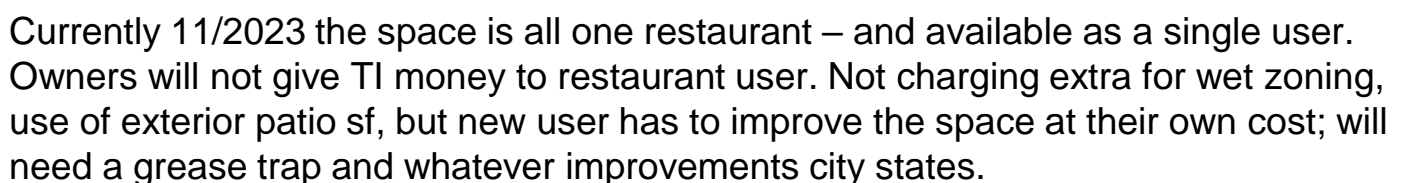
**2164 B- 1,750sf**



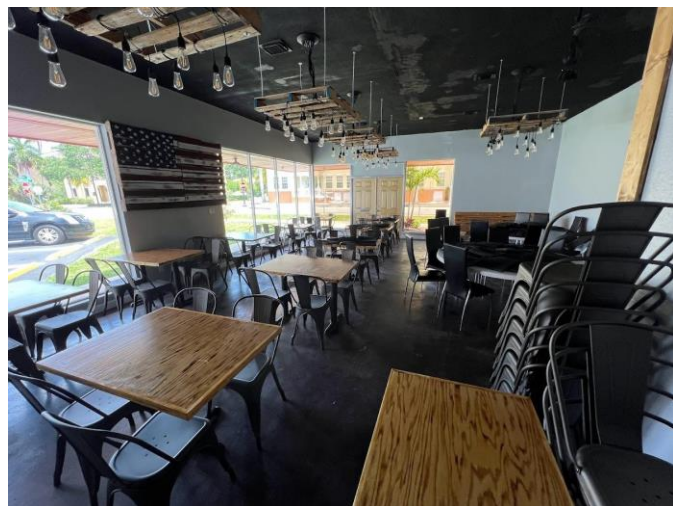
## Rear Parking Areas - Back Doors 2150B Bldg



Previously King's Kitchen (old hood but no grease traps in place). Has not been "occupied" since Hurricane IAN

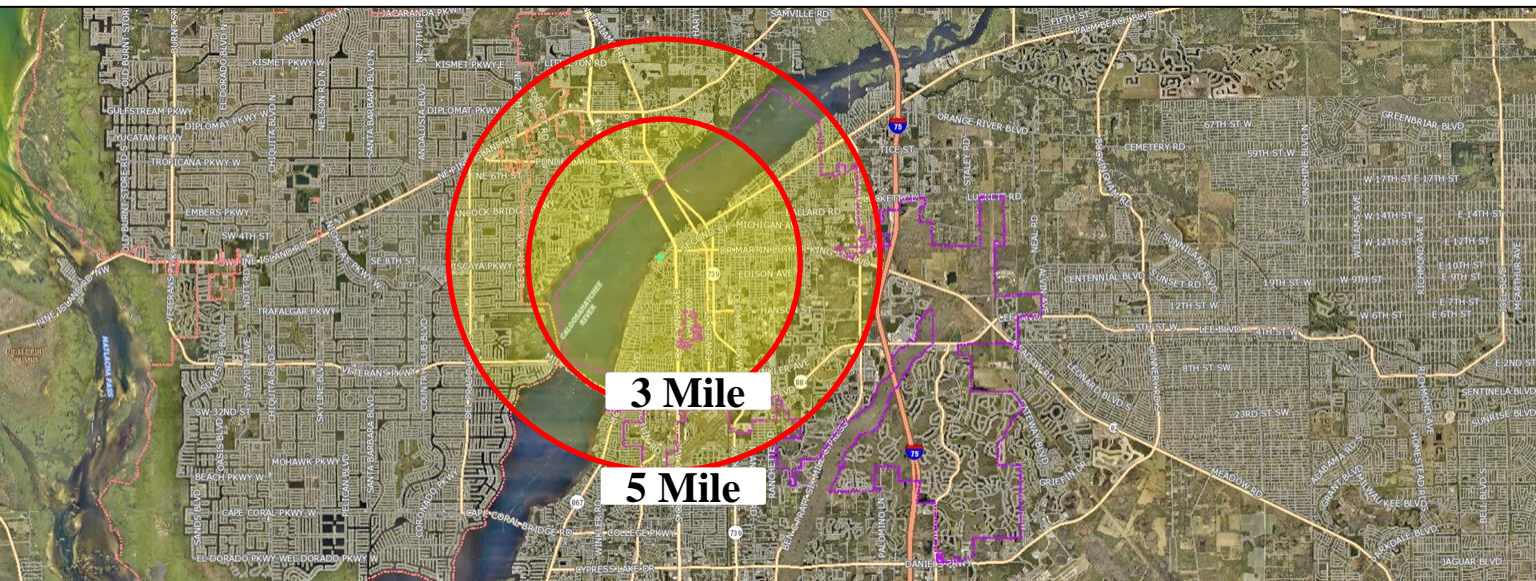




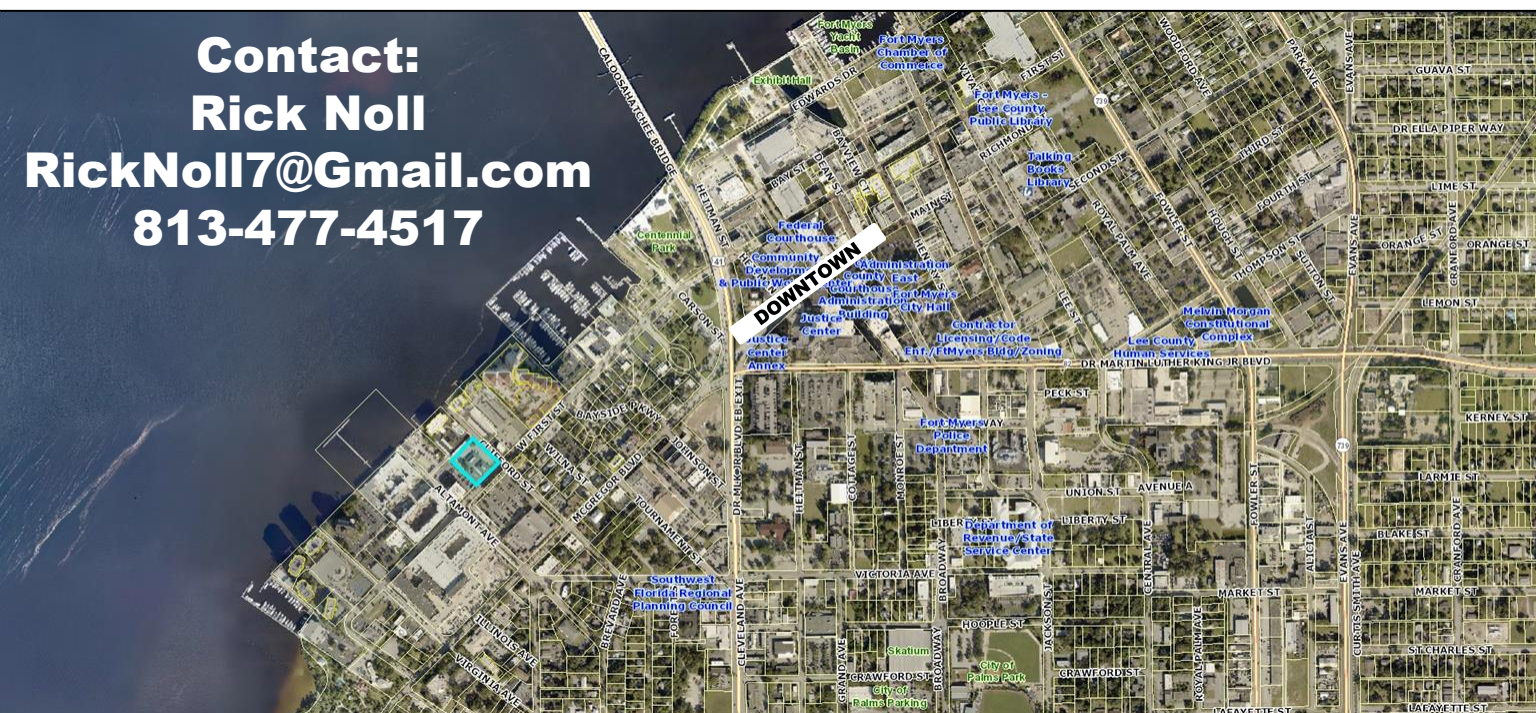




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**2164-A Entry**

**W. First St.**