



VERSATILE DOWNTOWN SPACE WITH ONSITE PARKING

2431 FIRST ST.

FORT MYERS, FL 33901



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**

FOR LEASE

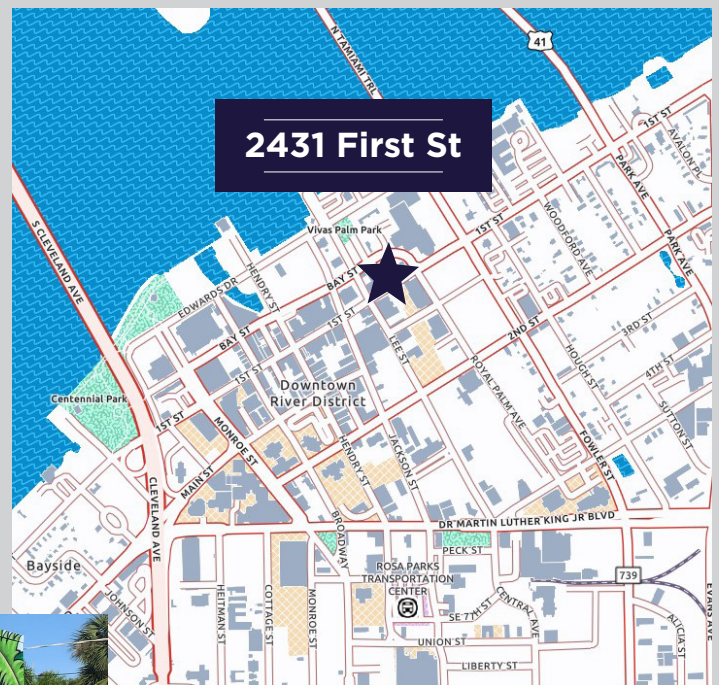
2431 FIRST ST

Unit Size	Rate	CAM	Monthly Total
1,368 SF	\$28.50 NNN	\$10.00	\$4,389.00*

*Taxes not included

Property Highlights

- Flexible layout with 5 private offices, kitchen, storage, and restroom
- Front offices easily convertible to retail showroom space
- Onsite parking for 5-6 vehicles — a rare downtown advantage
- Prime visibility along First Street with high vehicular and pedestrian traffic
- Walkable to downtown amenities, restaurants, and riverfront



Gary Tasman

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Michael Curran

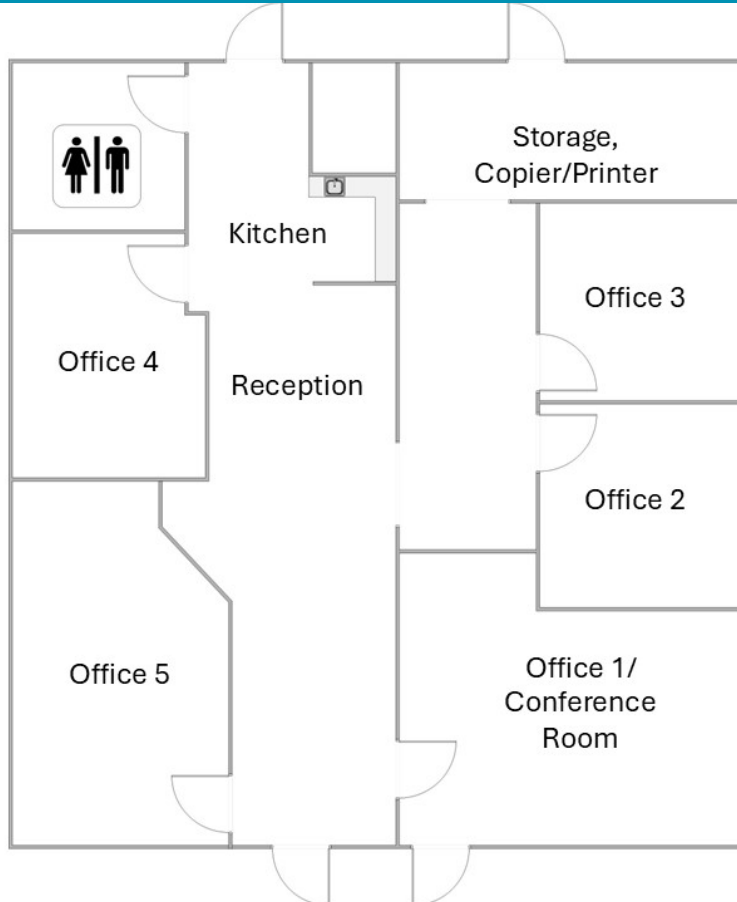
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Unit & Floor Plans



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