



**VERSATILE DOWNTOWN SPACE WITH ONSITE PARKING**

**2431 FIRST ST.**

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**FORT MYERS, FL 33901**



 **CUSHMAN &  
WAKEFIELD**

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

FOR LEASE

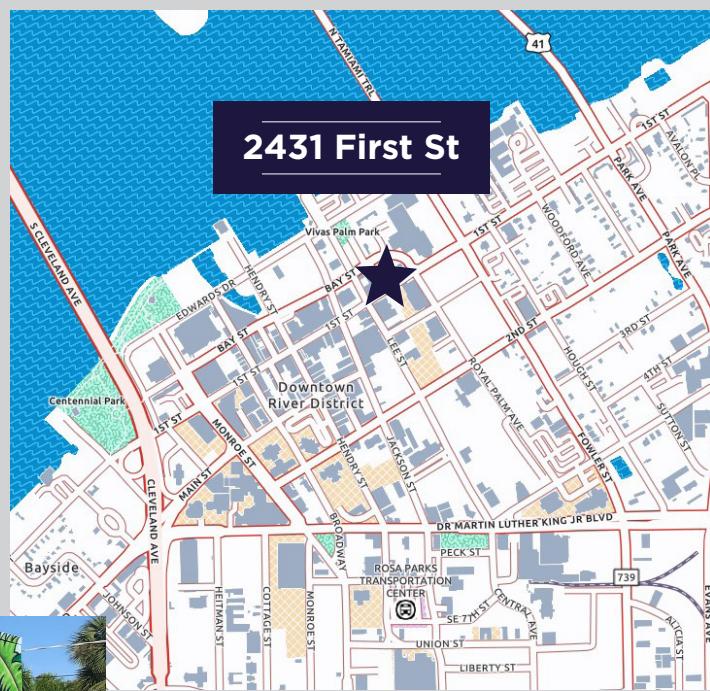
# 2431 FIRST ST

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 waterfront



**Gary Tasman**

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**Michael Curran**

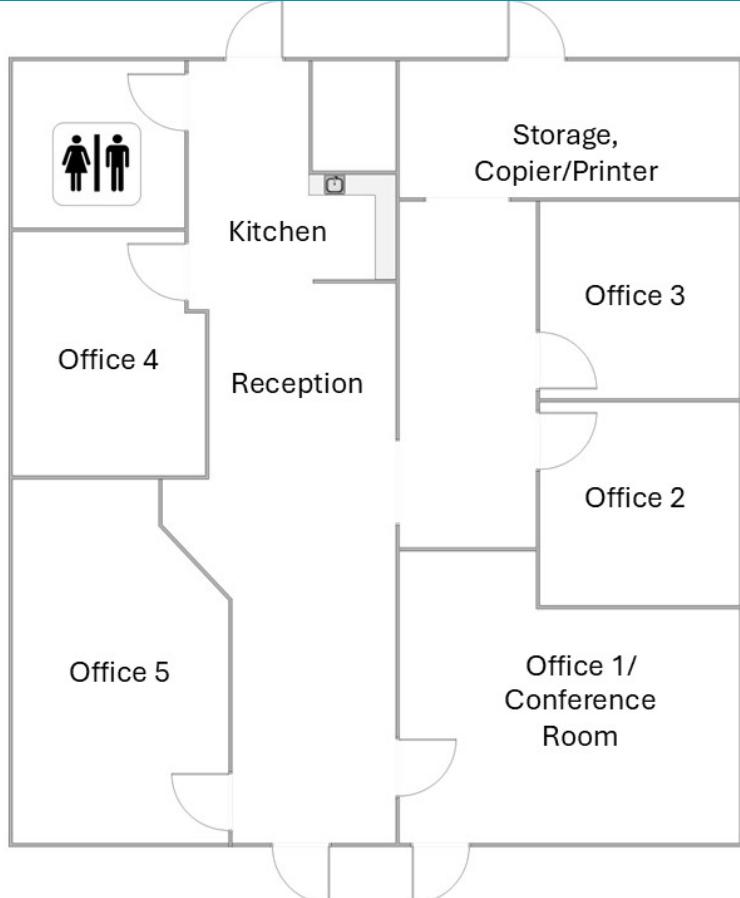
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# Unit & Floor Plans



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