

# 2200 Broadway Fort Myers, FL



**CUSHMAN &  
WAKEFIELD**

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## FOR LEASE

### Property Highlights

- 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

Better never settles

**GARY TASMAN**  
CEO / Principal Broker  
(239) 489-3600  
[gtasman@cpswfl.com](mailto:gtasman@cpswfl.com)

**SHAWN STONEBURNER**  
Senior Director  
(239) 489-3600  
[sstoneburner@cpswfl.com](mailto:sstoneburner@cpswfl.com)

# 2200 Broadway Fort Myers, FL



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

## Second Floor



### 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

Better never settles

**GARY TASMAN**  
CEO / Principal Broker  
(239) 489-3600  
[gtasman@cpswfl.com](mailto:gtasman@cpswfl.com)

**SHAWN STONEBURNER**  
Senior Director  
(239) 489-3600  
[sstoneburner@cpswfl.com](mailto:sstoneburner@cpswfl.com)



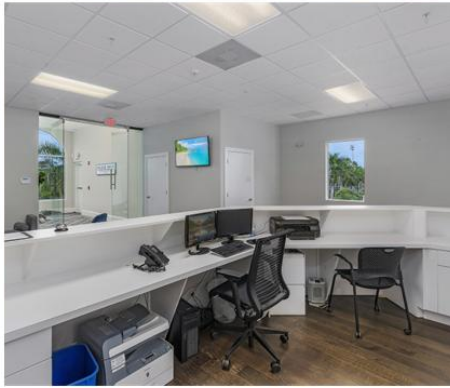
# 2200 Broadway Fort Myers, FL



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

## Third Floor



### 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

Better never settles

**GARY TASMAN**  
CEO / Principal Broker  
(239) 489-3600  
[gtasman@cpswfl.com](mailto:gtasman@cpswfl.com)

**SHAWN STONEBURNER**  
Senior Director  
(239) 489-3600  
[sstoneburner@cpswfl.com](mailto:sstoneburner@cpswfl.com)

# 2200 Broadway Fort Myers, FL



**CUSHMAN &  
WAKEFIELD**

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## 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.

2024 Demographics	2-Miles	5-Miles	10-Miles
Total Population	26,858	161,971	499,570
Total Households	11,551	66,641	208,153
Annual Population Growth 2024-2029	3.7%	3.7%	3.8%

Better never settles

**GARY TASMAN**  
CEO / Principal Broker  
(239) 489-3600  
[gtasman@cpswfl.com](mailto:gtasman@cpswfl.com)

**SHAWN STONEBURNER**  
Senior Director  
(239) 489-3600  
[sstoneburner@cpswfl.com](mailto:sstoneburner@cpswfl.com)