

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

SHAWN STONEBURNER
Senior Director
(239) 489-3600
sstoneburner@cpswfl.com

2200 Broadway Fort Myers, FL

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

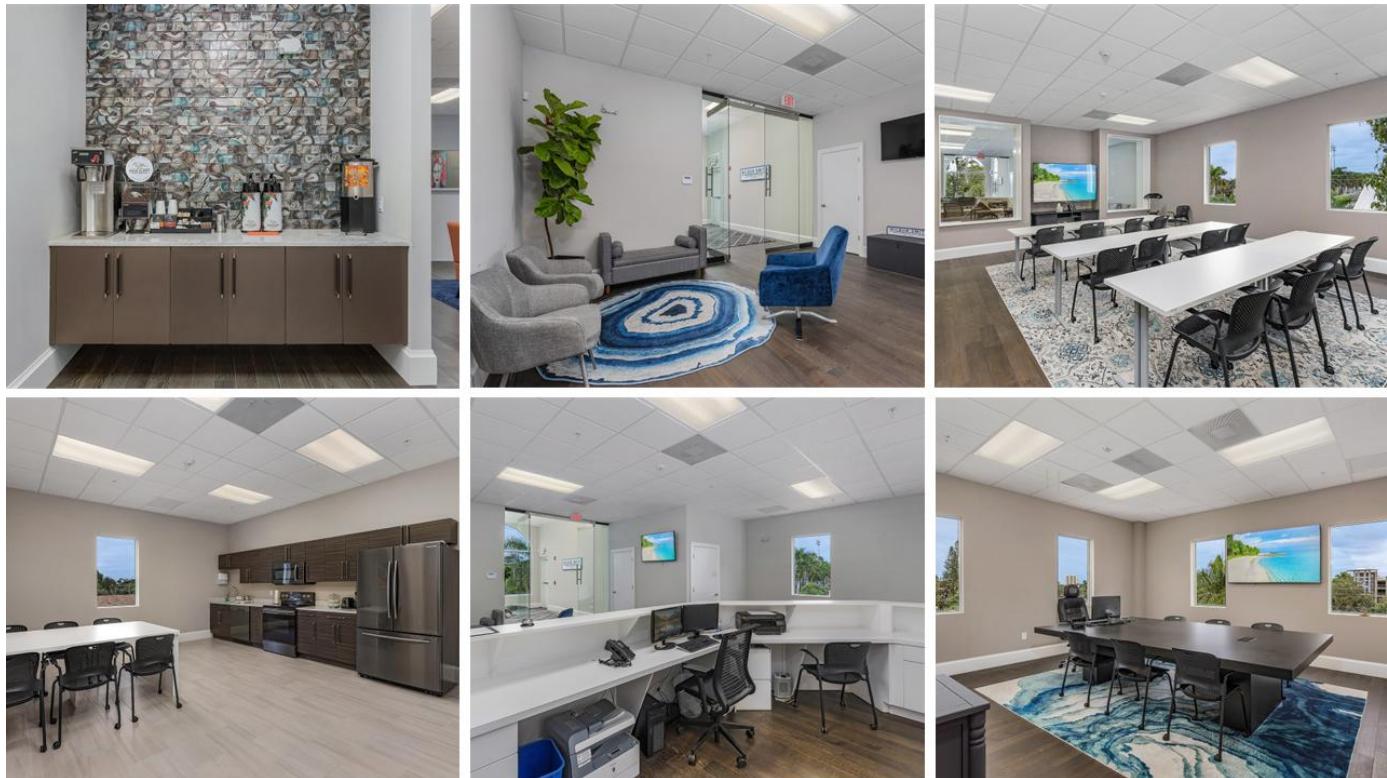
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Third Floor



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

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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%

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