



LSI
COMPANIES

OFFERING MEMORANDUM

1860 BOY SCOUT DRIVE

OFFICE/FLEX SPACE FOR LEASE - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 1860 Boy Scout Drive
Fort Myers, FL 33907

County: Lee

Property Type: Office/Flex Units

Building Size: 19,213± Sq. Ft.

Available Space: Unit 203–1,957± Sq. Ft.
Unit 204–1,957± Sq. Ft.
Unit 203–1,800± Sq. Ft.

Zoning: CI (*Commercial Intensive*)

Year Built: 1984 (Renovated 2013)

Utilities: All Available to Site

STRAP Numbers: 11-45-24-P2-00100.2030;
11-45-24-P2-00100.2040;
11-45-24-P2-00100.2050

FOR LEASE:

\$18.00 PSF NNN

(TI ALLOWANCE NEGOTIABLE)

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SALES EXECUTIVES



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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

LSI Companies is pleased to present 1860 Boy Scout Drive, Units 203-205 in the Sunview Business Center. Situated just West of US-41 (AADT: 62,000) in Fort Myers, these units offer an exceptional opportunity to occupy Flex/Office spaces or an existing built-out medical laboratory between the 3 units (5,714± Sq. Ft.) . With unique designs and spacious interiors, along with convenient accessibility, these spaces are ideal for a professional user to thrive in a growing and highly sought-after corridor.

- Built in 1984
- Customizable division available
- Partition demo in 2013
- Roof/Re-Roof & new paint in 2024
- Features monument/facade signage
- (6) Total points of egress
- (50) Parking spaces



UNIT HIGHLIGHTS

- 1,957± Sq. Ft
- Private Office
- Contract Office
- Administrative Work Space
- Open Histology Lab with Sinks
- IHC Lab
- Gross Lab
- Processing Lab
- Lounge Area (Shared with Unit 204)
- (2) Storage Rooms
- Additional Mezzanine for Storage
- Restroom



UNIT HIGHLIGHTS

- 1,957± Sq. Ft
- (4) Private Offices
- Reception Area
- Open Cytology Lab with Sinks
- I.T. Room
- Gross Lab
- Fish Lab
- Lounge Area (Shared with Unit 204)
- Restroom



UNIT HIGHLIGHTS

- 1,800± Sq. Ft
- (2) Private Offices
- Administrative Work Space
- Open Cytology Lab with Sinks
- Conference Room
- Lounge Area
- Restroom



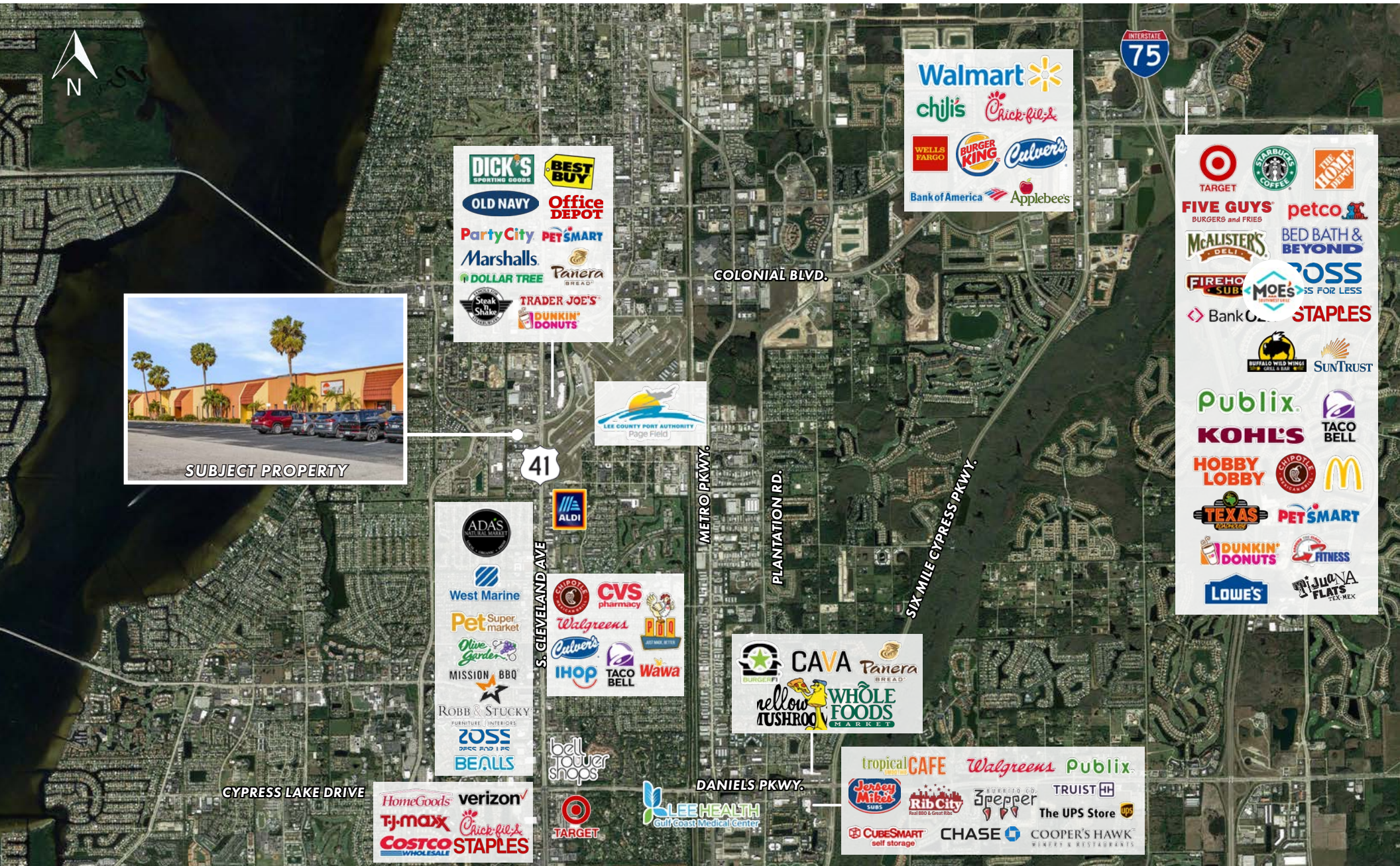
APPROVED USES



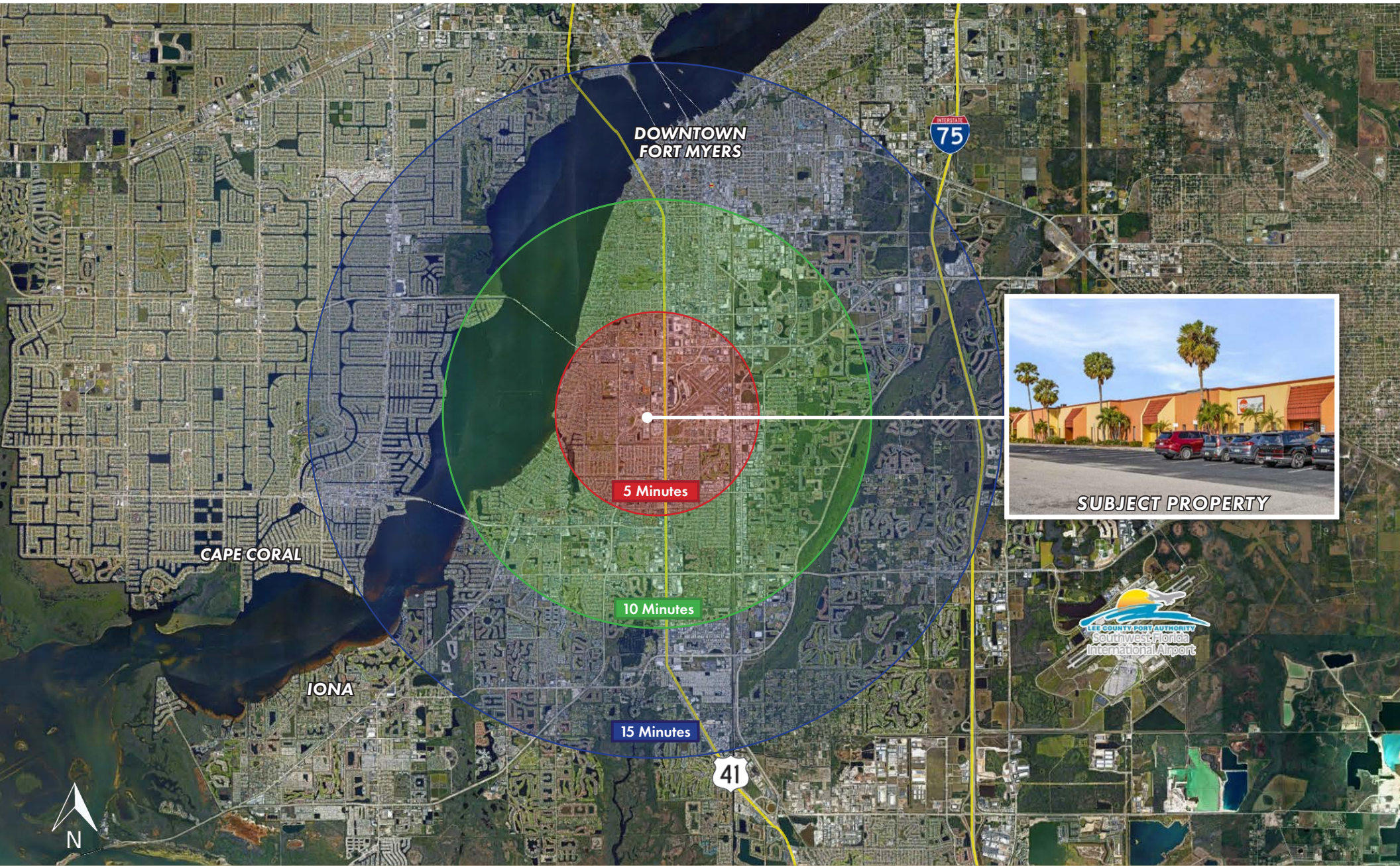
- Call Center
- Day Care
- Light Manufacturing
- Medical Laboratory
- Professional Office
- Personal Care Services
- Repair Services
- Research Laboratory
- Warehouse

**Please inquire for a full list of approved uses and allowable square footage*

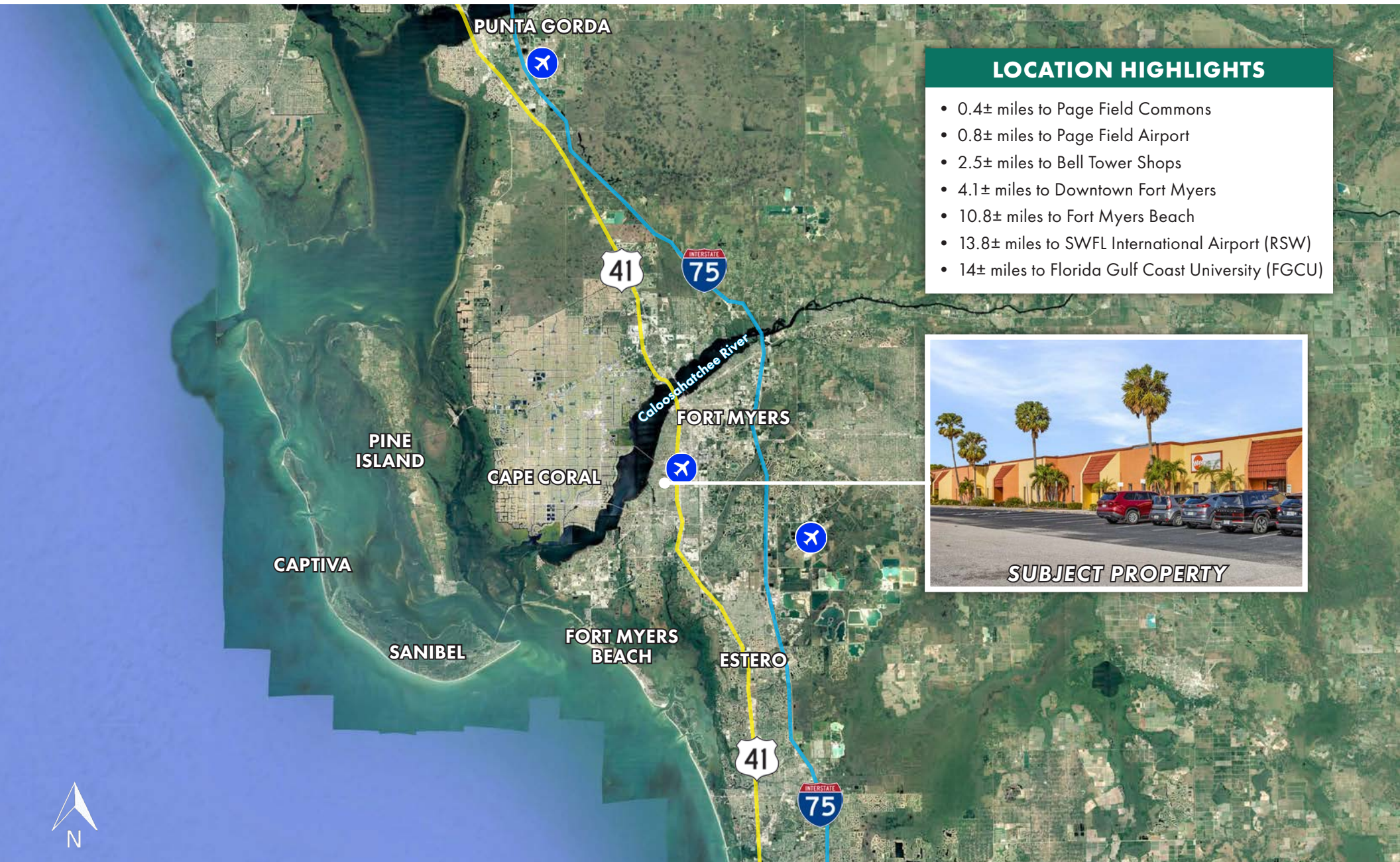
RETAIL MAP



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.4± miles to Page Field Commons
- 0.8± miles to Page Field Airport
- 2.5± miles to Bell Tower Shops
- 4.1± miles to Downtown Fort Myers
- 10.8± miles to Fort Myers Beach
- 13.8± miles to SWFL International Airport (RSW)
- 14± miles to Florida Gulf Coast University (FGCU)



SUBJECT PROPERTY





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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.