



**LSI**  
COMPANIES

OFFERING MEMORANDUM

**2130 MCGREGOR BLVD - UNIT 2132**

2,312± SQ. FT. OFFICE SUITE FOR LEASE - FORT MYERS, FL

## PROPERTY SUMMARY

**Property Address:** 2130-2140 McGregor Blvd.  
Unit 2132  
Fort Myers, FL 33901

**County:** Lee

**Property Type:** Commercial Office

**Building Size:** 10,011± Sq. Ft.

**Unit Size:** 2,312± Sq. Ft.

**Zoning:** Urban Center (U-CTR)

**STRAP Number:** 23-44-24-P2-00004.0010

UNIT 2132 LEASE RATE:

**\$25.87 (MG)**

PER MONTH (+ UTILITIES)

**\$4,985**

**LSI**  
**COMPANIES**

LSICOMPANIES.COM

## SALES EXECUTIVE



**Mike Trivett**  
Sales Associate



**DIRECT ALL OFFERS TO:**

**Mike Trivett**

mtrivett@lsicompanies.com

o: (239) 489-4066 m: (239) 940-3171

**OFFERING PROCESS**

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as lease rate and lease terms.

## EXECUTIVE SUMMARY

LSI is pleased to present 2130 McGregor Boulevard, Unit 2132, now available for lease.

A 2,312 Sq. Ft. professional office space, offering excellent visibility along McGregor Boulevard. The suite features (5) offices, a conference room, (2) entrances, and ample parking for convenience.

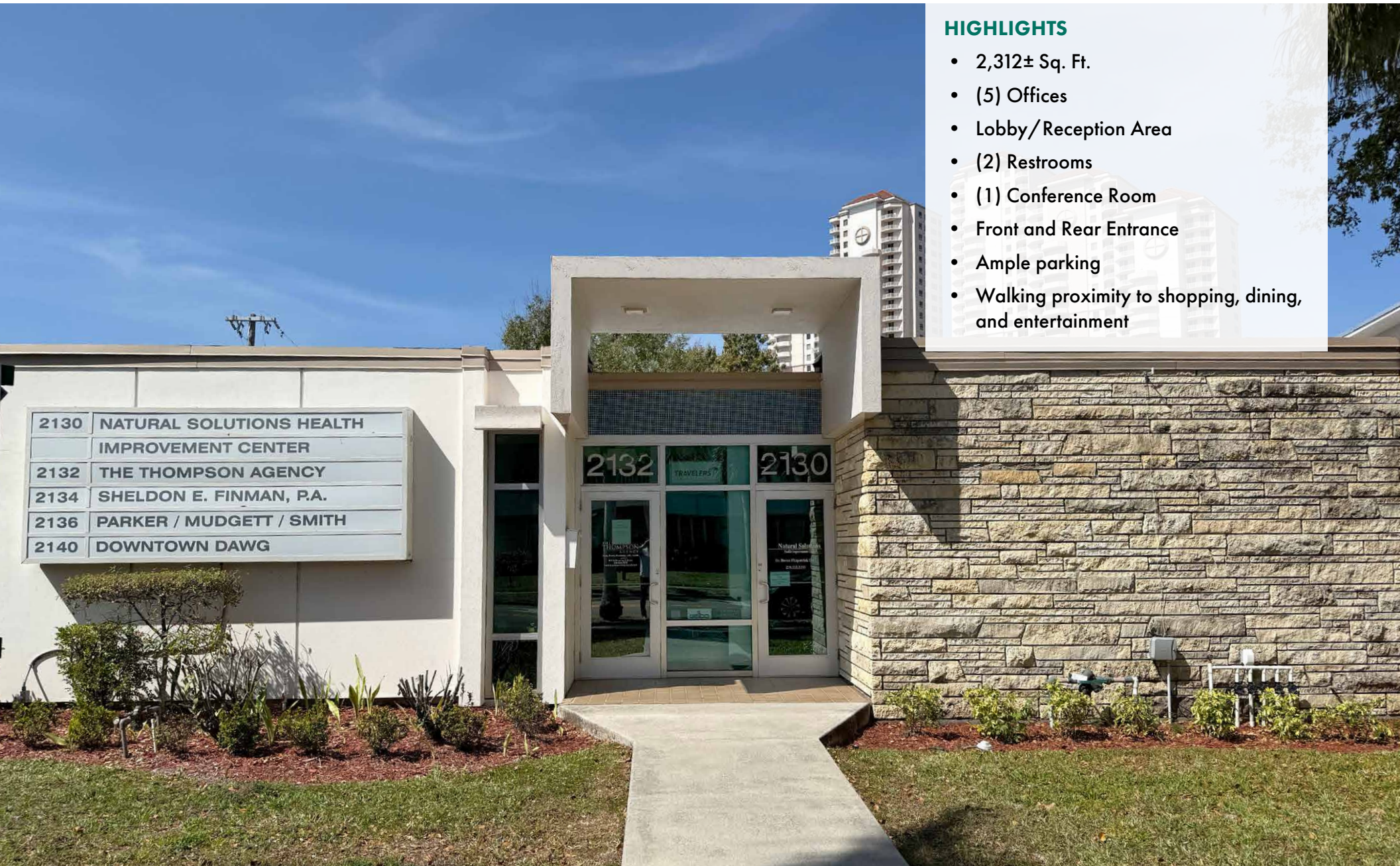
It is ideally located within walking distance of the adjacent Publix Shopping Center, First Watch, and a UPS store. Additionally, it is near the Lee County Courthouse, Federal Justice Center, Lee County Administration, City Hall, and various legal firms and engineering offices.



## PROPERTY HIGHLIGHTS

### HIGHLIGHTS

- 2,312± Sq. Ft.
- (5) Offices
- Lobby/Reception Area
- (2) Restrooms
- (1) Conference Room
- Front and Rear Entrance
- Ample parking
- Walking proximity to shopping, dining, and entertainment



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EDISON  
and  
FORD  
winter  
ESTATES

Caloosahatchee River

TRITON CAY

WEST END  
AT CITY WALK

COASTAL DAY  
BREWERY  
Ft. Myers, FL

The UPS Store

FIRST WATCH  
THE DAYTIME CAFE

Chocolattés

Publix

CLIFFORD STREET

W. FIRST STREET

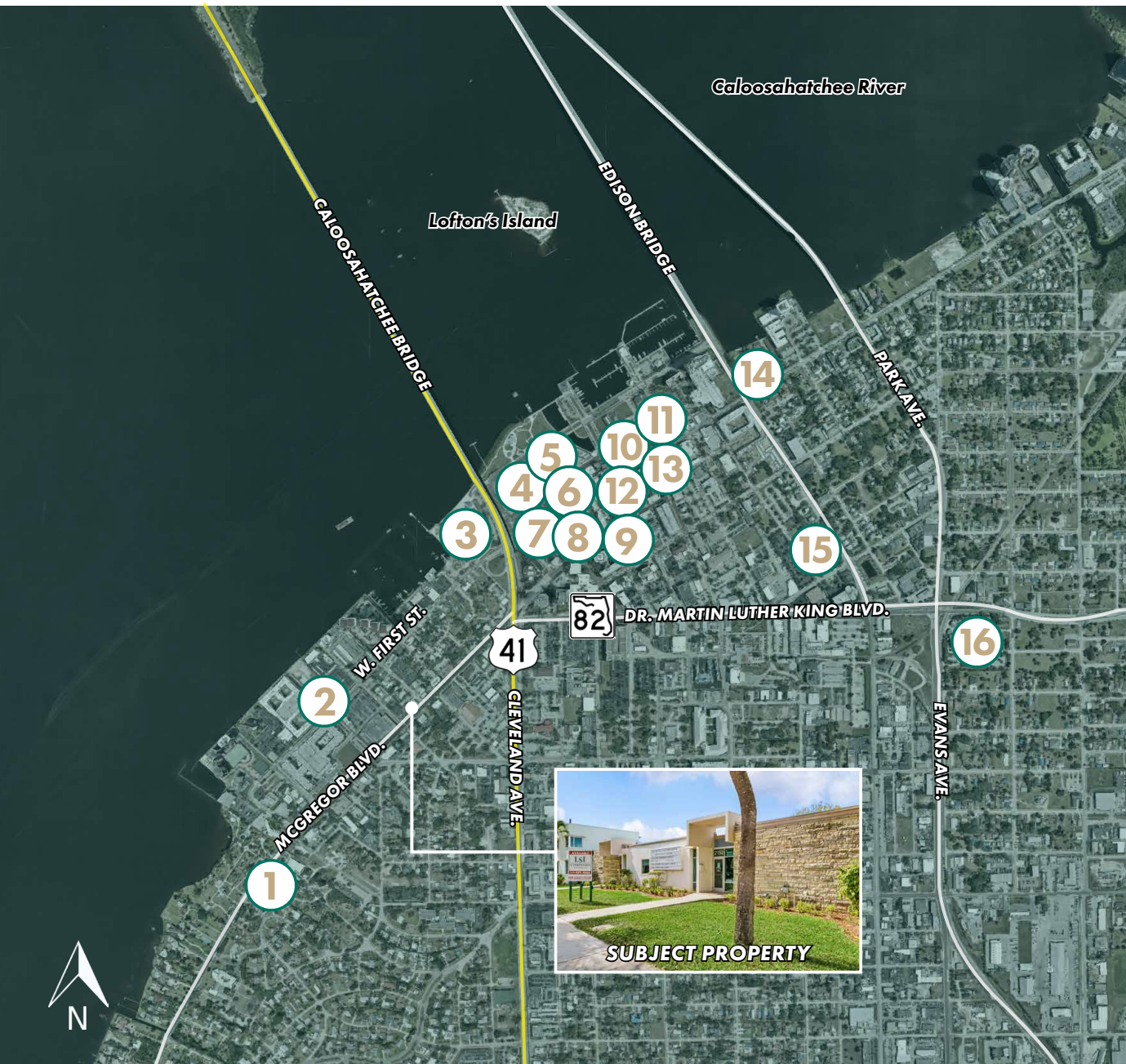
WILNA STREET

MCGREGOR BLVD. - AADT 13,000±

# PROPERTY AERIAL



## DOWNTOWN FORT MYERS



### DINE, SHOP & EXPLORE

Downtown Fort Myers offers a vibrant, pedestrian-friendly setting with outdoor dining, rooftop bars, restaurants, nightlife, and historical sites. The area presents a dynamic shopping experience with various shops and boutiques, art galleries, theaters, and fine restaurants all while enjoying a scenic view of the Caloosahatchee River and glorious sunsets.

1. Edison Ford Winter Estates
2. Chocolattés Coffee shop
3. Centennial Park
4. Caloosa Sound Amphitheater
5. Luminary Hotel
6. BayStreet Yard
7. U.S. Courthouse/Federal Justice Center
8. Lee County Courthouse
9. City of Fort Myers City Hall
10. Florida Repertory Theater
11. Sidney & Berne Art Center
12. Sip & Sizzle Steakhouse
13. Izzy's Fish & Oyster
14. The Burroughs & Gardens
15. IMAG History & Science Center
16. Millennial Brewing Co.

### ANNUAL EVENTS & FESTIVALS

#### Art Walk

Downtown Fort Myers lights up ARTistically the first Friday of every month with local and regional artists selling and displaying their master piece.

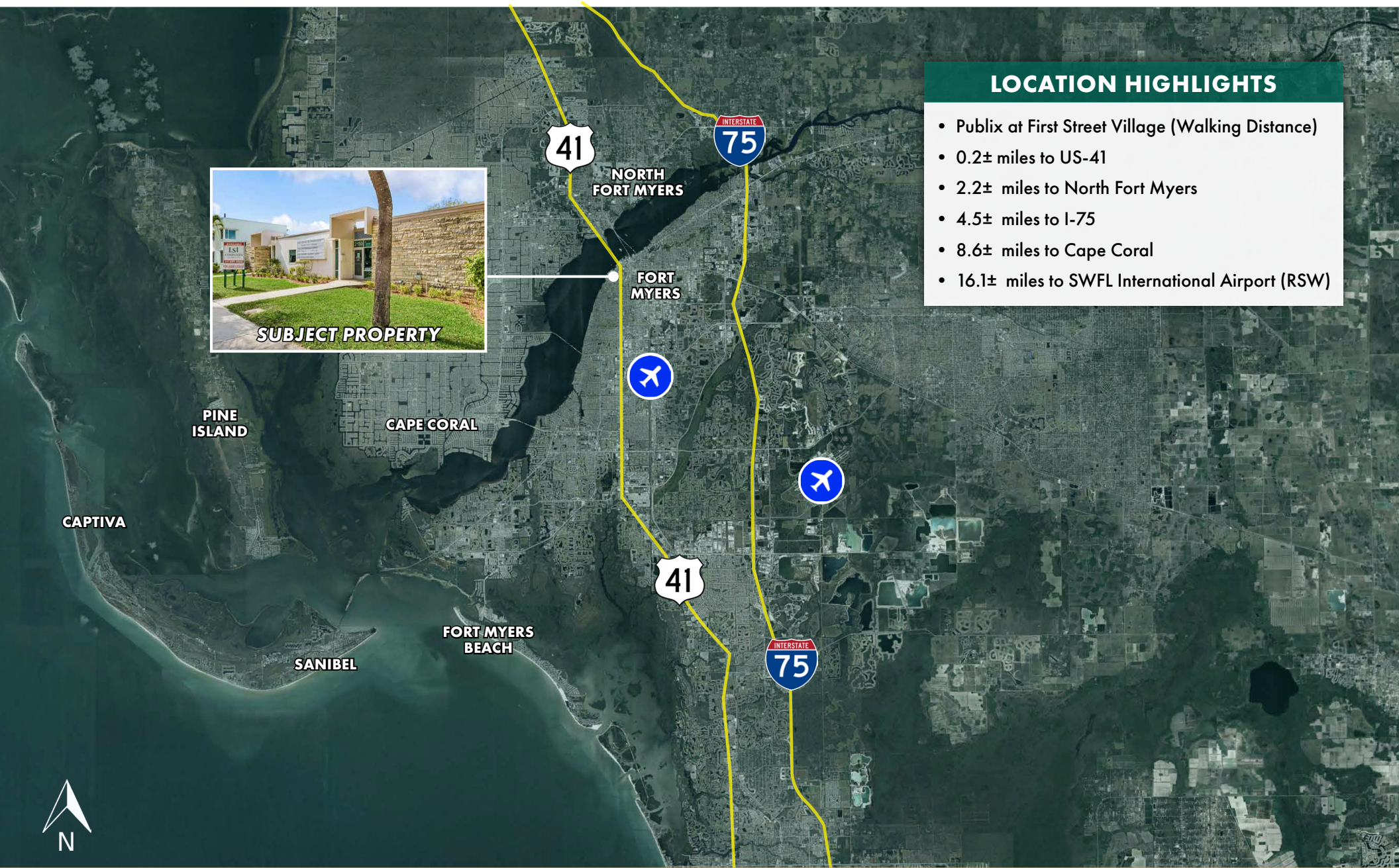
#### Music Walk

On the third Friday of the month as local and regional musicians line the streets. From jazz and blues to rock & roll, many genres can be heard and vary each month. Free to the public.

#### Fine Art Fest

More than 200 artists locally, from across the country, and worldwide come to Ft. Myers for a juried fine art festival in addition to youth art competition, stage performances, food trucks, & more.

## LOCATION MAP



### LOCATION HIGHLIGHTS

- Publix at First Street Village (Walking Distance)
- 0.2± miles to US-41
- 2.2± miles to North Fort Myers
- 4.5± miles to I-75
- 8.6± miles to Cape Coral
- 16.1± miles to SWFL International Airport (RSW)



**SUBJECT PROPERTY**



An aerial photograph of a city, likely Miami, with a teal overlay. The image shows a dense urban area with numerous buildings, parking lots, and palm trees. The text is centered over the image.

# LSI

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## COMPANIES

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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.