



LSI
COMPANIES

OFFERING MEMORANDUM

FRANKLIN ARMS COURT, SUITE 305

OFFICE SUITE IN DOWNTOWN FORT MYERS FOR LEASE

PROPERTY SUMMARY

Property Address: 2310/2320 First Street
Fort Myers, FL 33901

County: Lee

Property Type: Office Suite

Unit Size: 1,710± Sq. Ft.

STRAP Number: 13442.4P400.40800.1A

FOR LEASE:
\$4,275/month

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LSICOMPANIES.COM

SALES EXECUTIVES



Alex Henderson, CCIM
Senior Broker Associate



Max Molloy, CCIM
Senior Broker Associate



Sawyer Gregory
Sales Associate



DIRECT ALL OFFERS TO:

Alex Henderson - ahenderson@lsicompanies.com | (239) 940-2856

Max Molloy - mmolloy@lsicompanies.com | (239) 848-2050

Sawyer Gregory - sgregory@lsicompanies.com | (239) 246-1015

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.

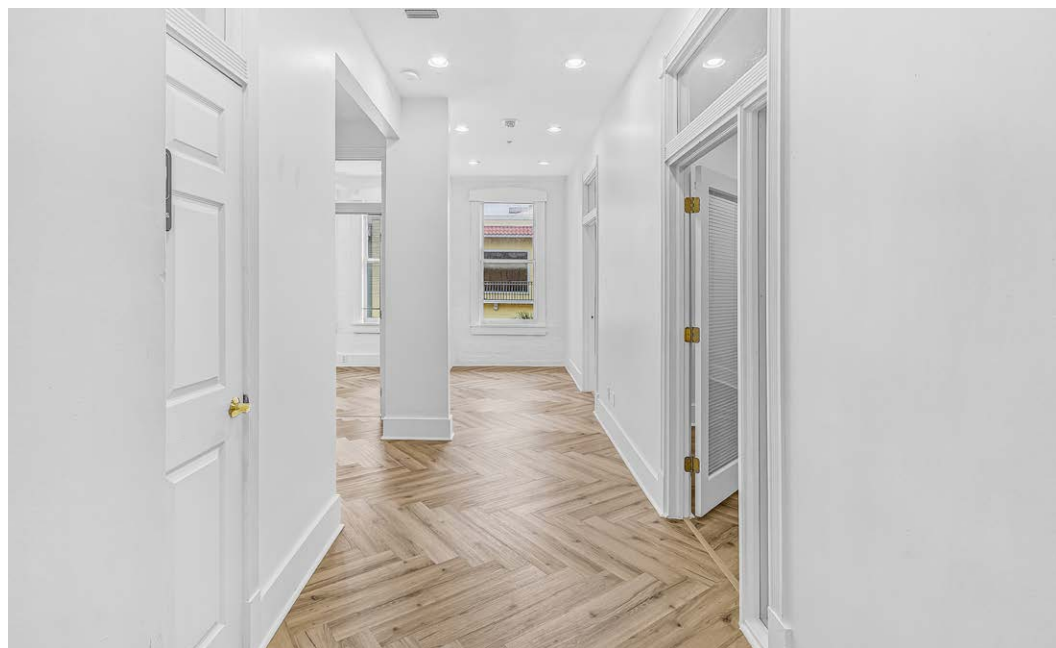
THE OPPORTUNITY

LSI Companies Inc. is pleased to present Franklin Arms Office Suite #305, consisting of 1,710± Sq. Ft. of professional office space. The suite contains 5 private offices, 1 conference room, 1 private bathroom, and two closets for additional storage.

Located directly off First Street in the core of walkable Downtown Fort Myers, this space is surrounded by a host of retail and dining options, as well as a large professional workforce. This makes the suite an ideal choice for a professional office user in a highly desirable area.



SUITE 305 INTERIOR



SUITE 305 INTERIOR



BUILDING EXTERIOR



PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Class A professional office located in the walkable core of Downtown Fort Myers
- Directly off First Street with quick access to a wide variety of dining and shopping options
- Close proximity to Fort Myers/ Lee County government offices
- Located inside the historical Franklin Arms building



PROPERTY AERIAL

CAPE CORAL

Caloosahatchee River

EDISON BRIDGE

CLEVELAND AVE.

41

CALOOA SOUND

LUMINARY HOTEL & CO.

Ford's Garage

CABOS CANTINA

BAR

EDWARDS DRIVE

ARCADIE THEATRE

SIDNEY & DORNE DAVIS ART CENTER

GOOD GROUND COFFEE

THE EDISON THEATRE

KAVA CULTURE KAVA BAR

CARBON PRESS

DENISON PARKING

JACKSON STREET

SECOND STREET

HENDRY STREET

MAIN STREET

10 TWENTY FIVE

THE STANDARD

fort MYERS

CITY OF FORT MYERS CITY HALL

SUBJECT PROPERTY

LSI
COMPANIES

FRANKLIN ARMS COURT - SUITE 305 | 8





CAPE CORAL

Caloosahatchee River

EDISON BRIDGE

EDWARDS DRIVE

BAY STREET

ARCADE THEATRE

SIDNEY & BERNE
DAVIS
ART CENTER

SUBJECT PROPERTY

JOE'S
RECORD
EXCHANGE

Fort Myers Regional
Library

The Ivy
DOWNTOWN APARTMENTS

LEE STREET

GOOD
GROUND
COFFEE

NEEDFUL
THINGS

THE EDISON
THEATRE

MAIN STREET

HENDRY STREET

DENISON
PARKING

CABOS
CANTINA
MEXICAN & TEQUILA BAR

DOWNTOWN
HOUSE OF PIZZA

LUCKY
SCREW

Izzy's
FISH
POPY

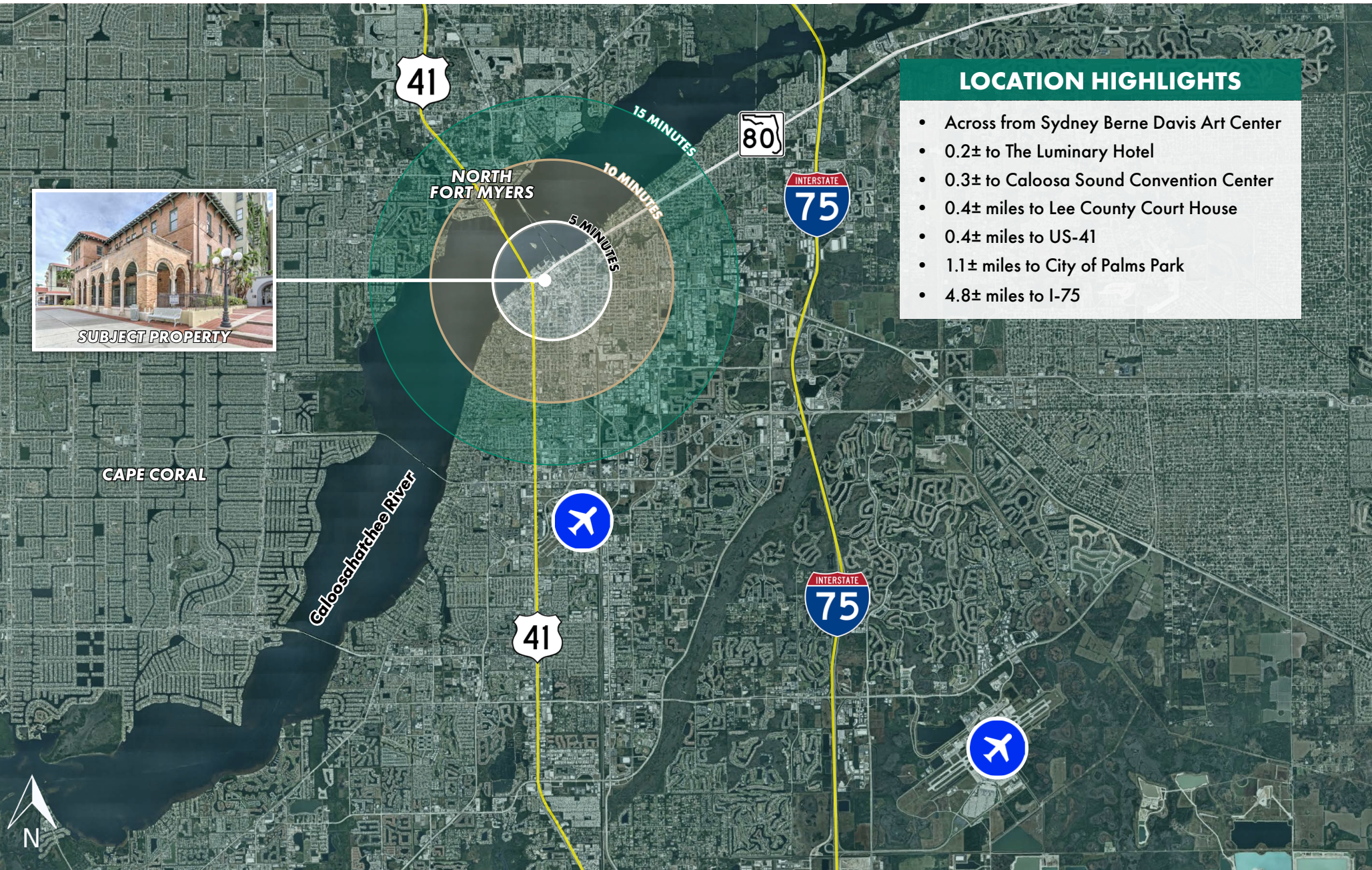
ICARUS
BAR
Est. 1996

Cherry
CRAFT BEER & MARTINI LOUNGE

Space
39
Art Bar & Martini Lounge

10 TWENTY FIVE
CRAFT BEER • WINE • EATERY

DRIVE TIME MAP



LOCATION HIGHLIGHTS

- Across from Sydney Berne Davis Art Center
- 0.2± to The Luminary Hotel
- 0.3± to Caloosa Sound Convention Center
- 0.4± miles to Lee County Court House
- 0.4± miles to US-41
- 1.1± miles to City of Palms Park
- 4.8± miles to I-75



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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. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.