



OFFERING MEMORANDUM  
**HISTORIC FRANKLIN ARMS BUILDING**  
GROUND FLOOR OFFICE SPACE FOR LEASE IN DOWNTOWN FORT MYERS



## PROPERTY SUMMARY

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

**County:** Lee

**Property Type:** Office/Retail Building

**Available Space:** 83-7,679± Sq. Ft.

**STRAP Number:** 13442.4P400.40800.1A

STARTING LEASE RATE:  
**\$25 PSF + CAM**  
Executive Office Suites Available

**LSI**  
COMPANIES

LSICOMPANIES.COM

## SALES EXECUTIVES



**Alex Henderson, CCIM**  
Sales Associate



**Max Molloy, CCIM**  
Sales Associate



**Sawyer Gregory**  
Research & Sales Associate



### DIRECT ALL OFFERS TO:

**Alex Henderson, CCIM** - [ahenderson@lsicompanies.com](mailto:ahenderson@lsicompanies.com)

**Max Molloy, CCIM** - [mmolloy@lsicompanies.com](mailto:mmolloy@lsicompanies.com)

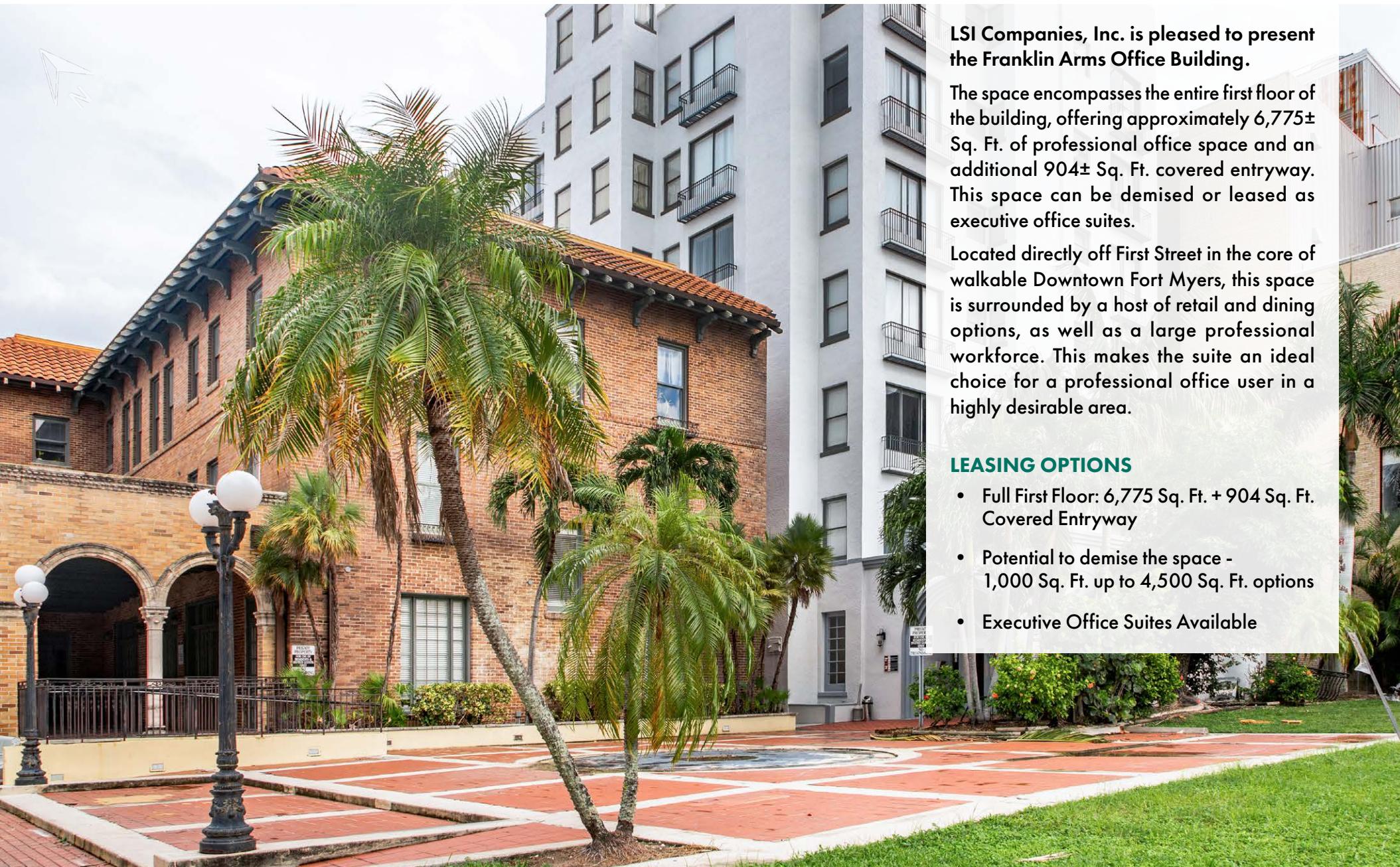
**Sawyer Gregory, CCIM** - [sgregory@lsicompanies.com](mailto:sgregory@lsicompanies.com)

(239) 489-4066

### 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 the Franklin Arms Office Building.**

The space encompasses the entire first floor of the building, offering approximately  $6,775\pm$  Sq. Ft. of professional office space and an additional  $904\pm$  Sq. Ft. covered entryway. This space can be demised or leased as executive office suites.

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.

### LEASING OPTIONS

- Full First Floor: 6,775 Sq. Ft. + 904 Sq. Ft. Covered Entryway
- Potential to demise the space - 1,000 Sq. Ft. up to 4,500 Sq. Ft. options
- Executive Office Suites Available

## PROPERTY HIGHLIGHTS

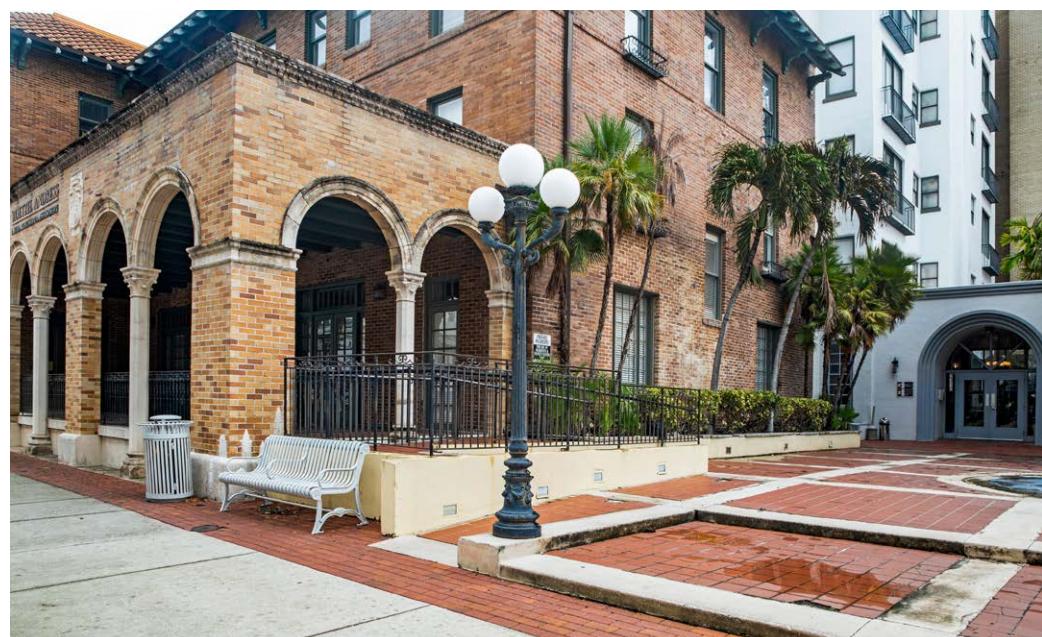
- Class A professional office located in the walkable core of Downtown Fort Myers.
- Directly off First Street with quick access to a wide variety of dining and shopping options.
- Close proximity to Fort Myers/Lee County government offices.
- Located inside the historical Franklin Arms Building.



## BUILDING EXTERIOR



## BUILDING EXTERIOR



## SUITE 100 INTERIOR



## SUITE 100 INTERIOR



# CONCEPTUAL DEMISING PLAN

## SUITE 100A & 100B



POTENTIAL LAYOUT w/ DEMISING WALL

## **SUITE 100 FLOOR PLAN**

This portion of the building is 4,721± Sq. Ft. and is available for Lease as individual executive office suites.

**Contact Broker for Pricing**



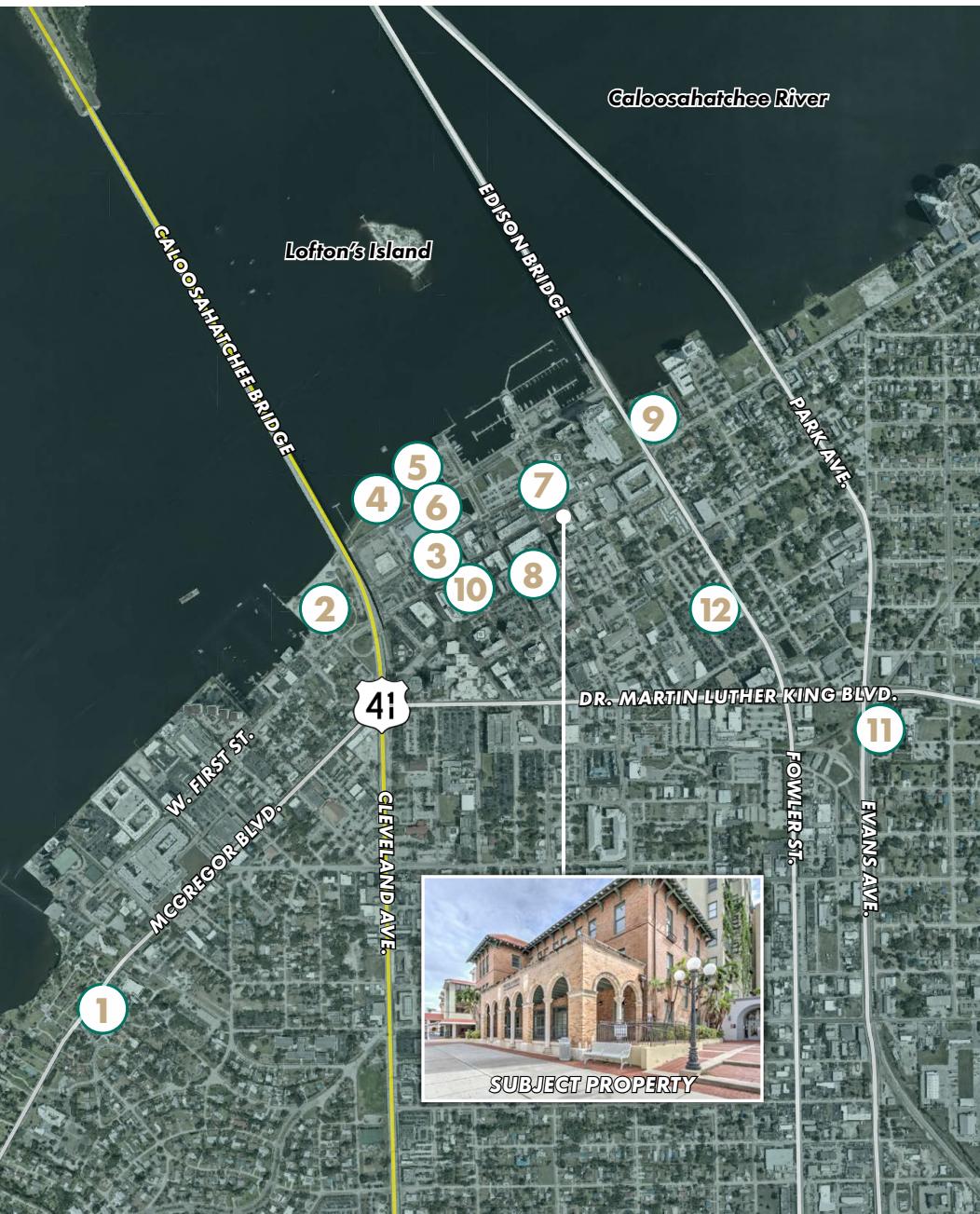
## PROPERTY AERIAL



## 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. Within a short stroll, visitors will experience major local attractions while enjoying a scenic view of the Caloosahatchee River and glorious sunsets.

1. Edison Ford Winter Estates
2. Centennial Park
3. BayStreet Yard
4. Caloosa Sound Amphitheater
5. J.C. Cruises
6. Luminary Hotel
7. Sidney & Berne Art Center
8. Edison Theater
9. The Burroughs & Gardens
10. Bruno's of Brooklyn
11. IMAG History & Science Center
12. Millennial Brewing Co.

## ANNUAL EVENTS & FESTIVALS

### Art Walk

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

### Music Walk

The River District comes alive 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 comes to Fort Myers for a juried fine art festival in addition to youth art competition, stage performances, food trucks, & more.

## LOCATION





# LSI COMPANIES

[www.lsicompanies.com](http://www.lsicompanies.com)

## LIMITATIONS AND DISCLAIMERS

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