



LSI
COMPANIES

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
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LSICOMPANIES.COM

SALES EXECUTIVES



Alex Henderson, CCIM
Sales Associate



Max Molloy, CCIM
Sales Associate



Sawyer Gregory
Research & Sales Associate



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(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± Sq. Ft. of professional office space and an additional 904± 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

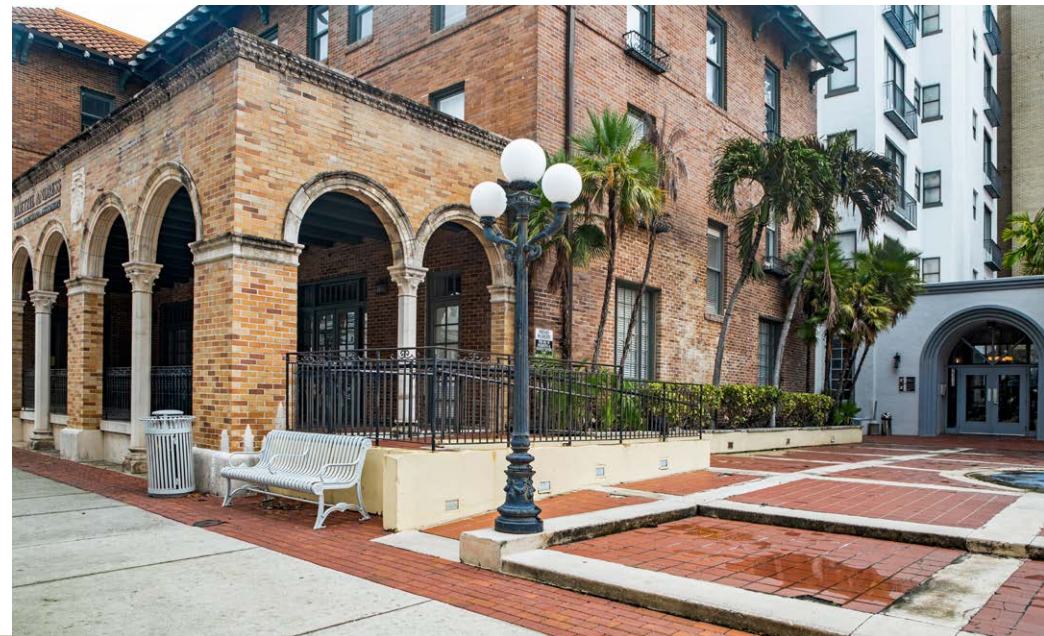
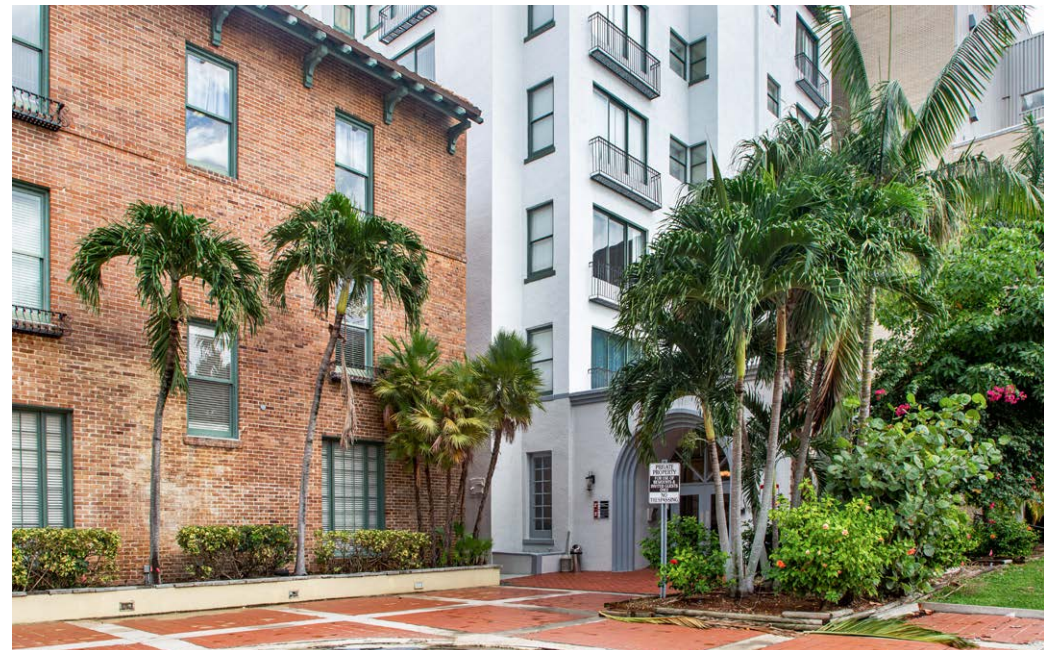
- Class A professional office located in the walkable core of Downtown Fort Myers.
- Directly off First Street with quick access to a wide variety of dining and shopping options.
- Close proximity to Fort Myers/Lee County government offices.
- Located inside the historical Franklin Arms Building.



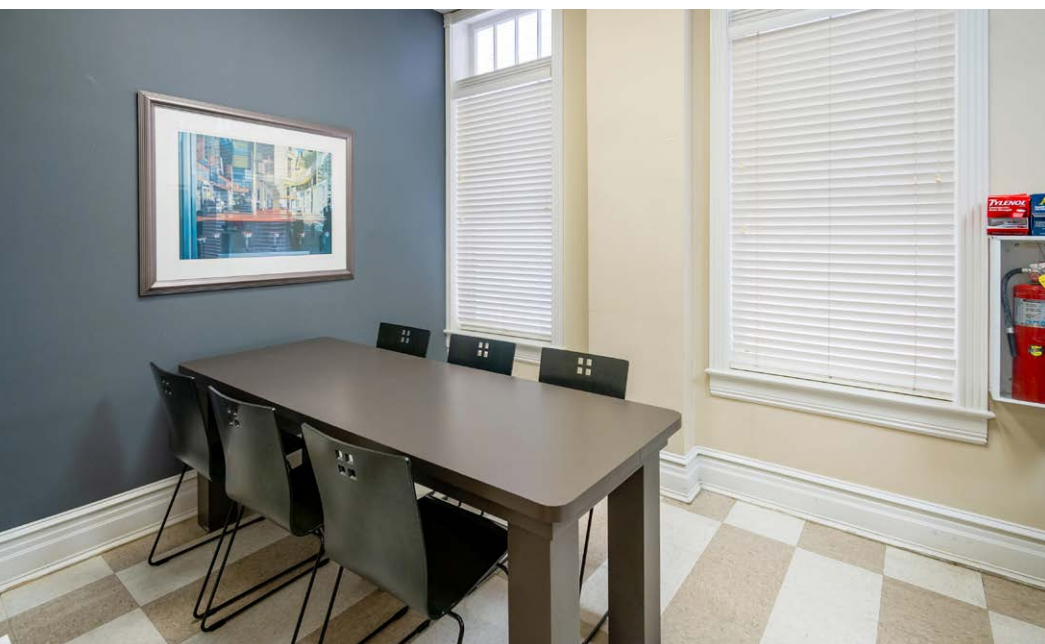
BUILDING EXTERIOR



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



CAPE CORAL

Caloosahatchee River

EDISON BRIDGE

CLEVELAND AVE.

41

Caloosahatchee Sound

LUMINARY HOTEL & CO.

Ford's Garage

CABOS CANTINA

EDWARDS DRIVE

ARCADÉ THEATRE

SIDNEY & PERNE DAVIS ART CENTER

GOOD GROUND COFFEE

THE EDISON THEATRE

KAVA CULTURE KAVA BAR

CARBON PRESS

DENISON PARKING

JACKSON STREET

SECOND STREET

HENDRY STREET

LEE STREET

BROADWAY

CITY OF FORT MYERS CITY HALL

fort MYERS

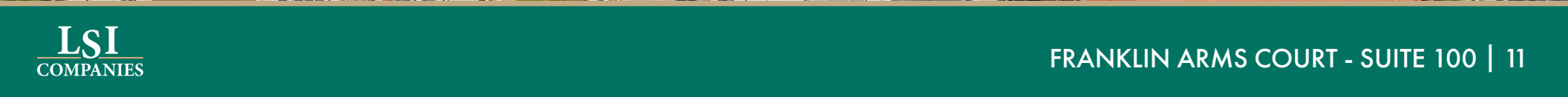
LEE COUNTY VISITOR & CONVENTION BUREAU

10 TWENTY FIVE

DOWNTOWN HOUSE OF PIZZA

THE STANDARD

THE SUBJECT PROPERTY



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

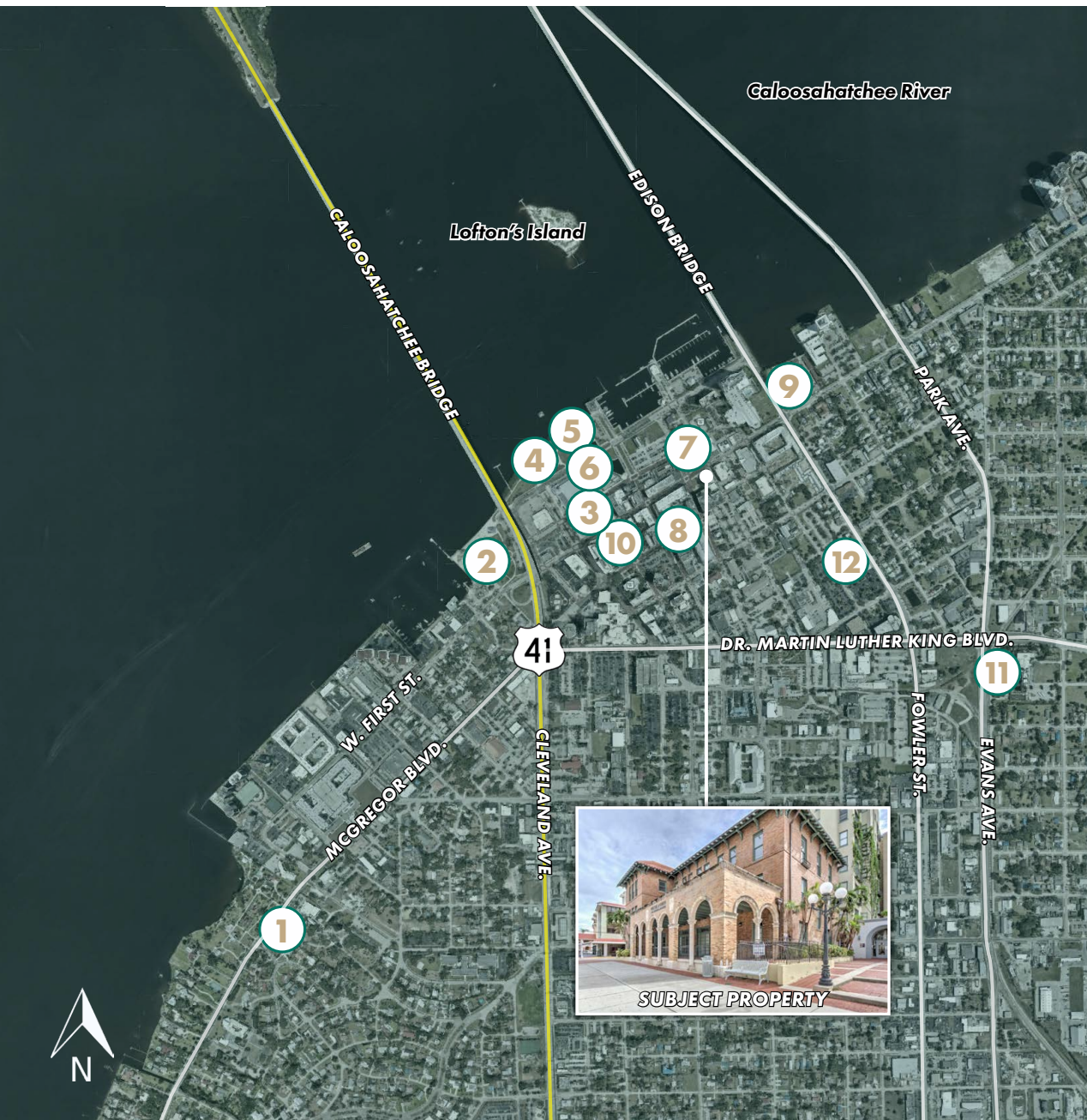
Downtown Fort Myers lights up ARTistically the first Friday of every month where the streets are lined with local and regional artists selling and displaying their master piece.

Music Walk

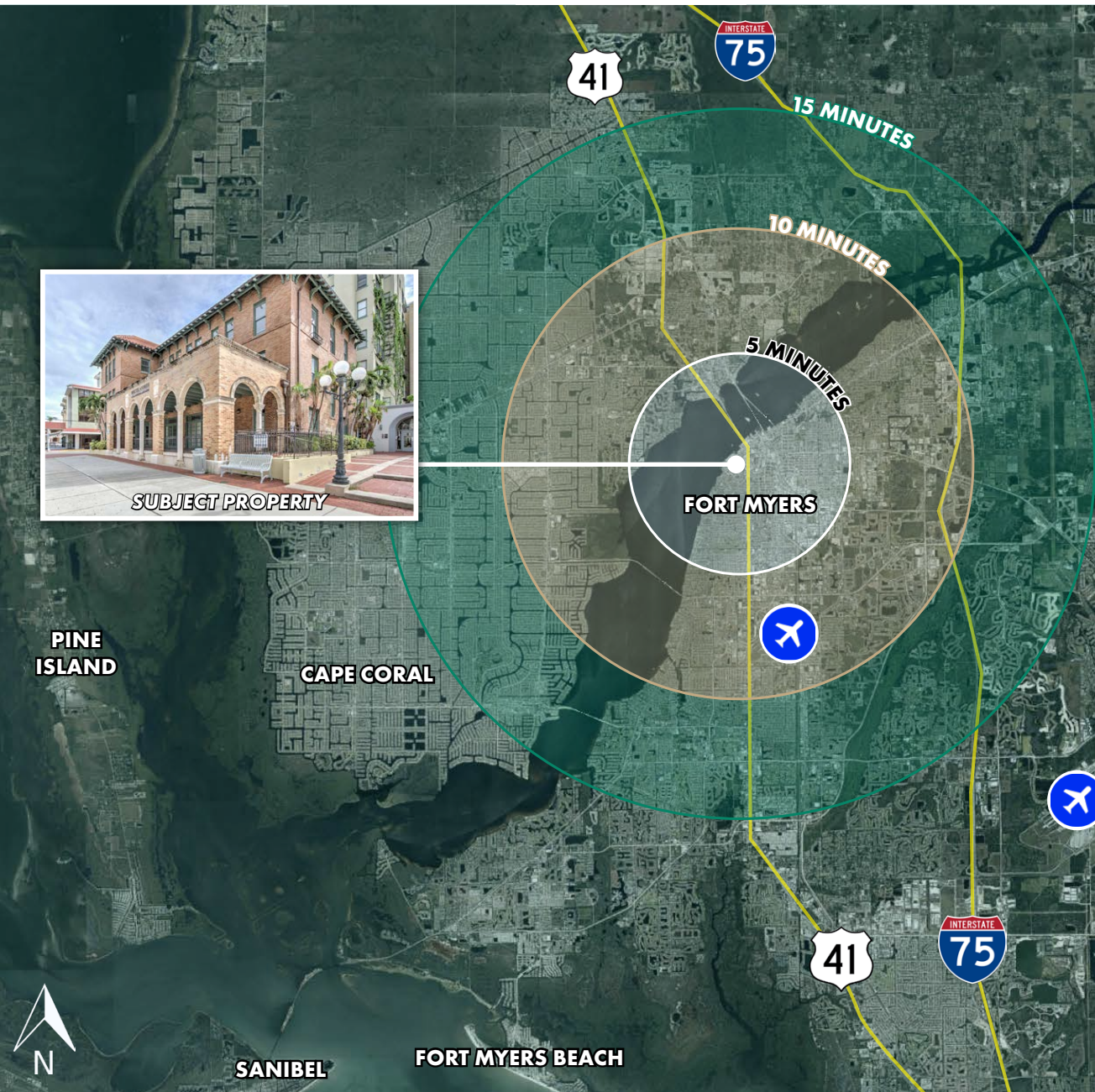
The River District comes alive on the third Friday of the month as local and regional musicians line the streets. From jazz and blues to rock & roll, many genres can be heard and vary each month. Free to the public.

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



LOCATION HIGHLIGHTS

- 1± minute walk to Sydney Berne Davis Art Center
- 4± minute walk to The Luminary Hotel
- 6± minute walk to Lee County Court House
- 7± minute walk to Caloosa Sound Convention Center
- 0.3± miles to US-41
- 0.8± miles to City of Palms Park
- 4.1± miles to I-75



LSI COMPANIES

www.lsicompanies.com

LIMITATIONS AND DISCLAIMERS

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