



LSI
COMPANIES

OFFERING MEMORANDUM
1860 BOY SCOUT DRIVE
OFFICE/FLEX SPACE FOR SALE OR 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 205-1,920± Sq. Ft.

Zoning: CI (Commercial Intensive)

Year Built: 1984 (Renovated 2025)

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

LIST PRICE:
\$1,458,500
\$250 PSF

FOR LEASE:
\$18.00 PSF NNN

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Drew Davis
Research Associate



DIRECT ALL OFFERS TO:

Drew Davis
ddavis@lsicompanies.com
o: (239) 489-4066 m: (239) 249-9961

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.

EXECUTIVE SUMMARY

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. With unique designs and spacious interiors, along with excellent connectivity, this property is ideal for an end user to secure a location within a growing and highly sought-after corridor.

- Built in 1984
- Customizable division available
- New flooring in 2025
- Roof/re-roof & new paint in 2024
- Features monument/facade signage
- (6) Total points of egress
- (50) Parking spaces



UNIT 203

UNIT HIGHLIGHTS

- **1,957± Sq. Ft**
- **(4) Private Offices**
- **Contract Office**
- **Administrative Work Space**
- **Open Work Space**
- **Lounge Area (Shared with Unit 204)**
- **(2) Storage Rooms**
- **Additional Mezzanine for Storage**
- **Restroom**



UNIT 204

UNIT HIGHLIGHTS

- **1,957± Sq. Ft**
- **(5) Private Offices**
- **Reception Area**
- **Open Work Space**
- **I.T. Room**
- **Lounge Area (Shared with Unit 203)**
- **Restroom**



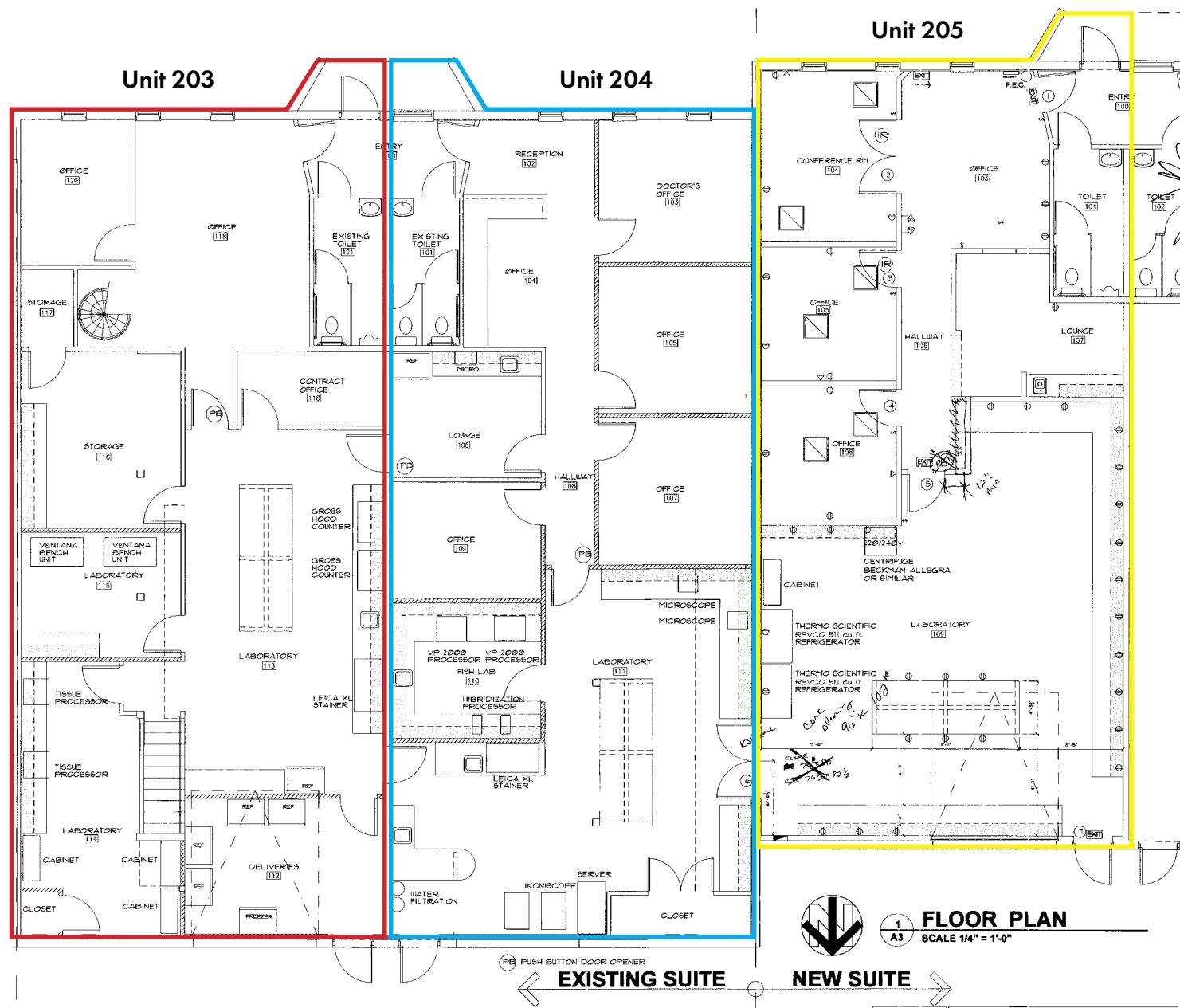
UNIT 205

UNIT HIGHLIGHTS

- **1,920± Sq. Ft**
- **(2) Private Offices**
- **Administrative Work Space**
- **Open Work Space**
- **Conference Room**
- **Lounge Area**
- **Restroom**



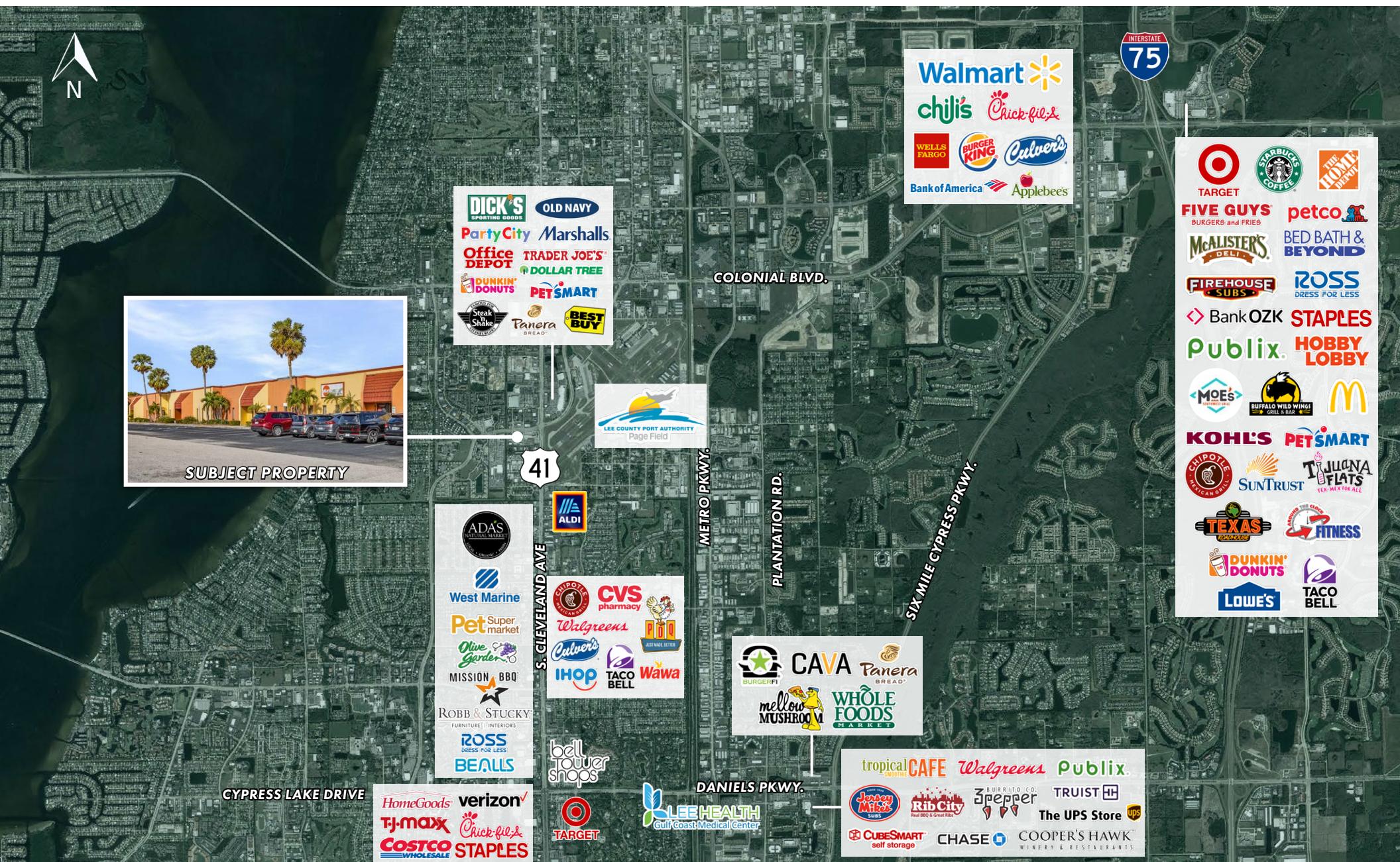
FLOOR PLAN



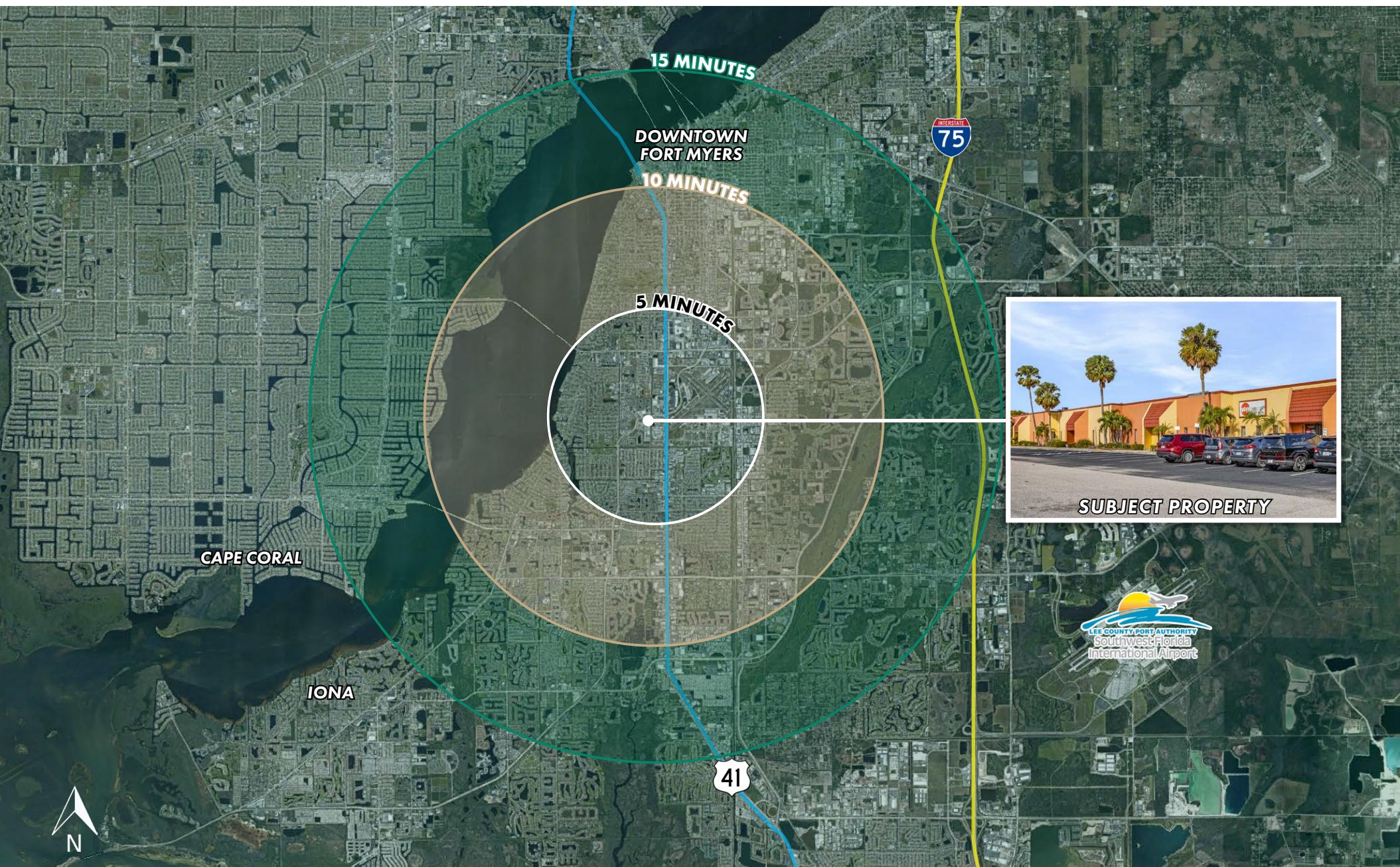
APPROVED USES



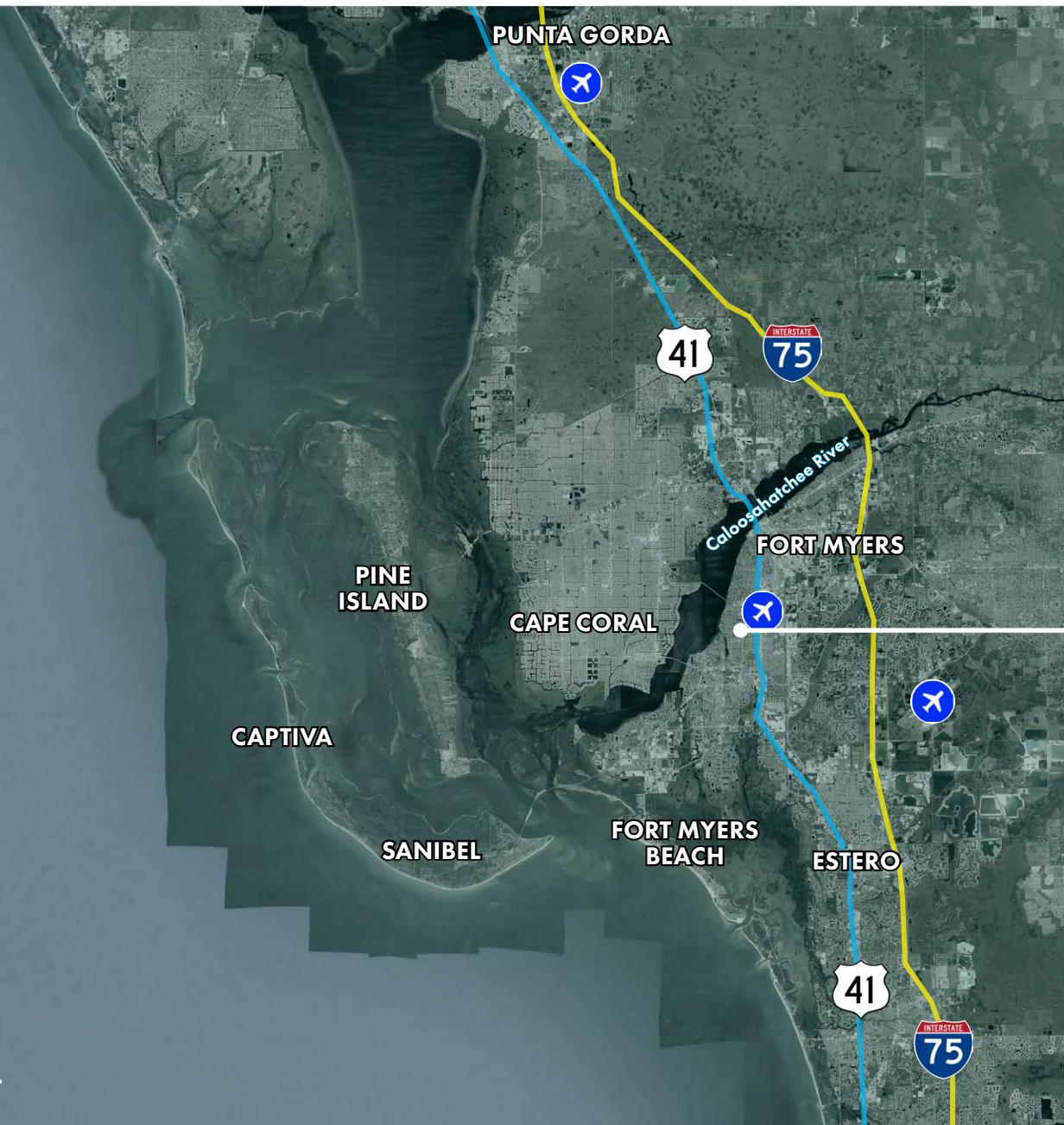
RETAIL MAP



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- $5.9\pm$ Miles to Florida Gulf Coast University
- $2.2\pm$ Miles to US-41
- $6.2\pm$ Miles to SWFL International Airport (RSW)
- $9.0\pm$ Miles to Page Field Private Airport (FMY)
- $3.0\pm$ Miles to I-75
- $2.7\pm$ Miles to Gulf Coast Town Center
- $12\pm$ Miles to Downtown Fort Myers
- $14.1\pm$ Miles to Fort Myers Beach



SUBJECT PROPERTY



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.