



LSI
COMPANIES

4300 FORD STREET, UNIT 109

OFFICE/FLEX SPACE FOR LEASE

4300 FORD STREET, UNIT 109, FORT MYERS, FL 33916

LSI Companies is pleased to present 4300 Ford St, Unit 109 in Fort Myers, FL. Situated between Metro Parkway and Colonial Boulevard, this unit offer an exceptional opportunity to occupy a Flex/Office space in the Ironwood Business Park. With a unique design and a spacious interior, along with convenient accessibility, this unit is ideal for a professional user to thrive in a growing and highly sought-after corridor.

PROPERTY HIGHLIGHTS

- 1,438± Sq. Ft. office/flex space
- Zoned Commercial Intensive (CI)
 - City of Fort Myers
- Unit under air
- Roof replacement & exterior painting in 2024
- Within the ironwood business center
- Features monument & facade signage
 - Subject to availability
- 98 shared parking spaces

LEASE RATE

- \$22.00 PSF NNN
- \$3,486.19± Monthly Total



FOR MORE INFORMATION, CONTACT:

Alexis North, CCIM - anorth@lsicompanies.com | Drew Davis - ddavis@lsicompanies.com
(239) 489-4066

LSI COMPANIES, INC. | 8000 SUMMERLIN LAKES DR., STE 200, FORT MYERS, FL 33916
FULL-SERVICE REAL ESTATE BROKERAGE • MARKET RESEARCH • LAND SERVICES • APPRAISALS



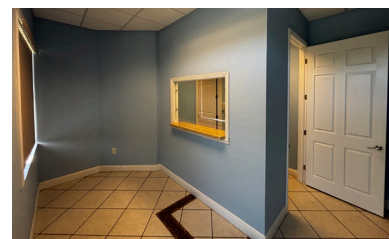
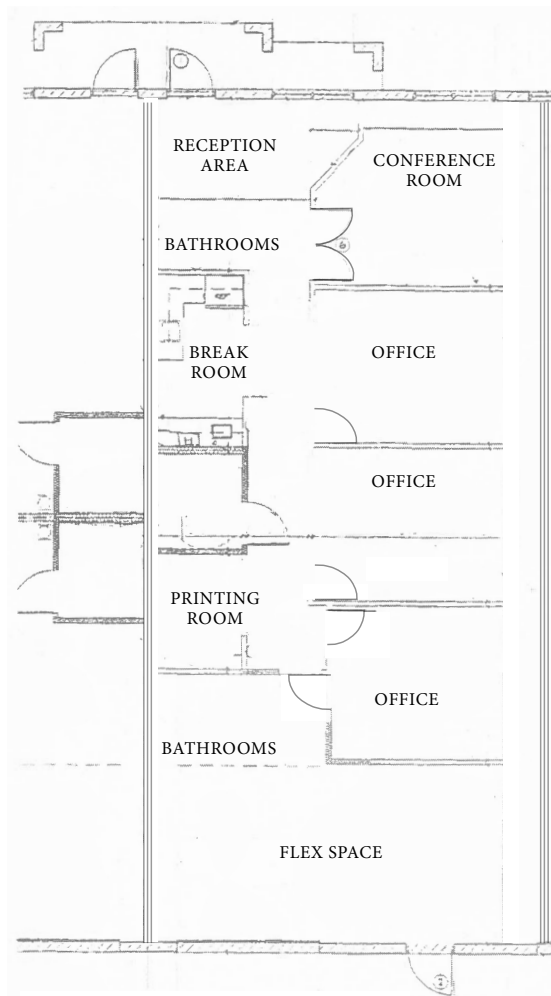
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UNIT HIGHLIGHTS

- 1,438± Sq. Ft.
- (3) Private Offices
- Conference Room
- Reception Area
- Supply Room
- Kitchenette
- Bathroom
- 10' w x 9' h Manual Overhead Door
- Clear Height: 16'



DIMENSIONS BREAKDOWN

Reception	82.51± Sq. Ft.
Office 1	168.61± Sq. Ft.
Office 2	136.92± Sq. Ft.
Office 3	136.92± Sq. Ft.
Storage	463.78± Sq. Ft.

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APPROVED USES

- Call Center
- Day Care
- Health Club
- Light Manufacturing
- Medical Laboratory
- Professional Office
- Personal Care Services
- Research Laboratory
- Warehouse

**Please inquire for a full list of approved uses*

LEASE RATE	PER SQ. FT.	PER MONTH
Base Rate	\$22.00	\$2,636.33
CAM	\$6.38	\$764.83
Subtotal	\$28.38	\$3,401.16
Sales Tax	2.5%	\$85.03
Total	\$28.54	\$3,486.19



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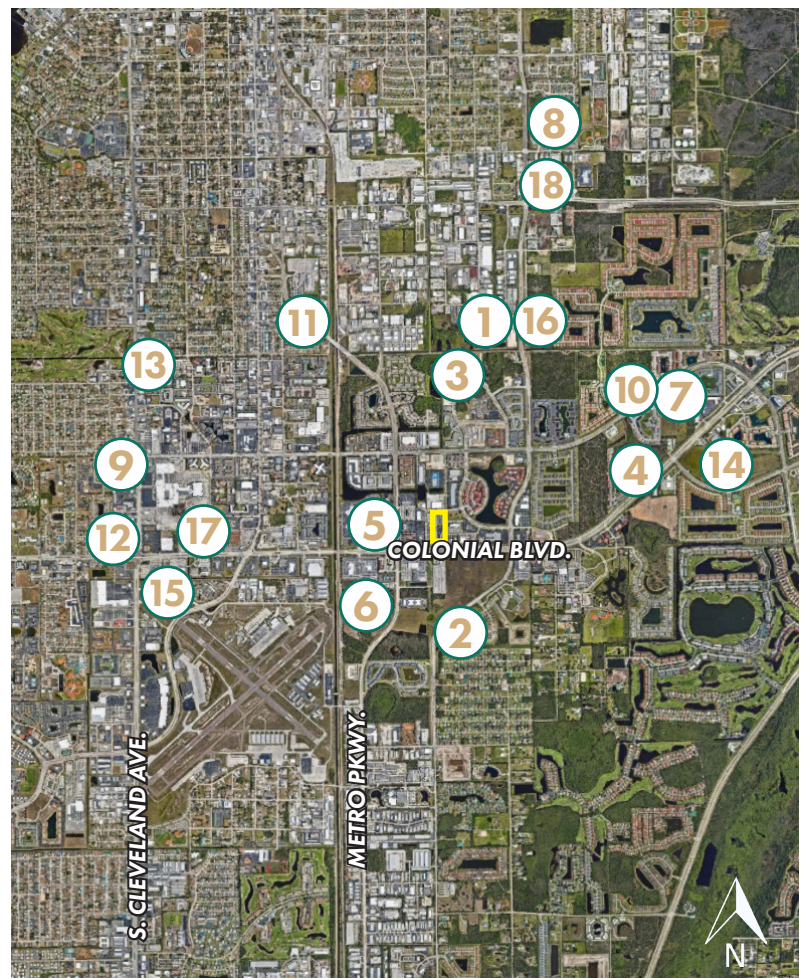


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	DEVELOPMENT	UNIT/SQ. FT.
1	The Monarch MF	320 Units
2	Bonavie Cove Villas	238 Units
3	Argos by Soltura MF	139 Units
4	Cubsmart Self Storage	156,000 Sq. Ft.
5	Metro Medical Office	56,000 Sq. Ft.
6	Metro Self Storage	40,000 Sq. Ft.
7	V2 Apartments	428 Units
8	Leo at Edison Place MF	370 Units
9	1875 Commercial Dr MF	319 Units
10	Montego Square Apartments	280 Units
11	Ekos on Evans MF	144 Units
12	Woodspring Suites Hotel	122 Units
13	Southward Village MF	92 Units
14	Lee Memorial Hospital	416,350 Sq. Ft.
15	Home Depot	136,000 Sq. Ft.
16	Cornerstone Builders Office/Warehouse	101,000 Sq. Ft.
17	Store Space Self Storage	40,000 Sq. Ft.
18	Man Caves	32,506 Sq. Ft.



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LOCATION HIGHLIGHTS

- 0.2± miles to Colonial Boulevard
- 0.5± miles to Metro Parkway
- 2.5± miles to US-41
- 4± miles to I-75
- 10± miles to SWFL Intl. Airport (RSW)

SUBJECT PROPERTY

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