

HENDERSON FRANKLIN BUILDING 5TH FLOOR

CLASS A OFFICE SPACE FOR LEASE - DOWNTOWN FORT MYERS, FL

LSI
COMPANIES



LSI
COMPANIES

OFFERING MEMORANDUM | EXCLUSIVELY LISTED BY LSI COMPANIES, INC.

LEASE SUMMARY

Property Address: 1715 Monroe Street
Fort Myers, FL, 33901

County: Lee

Property Size: Building - 51,307± Sq. Ft.
Leasable Space - 7,357± Sq. Ft.

Zoning: U-CTR

STRAP Number (s): 13-44-24-P4-02000.0030

Tenant Improvement
Allowance (TIA): TIA Package available

LEASE RATE
\$30 PSF
FULL SERVICE GROSS

LSI COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Eric Edwards, CCIM
Senior Broker



OFFERING PROCESS

Offers should be sent via Letter of Intent to include, but not limited to, lease rate and basic terms.

Eric Edwards, CCIM - eedwards@lsicompanies.com
(239) 427-3400 | (239) 877-3958

LSICOMPANIES.COM

LSI Companies is pleased to present this Class A turn-key professional office space with 7,357± of net rentable sq. ft. available for lease.

Located in the heart of Downtown Fort Myers, premier top floor office, featuring an abundance of windows with panoramic views of the Caloosahatchee River and Downtown.

FULL SERVICE CLASS A OFFICE SPACE FOR LEASE IN THE HEART OF DOWNTOWN FORT MYERS

LEASE HIGHLIGHTS

- *Full-service lease with janitorial and most utilities.*
- *17 total private offices averaging about 200 sq. ft. per office, 1 kitchen area, and 2 bathrooms located in the suite. There is a large open area for workstations totaling about 3,000 sq. ft.*
- *Additional parking is available at the Main Street and City of Palms garages.*
- *Large perimeter offices with an abundance of windows offering natural light and excellent views of Downtown.*
- *Spacious floor plan allowing for large workstations to accommodate more usable space.*
- *Well-appointed lobby entrance.*
- *Walking distance to Starbucks, Centennial Park, The Luminary Hotel, and Caloosa Sound Convention Center, Federal and County courthouses, with many other dining options within a 5-minute stroll!*



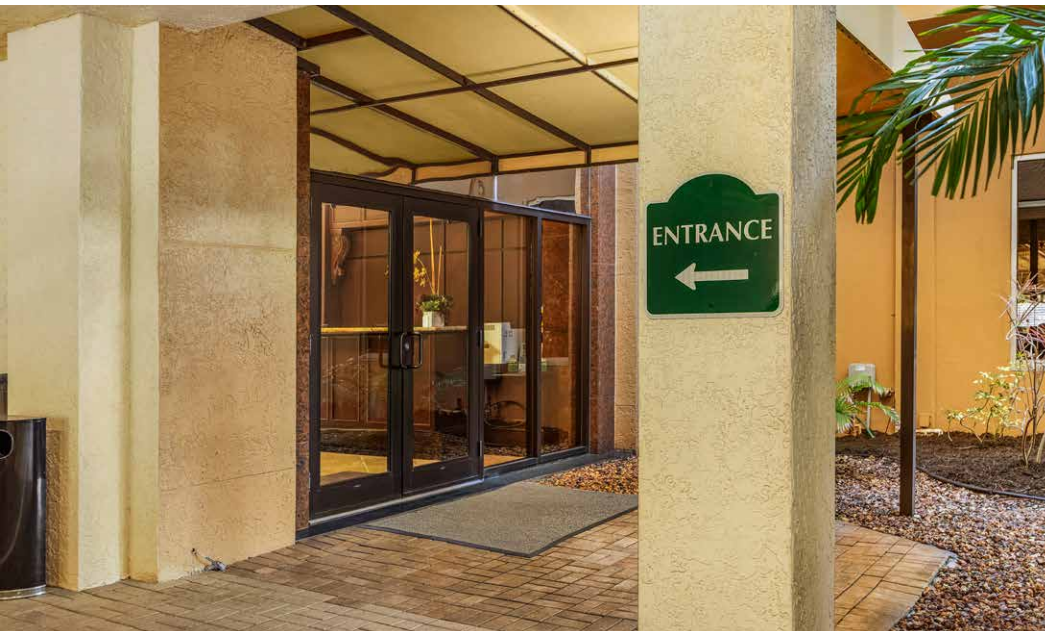
PROPERTY AERIAL



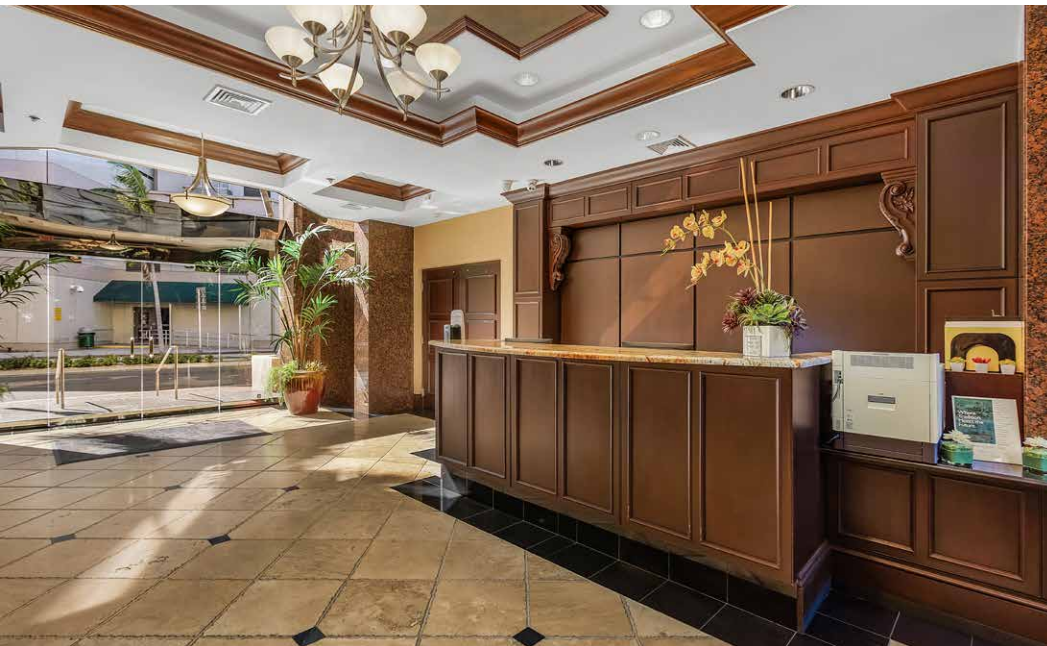
PROPERTY AERIAL



BUILDING EXTERIOR



BUILDING INTERIOR

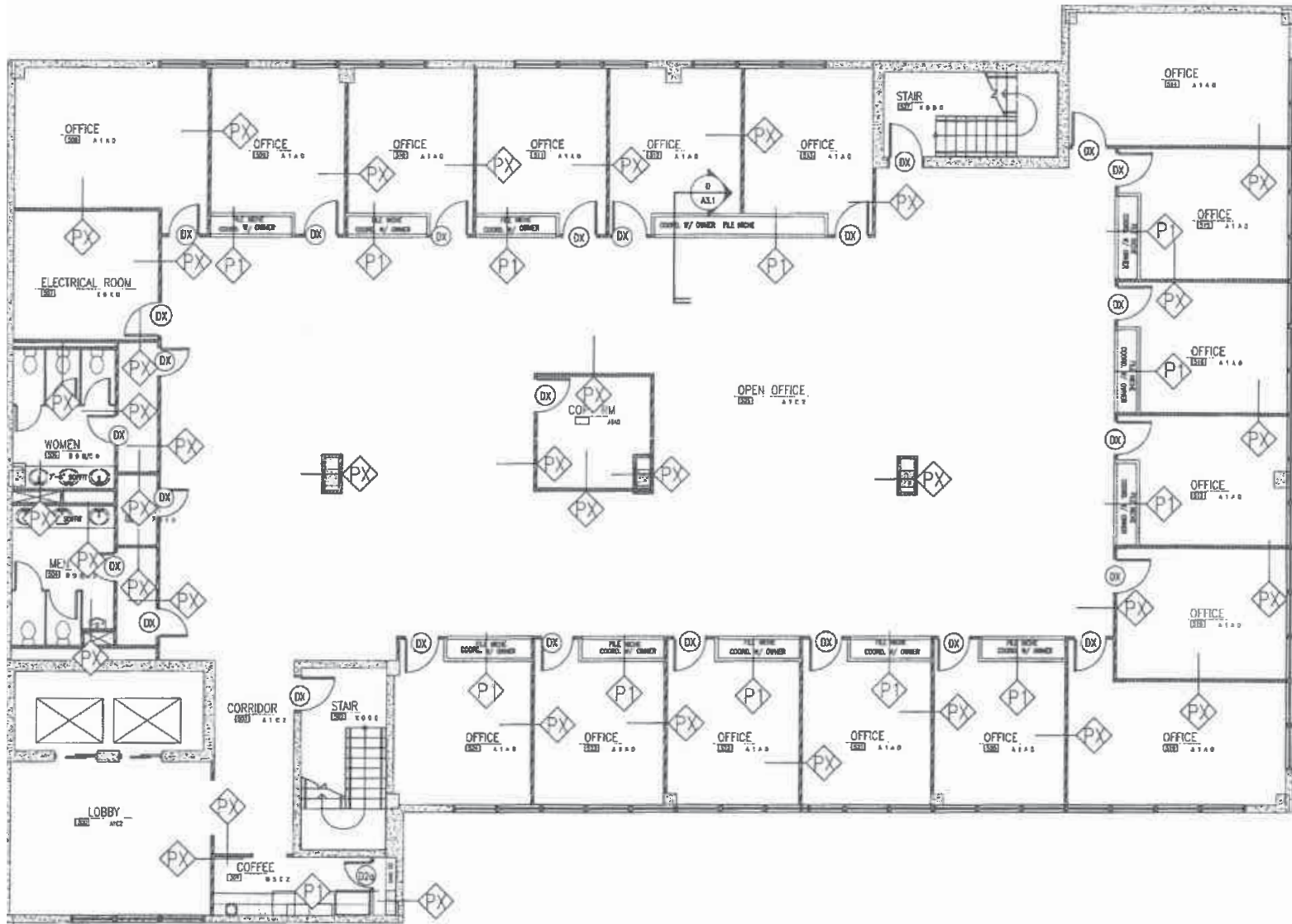


BUILDING INTERIOR

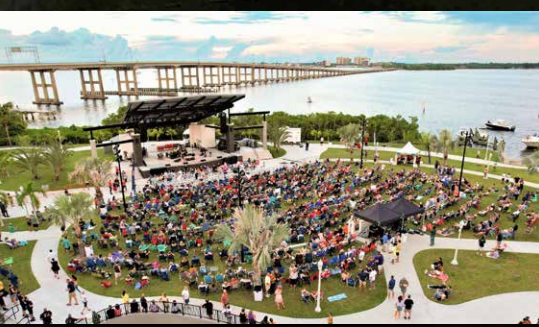


FLOOR PLAN

5TH FLOOR LAYOUT



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. Centennial Park
2. Bruno’s Brooklyn Bites Food Truck Park
3. Edison Ford Winter Estates
4. Caloosa Sound Amphitheater
5. J.C Cruises
6. Sidney & Berne Art Center
7. Edison Theater
8. The Burroughs & Gardens
9. The Butterfly Estates
10. IMAG History & Science Center

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 Ft. Myers for a juried fine art festival in addition to youth art competition, stage performances, food trucks, & more.

RETAIL MAP

Logos for the following brands: Firestone, LUMINARY HOTEL & CO., Ford's GARAGE, Starbucks, CABOS CANTINA TACO & TEQUILA BAR, PINCHERS, BURRITO CO., Capone's COAL FIRED PIZZA, The STANDARD Restaurant, and The Veranda.



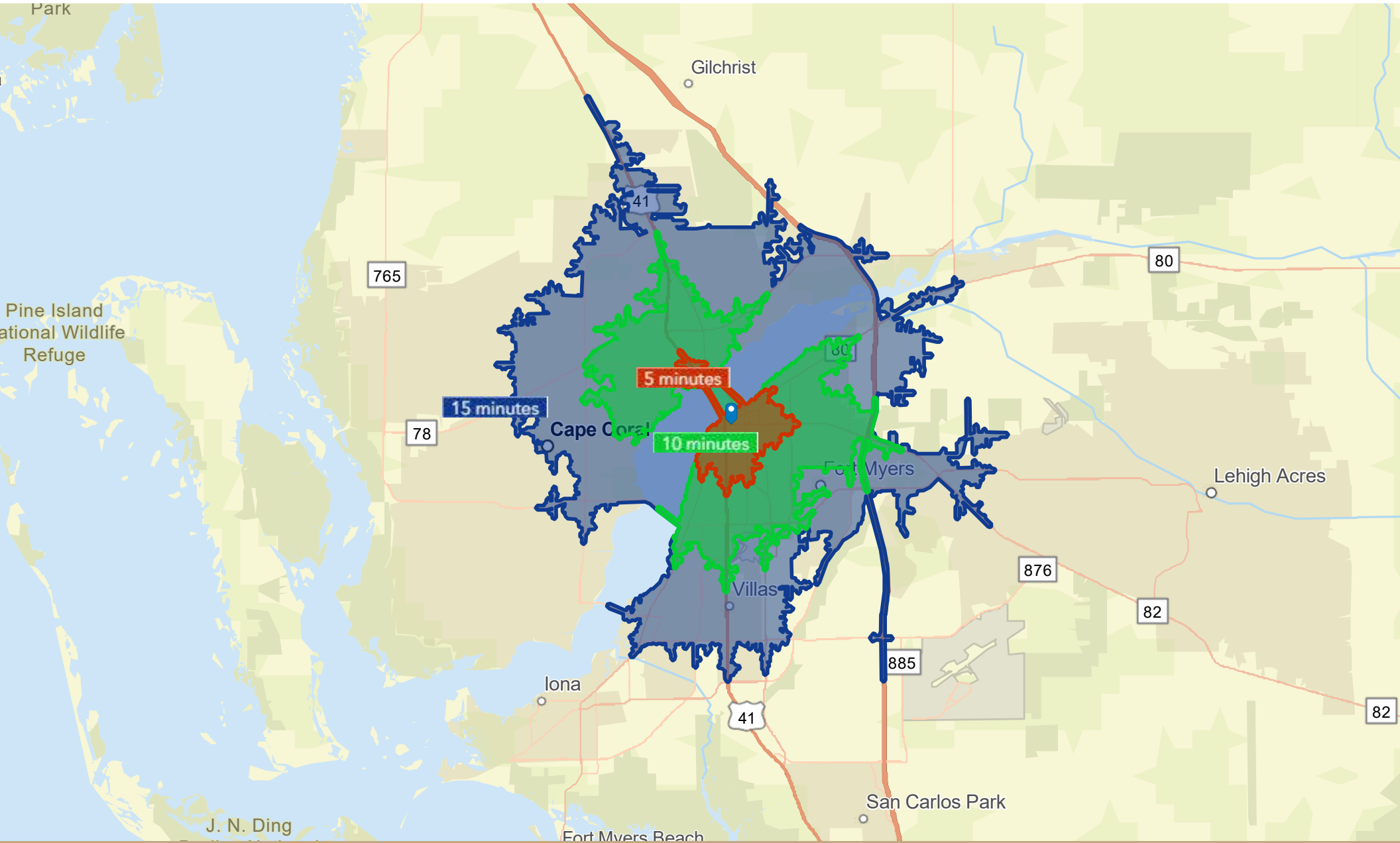
DR. MARTIN LUTHER KING JR. BLVD.

MCGREGOR BLVD

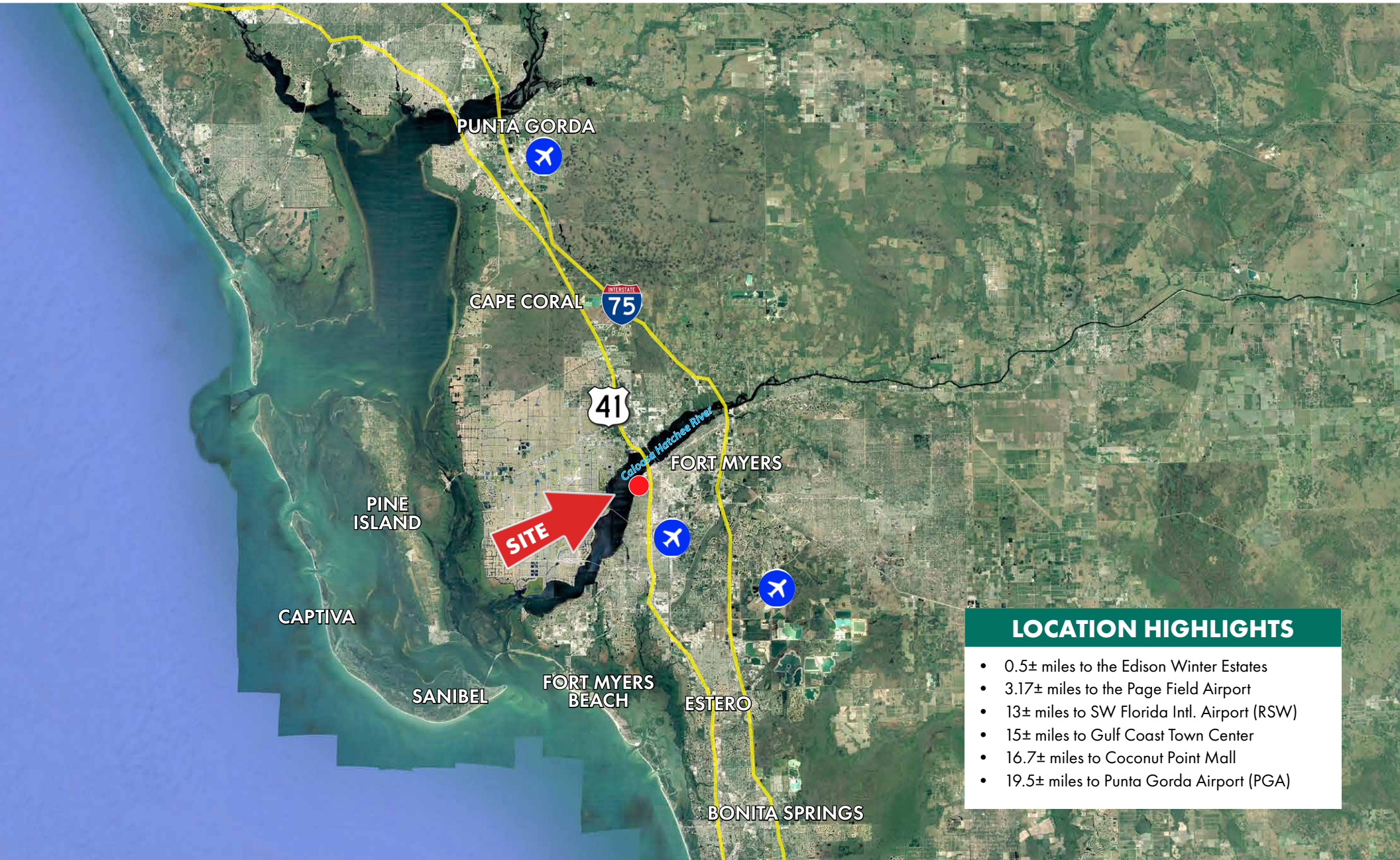
Logos for the following brands: Publix, WELLS FARGO, Edison & Ford WINTER ESTATES Homes • Gardens • Laboratory • Museum, LEE HEALTH, Race Trac, CVS pharmacy, and United States Post Office.



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.5± miles to the Edison Winter Estates
- 3.17± miles to the Page Field Airport
- 13± miles to SW Florida Intl. Airport (RSW)
- 15± miles to Gulf Coast Town Center
- 16.7± miles to Coconut Point Mall
- 19.5± miles to Punta Gorda Airport (PGA)



LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller 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 Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller 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. Buyer 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 Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.

WWW.LSICOMPANIES.COM