



LSI
COMPANIES

OFFERING MEMORANDUM
3614 COLONIAL COURT
3,148± SQ. FT. CLASS A SINGLE-TENANT OFFICE IN FORT MYERS FOR LEASE

PROPERTY SUMMARY

Property Address: 3614 Colonial Court
Fort Myers, FL 33913

County: Lee

Property Type: Commercial

Property Size: 1.47± Acres

Building Size: 3,148± Sq. Ft.

Zoning: CG (General Commercial)

Utilities: City of Fort Myers Utilities

LEASE RATE:
\$28.00 PSF NNN

LSI
COMPANIES



LSICOMPANIES.COM

SALES EXECUTIVE



Mike Trivett
Sales Associate



DIRECT ALL OFFERS TO:

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OFFERING PROCESS

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

EXECUTIVE SUMMARY



A great opportunity to lease a single-tenant prime office building located in a high-traffic and rapidly developing area of Fort Myers, near the I-75 and Colonial Boulevard interchange

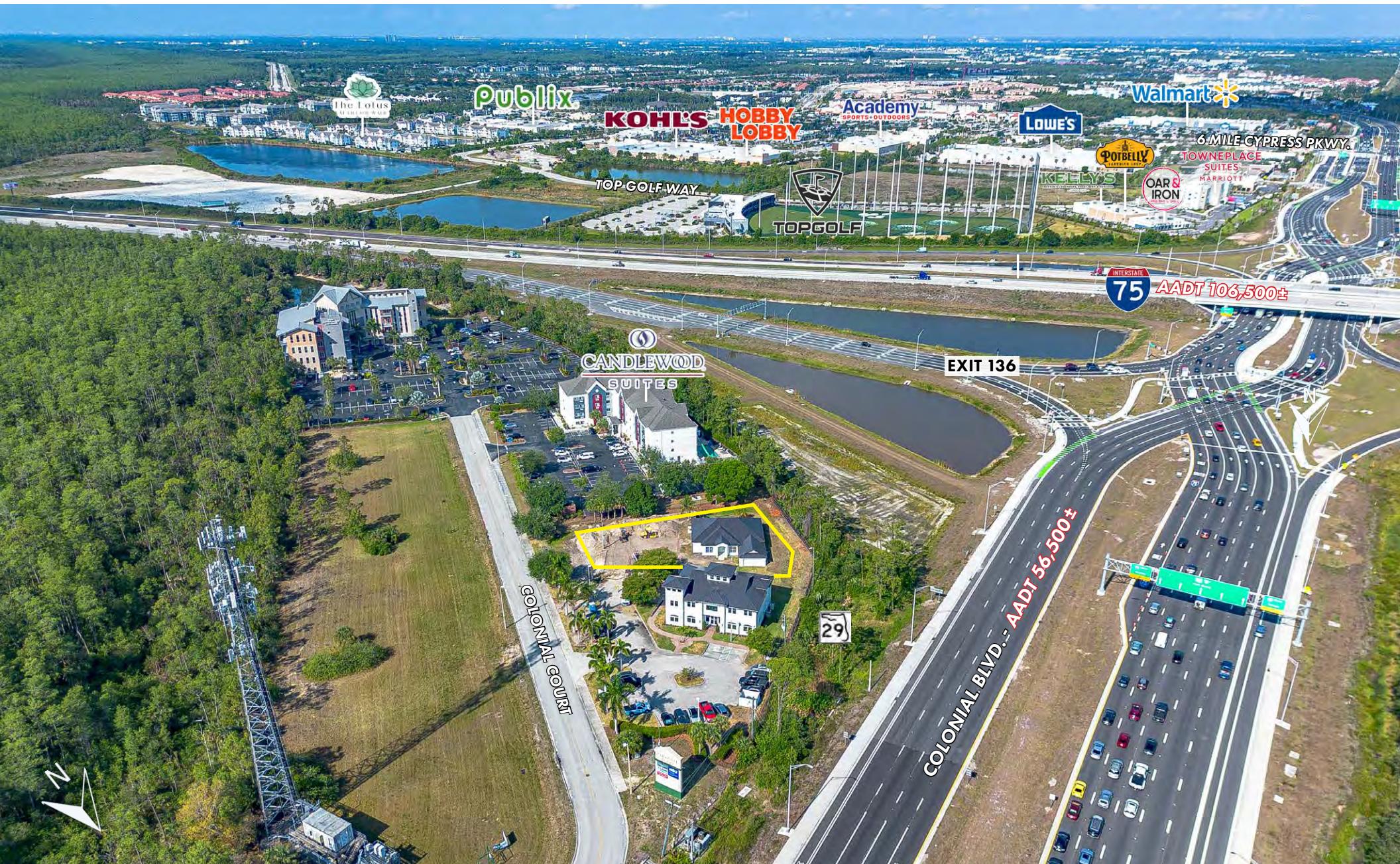
This one-story $3,148 \pm$ Sq. Ft. office building is in shell condition, allowing for customization based on specific operational requirements. The layout is adaptable for various uses, including a professional headquarters, medical office, or service center.

Recent improvements by the landlord include a new roof, HVAC system, and parking lot, all completed in 2025.

PROPERTY EXTERIOR



PROPERTY AERIAL



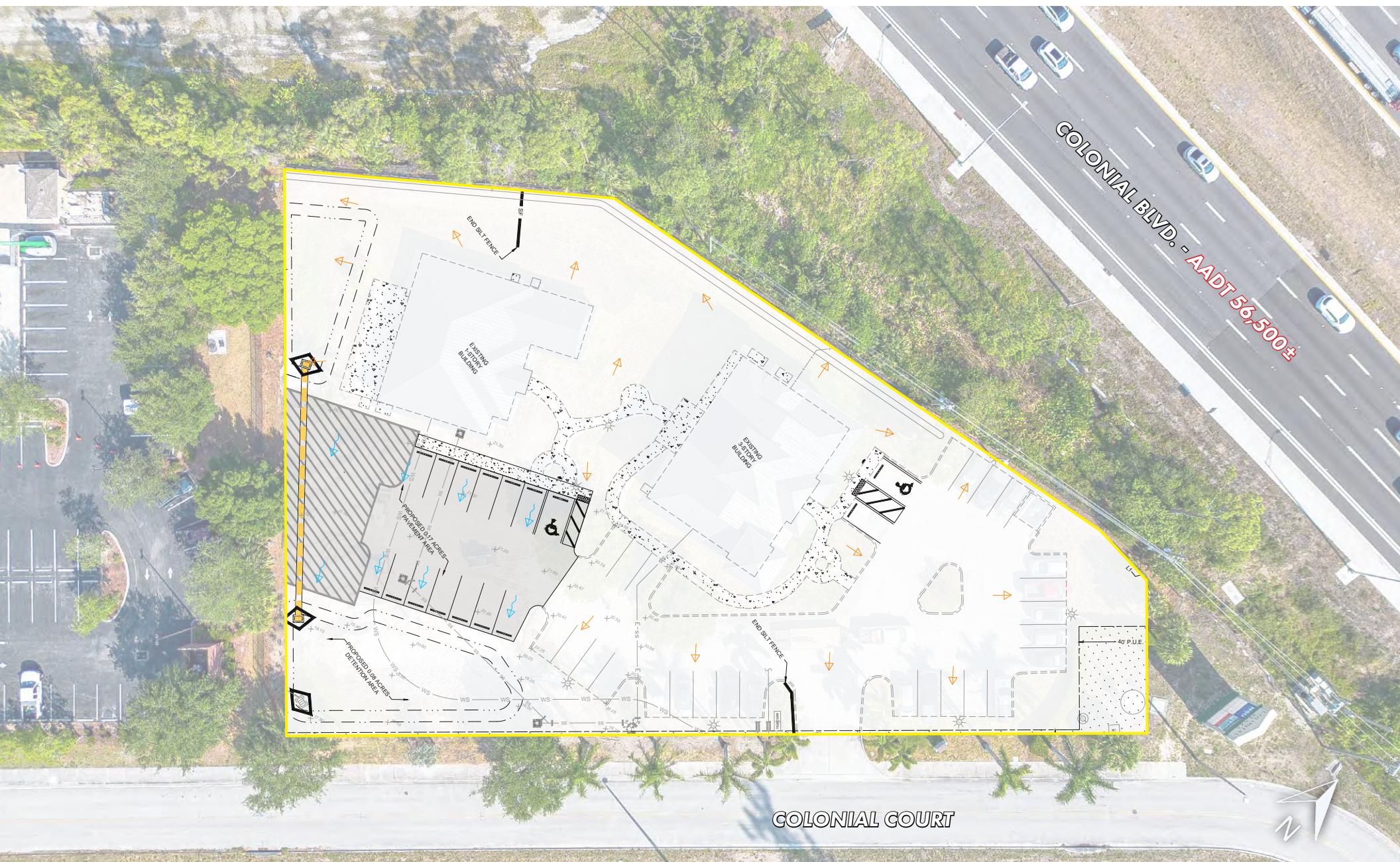
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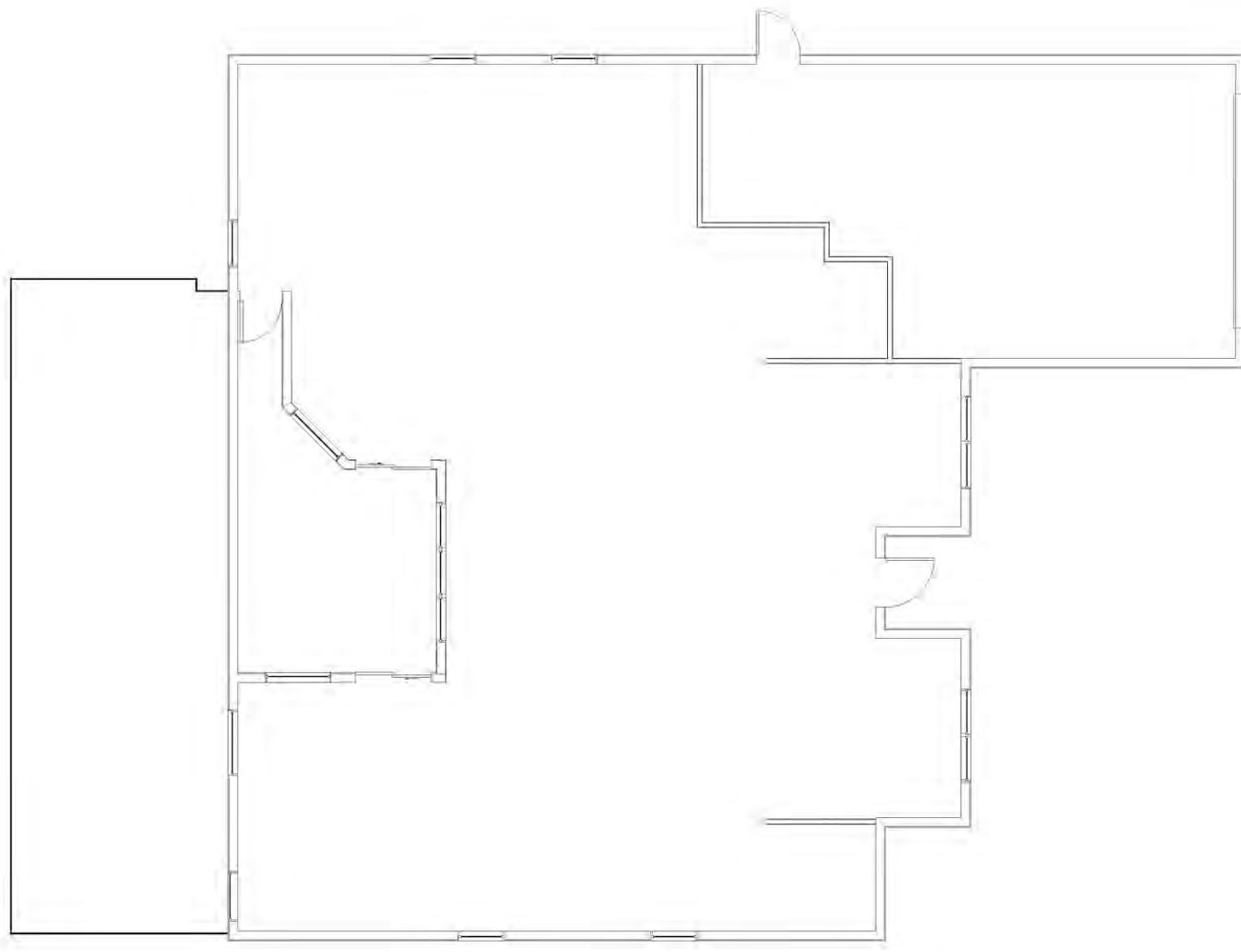
PROPERTY AERIAL



SITE PLAN



REMODEL FLOOR PLAN

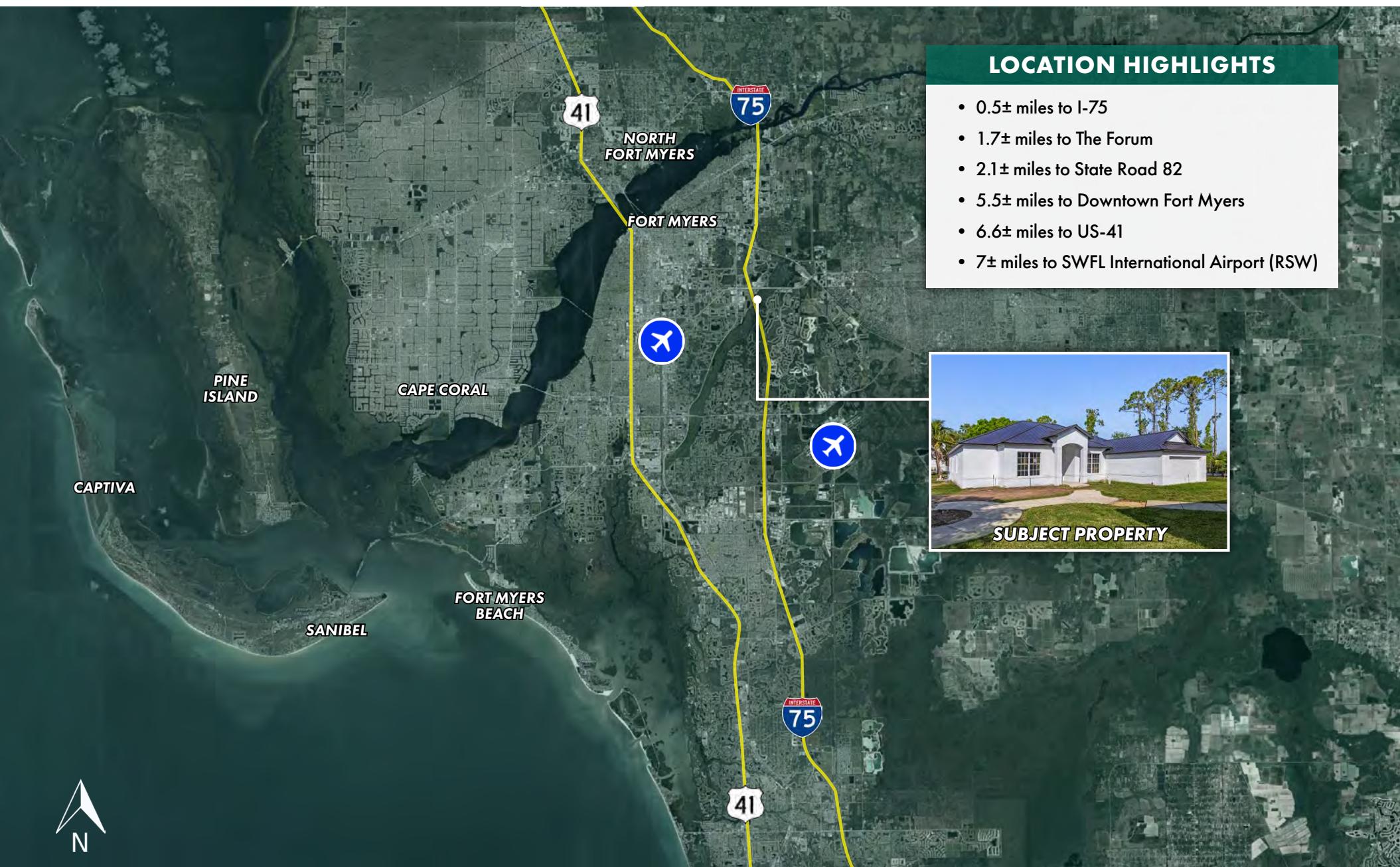


1 Remodeled Floor Plan
1/4" = 1'-0"

RETAIL MAP



LOCATION MAP





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.