



LSI
COMPANIES

OFFERING MEMORANDUM

1529/1531 HENDRY STREET

OFFICE BUILDING IN DOWNTOWN FORT MYERS FOR SALE

PROPERTY SUMMARY

Property Address: 1529/1531 Hendry Street
Fort Myers, FL 33901

County: Lee

Property Type: Office Building

Property Size: 0.11 Acres | 4,731± Sq. Ft.

Building Size: 3,699± Sq. Ft.

Zoning: U-CTR

Tax Information: \$13,627.23 (2024)

STRAP Number: 134424P4014000040

LIST PRICE:
\$1,250,000
\$337.93 PSF

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Land
Solutions

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COMMERCIAL

Development
Solutions

LSICOMPANIES.COM

SALES EXECUTIVES



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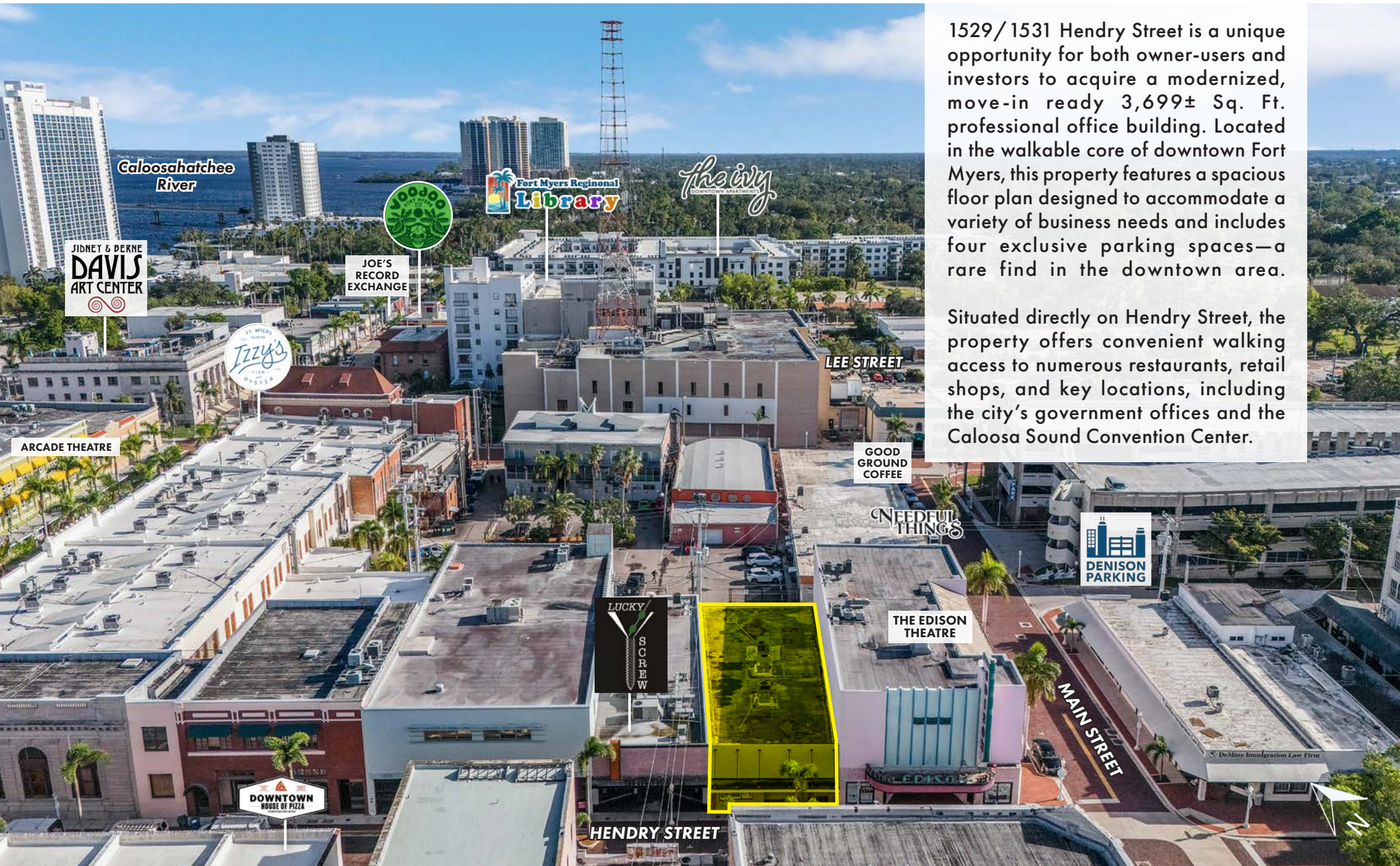
OFFERING PROCESS

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

1529/1531 Hendry Street is a unique opportunity for both owner-users and investors to acquire a modernized, move-in ready 3,699± Sq. Ft. professional office building. Located in the walkable core of downtown Fort Myers, this property features a spacious floor plan designed to accommodate a variety of business needs and includes four exclusive parking spaces—a rare find in the downtown area.

Situated directly on Hendry Street, the property offers convenient walking access to numerous restaurants, retail shops, and key locations, including the city's government offices and the Caloosa Sound Convention Center.



Caloosahatchee River

JIDNEY & PERNE
DAVIS
ART CENTER

JOE'S
RECORD
EXCHANGE

IZZY'S
PIZZA

ARCADE THEATRE

Fort Myers Regional
Library

theivy
DOWNTOWN APARTMENTS

LEE STREET

GOOD
GROUND
COFFEE

NEEDFUL
THINGS

DENISON
PARKING

THE EDISON
THEATRE

LUCKY
SCREW

DOWNTOWN
HOUSE OF PIZZA

HENDRY STREET

MAIN STREET

PROPERTY HIGHLIGHTS

- Updated in 2022 including a complete makeover of all bathrooms, kitchen/break area, conference room, flooring and lighting throughout, along with a brand new HVAC system
- HVAC replacements include three new package units on the roof
- One of the few core downtown Fort Myers buildings available for purchase
- Walking distance to an array of restaurants, retail shops, government buildings, and the Caloosa Sound Convention Center
- Spacious open layout, ideal for accommodating a variety of business uses to suit the next owner's needs
- Strategically located on Hendry Street, a high-traffic pedestrian area that offers excellent exposure and accessibility



BUILDING INTERIOR

RECEPTION AREA AND WORK STATIONS



BUILDING INTERIOR

NEWLY RENOVATED KITCHEN AND BATHROOMS



BUILDING INTERIOR

LARGE OFFICES AND CONFERENCE ROOMS



WALKABLE DOWNTOWN ATTRACTIONS



WALKABLE DOWNTOWN ATTRACTIONS



CAPE CORAL

Caloosahatchee River

EDISON BRIDGE

SIDNEY & BERNE
DAVIS
ART CENTER

JOE'S
RECORD
EXCHANGE

Fort Myers Regional
Library

The Ivy
DOWNTOWN APARTMENTS

EDWARDS DRIVE

JACKSON STREET

ARCADE THEATRE

IZZZY'S
FILM
THEATRE

GOOD
GROUND
COFFEE

LEE STREET

BAY STREET

IGBA
BAR
Est. 1996

THE
DOWNTOWN
HOUSE OF PIZZA

LUCKY
SCREW

THE EDISON
THEATRE

NEEDFUL
THINGS

DENISON
PARKING

CABOS
CANTINA
MEX & TROPICAL BAR

MAIN STREET

Space
39
Arc Bar & Marine Lounge

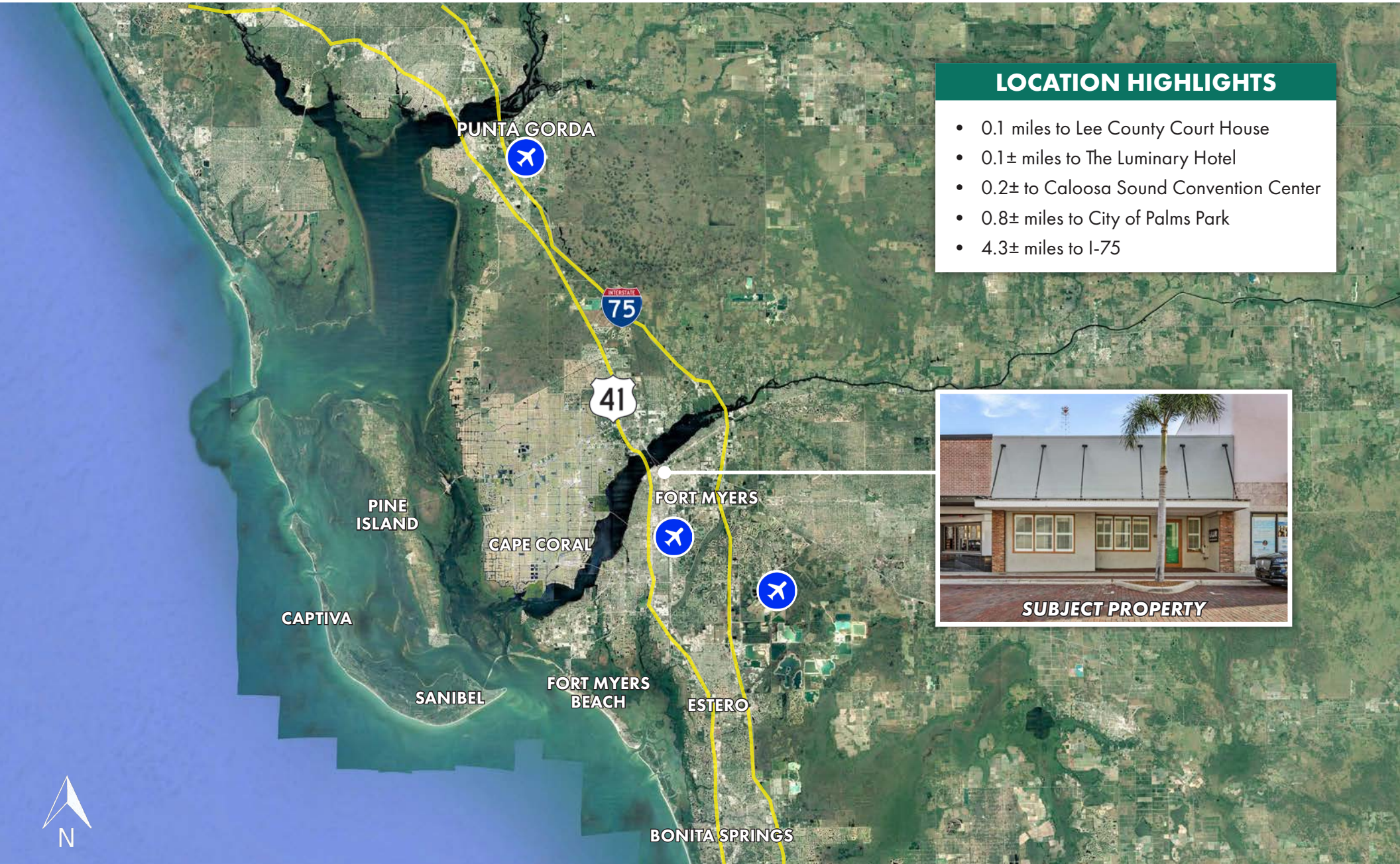
10 TWENTY FIVE
CRAFT BEER • WINE • EATERY



SUBJECT PROPERTY

HENDRY STREET

LOCATION MAP



LOCATION HIGHLIGHTS

- 0.1 miles to Lee County Court House
- 0.1± miles to The Luminary Hotel
- 0.2± to Caloosa Sound Convention Center
- 0.8± miles to City of Palms Park
- 4.3± miles to I-75





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