



LSI
COMPANIES

OFFERING MEMORANDUM

1615/1617 HENDRY STREET

OFFICE SPACE IN DOWNTOWN FORT MYERS FOR LEASE

PROPERTY SUMMARY

Property Address: 1615/1617 Hendry Street
Fort Myers, FL 33901

County: Lee

Property Type: Commercial Building

Building Size: 19,800± Sq. Ft.

Available for Lease: 150–6,940 Sq. Ft.

Zoning: U-CTR (Urban Center)

STRAP Number: 134424P4014000090

STARTING LEASE RATE:
\$20 PSF NNN
Full Floors Available w/TI Negotiable

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SALES EXECUTIVES



Alex Henderson
Sales Associate



Max Molloy
Sales Associate



Sawyer Gregory
Research & Sales Associate



DIRECT ALL OFFERS TO:

Alex Henderson - ahenderson@lsicompanies.com | (239) 940-2856

Max Molloy - mmolloy@lsicompanies.com | (239) 848-2050

Sawyer Gregory - sgregory@lsicompanies.com | (239) 246-1015

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

Located in the walkable core of Downtown Fort Myers, the Pythian Building is a historic landmark offering office space for lease. Available spaces range from 150± to 6,940± Sq. Ft.

Situated directly on Hendry Street, the property provides easy walking access to a variety of restaurants, retail shops, and key destinations, including the city's government offices and the Caloosa Sound Convention Center.

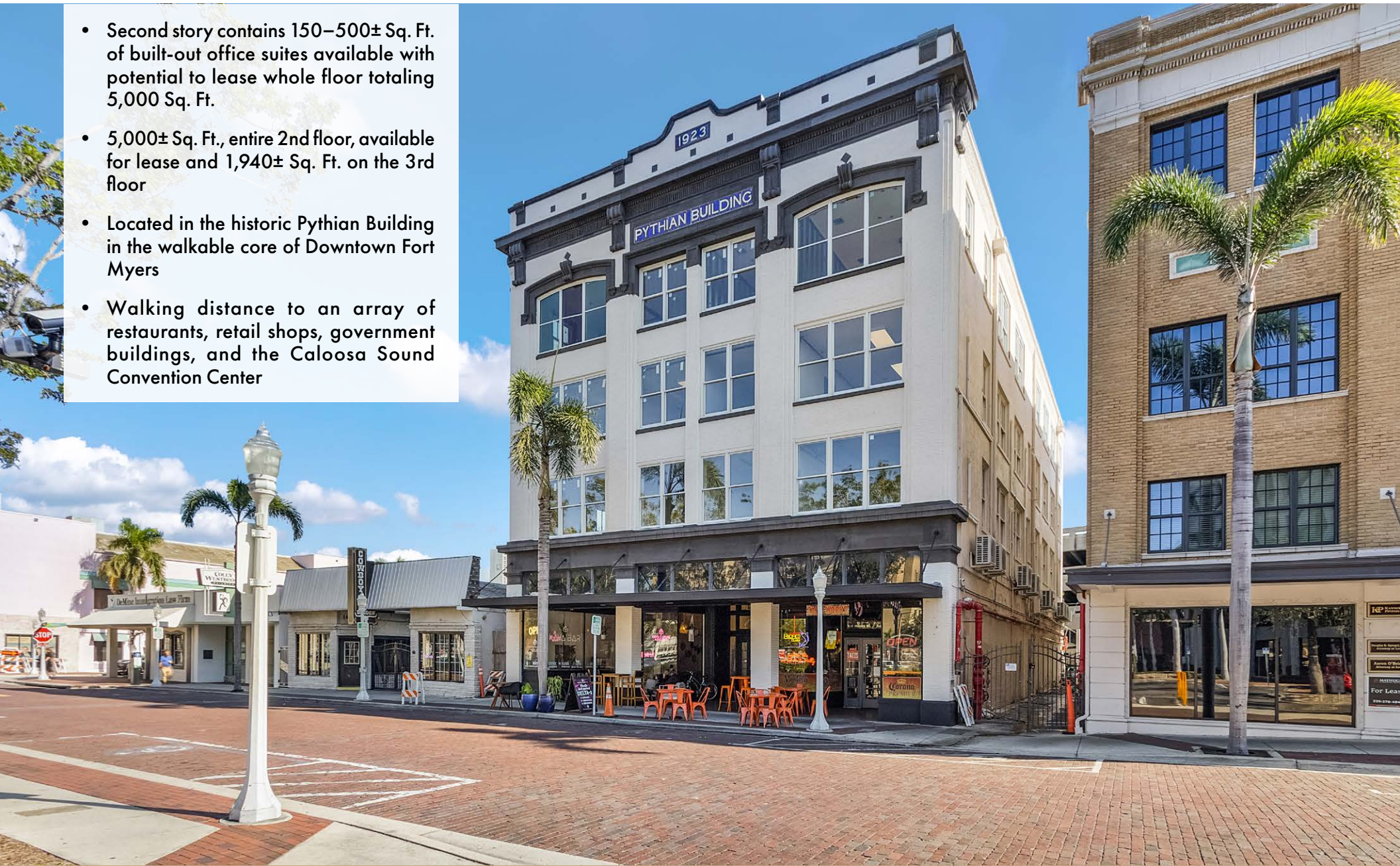
LEASING OPTIONS:

- **Second Floor:** Built-out individual suites available or potential to lease whole floor.
- **Third Floor:** Up to 1,940 Sq. Ft. available on 3rd floor, with buildout terms negotiable



PROPERTY HIGHLIGHTS

- Second story contains 150–500± Sq. Ft. of built-out office suites available with potential to lease whole floor totaling 5,000 Sq. Ft.
- 5,000± Sq. Ft., entire 2nd floor, available for lease and 1,940± Sq. Ft. on the 3rd floor
- Located in the historic Pythian Building in the walkable core of Downtown Fort Myers
- Walking distance to an array of restaurants, retail shops, government buildings, and the Caloosa Sound Convention Center



BUILDING EXTERIOR



BUILDING INTERIOR



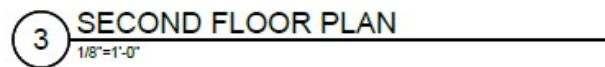
BUILDING INTERIOR



BUILDING INTERIOR



207-208: Connected units totaling 500± Sq. Ft.



UNIT #	SQ. FT.
200	260
201	410
202	150
203	150
204	255
205	230
206	255
207	250
208	250
209	250
210	300
211	300
213	250
214	250

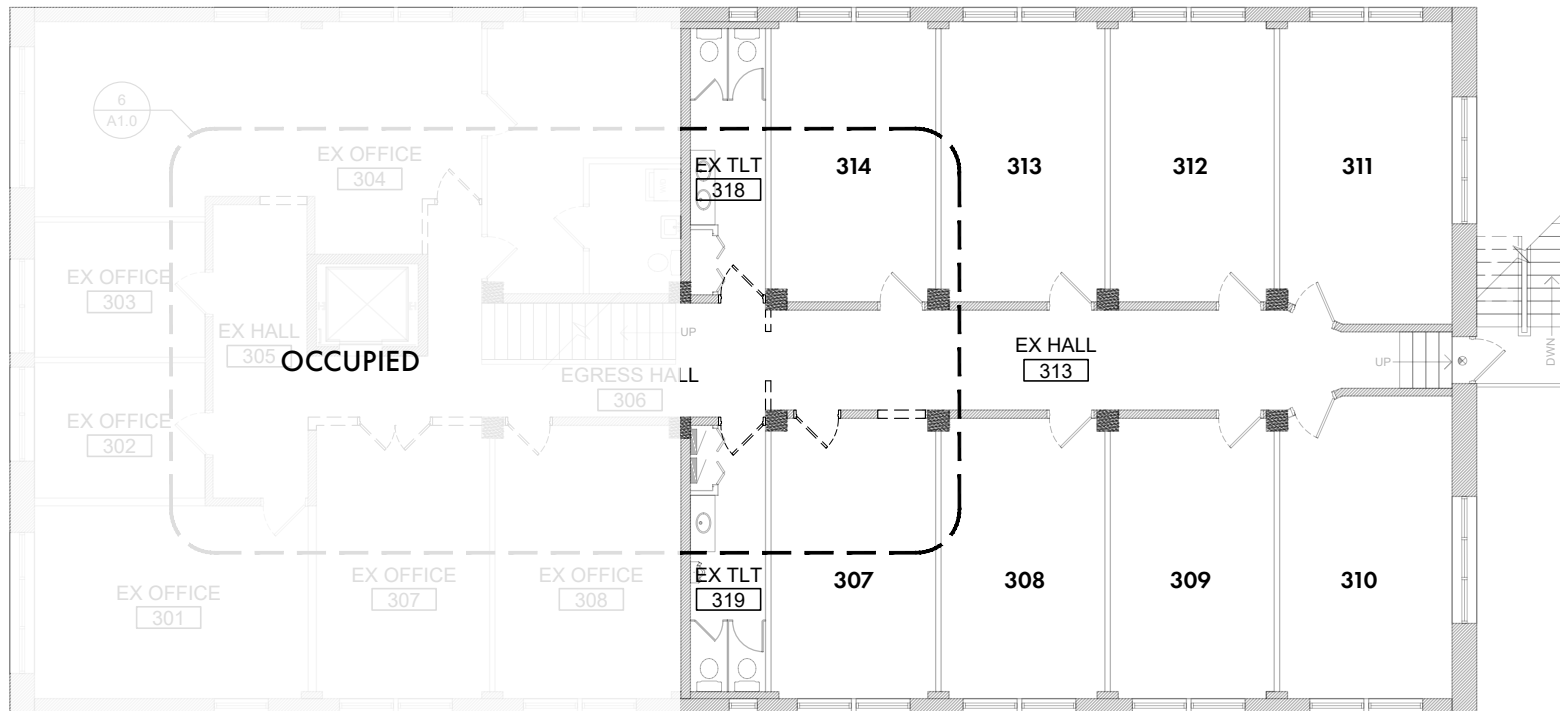
3RD FLOOR

250 - 1,940 SQ. FT. AVAILABLE

Suites with Connecting Doors:

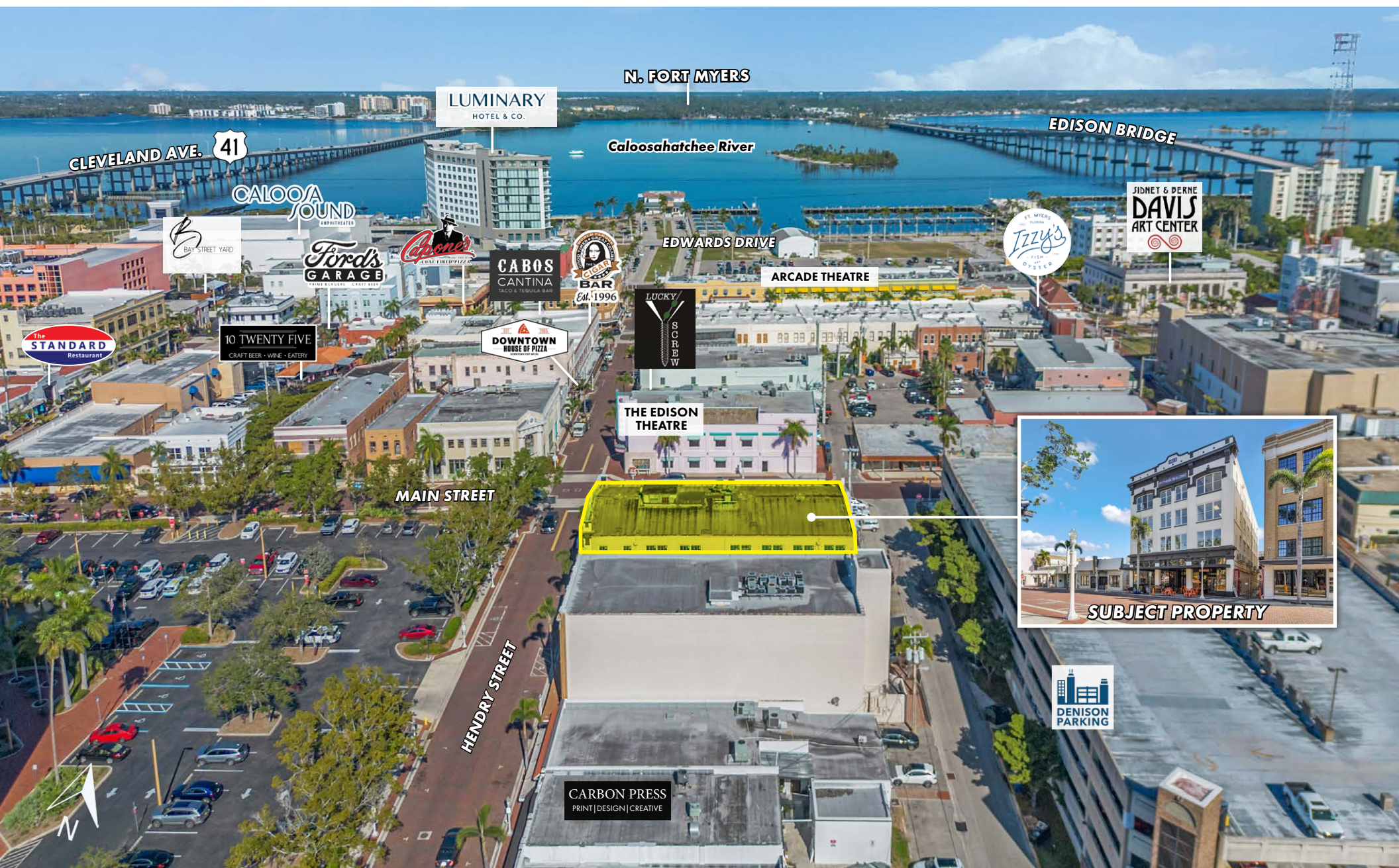
307–310: Connected units totaling 1,050± Sq. Ft.

311–312: Connected units totaling 550± Sq. Ft.



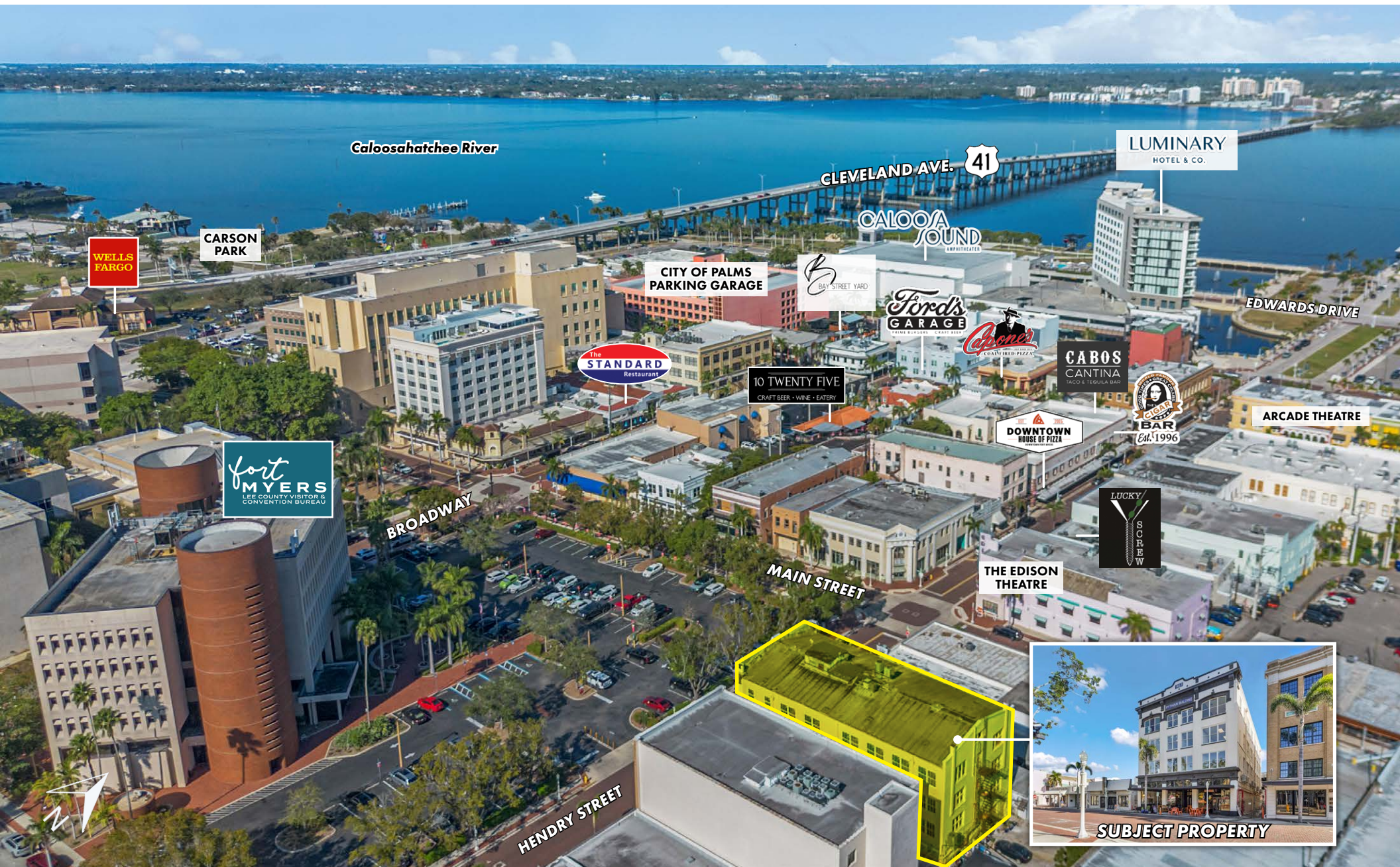
UNIT #	SQ. FT.
307	250
308	250
309	250
310	300
311	300
312	250

PROPERTY AERIAL

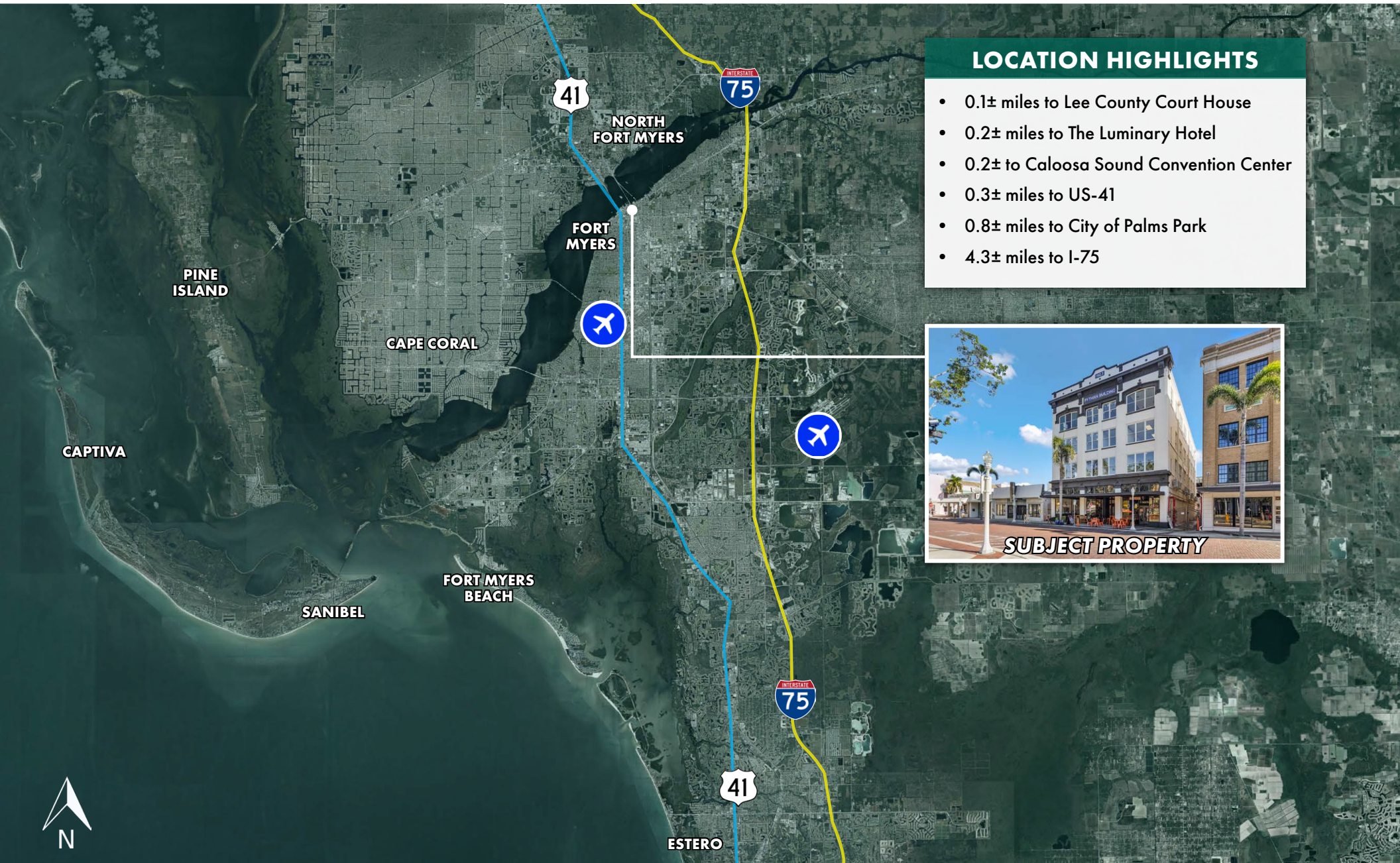


SUBJECT PROPERTY

PROPERTY AERIAL



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.1± miles to Lee County Court House
- 0.2± miles to The Luminary Hotel
- 0.2± to Caloosa Sound Convention Center
- 0.3± miles to US-41
- 0.8± miles to City of Palms Park
- 4.3± miles to I-75





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LIMITATIONS AND DISCLAIMERS

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