



**LSI**  
COMPANIES

OFFERING MEMORANDUM

**2146 JOHNSON STREET**

6,348± SQ. FT. OFFICE IN DOWNTOWN FORT MYERS FOR LEASE



## PROPERTY SUMMARY

**Property Address:** 2146 Johnson Street  
Fort Myers, FL 33901

**County:** Lee

**Property Type:** Office Building

**Building Size:** 6,348± Sq. Ft.  
*Minimum divisible 1,615 to 6,348 Sq. Ft.*

**Zoning:** U-CTR (Urban Center)

**STRAP Number:** 234424P2005000070

LEASE RATE:  
**\$18.00 PSF NNN  
+ CAM**

**LSI**  
COMPANIES



LSICOMPANIES.COM

## SALES EXECUTIVES



**Alex Henderson**  
Sales Associate



**Max Molloy**  
Sales Associate



**Sawyer Gregory**  
Research & Sales Associate



### DIRECT ALL OFFERS TO:

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**Max Molloy** - [mmolloy@lsicompanies.com](mailto:mmolloy@lsicompanies.com) | (239) 848-2050

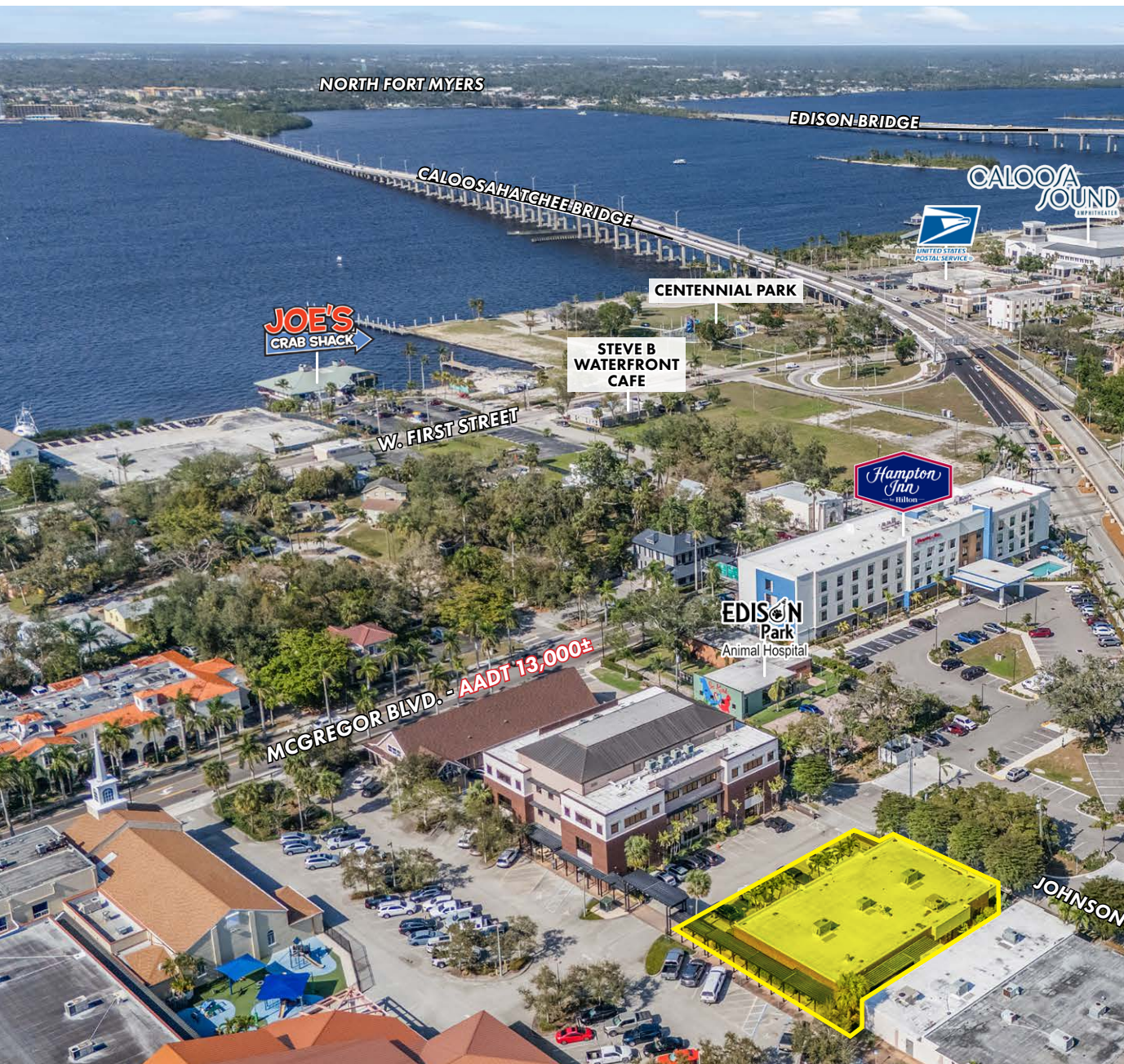
**Sawyer Gregory** - [sgregory@lsicompanies.com](mailto:sgregory@lsicompanies.com) | (239) 246-1015

### 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.



## EXECUTIVE SUMMARY



2146 Johnson Street is a 6,348± Sq. Ft. move-in ready office space in Downtown Fort Myers. The building features 22 parking spaces and a open floor layout with 9 offices, 4 restrooms and a conference room. Additionally this space benefits from floor to ceiling windows and direct access to a 1,400± Sq. Ft. breezeway.

Located directly off McGregor Boulevard, this site benefits from its proximity to a Publix shopping center and other amenities. It is also conveniently near the core of Downtown Fort Myers, which offers numerous restaurants, retail shops, and key locations, including the city's government offices and the Caloosa Sound Convention Center.



## PROPERTY HIGHLIGHTS

- 6,348± Sq. Ft. of move in ready office space with a large open floor plan including 9 offices, 4 restrooms, and a conference room
- 1,400± Sq. Ft. breezeway with unit access
- Spacious open floor area that can accommodate numerous work stations
- 20 Dedicated parking spaces with 2 handicap spaces, a rarity in the downtown market
- Shared overflow parking on Tournament Street
- Nearby proximity to a Publix Shopping Center and all amenities of Downtown Fort Myers





## BUILDING EXTERIOR





## BUILDING INTERIOR

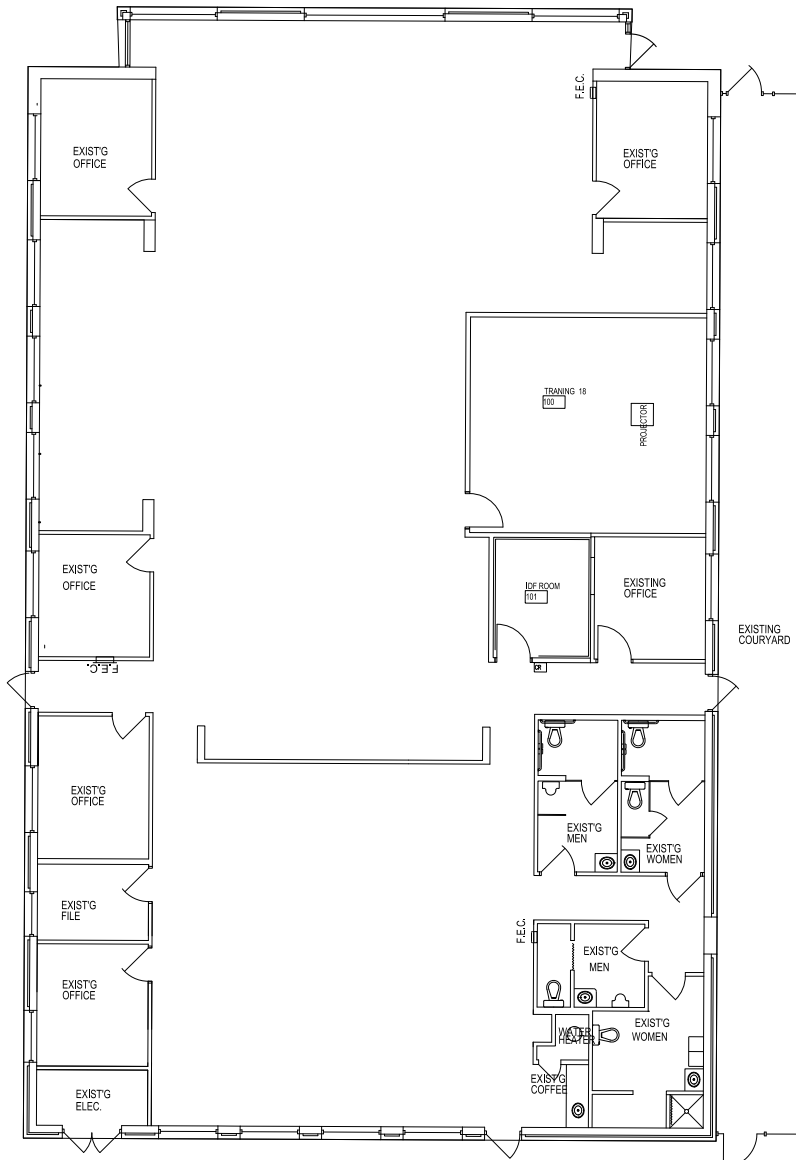




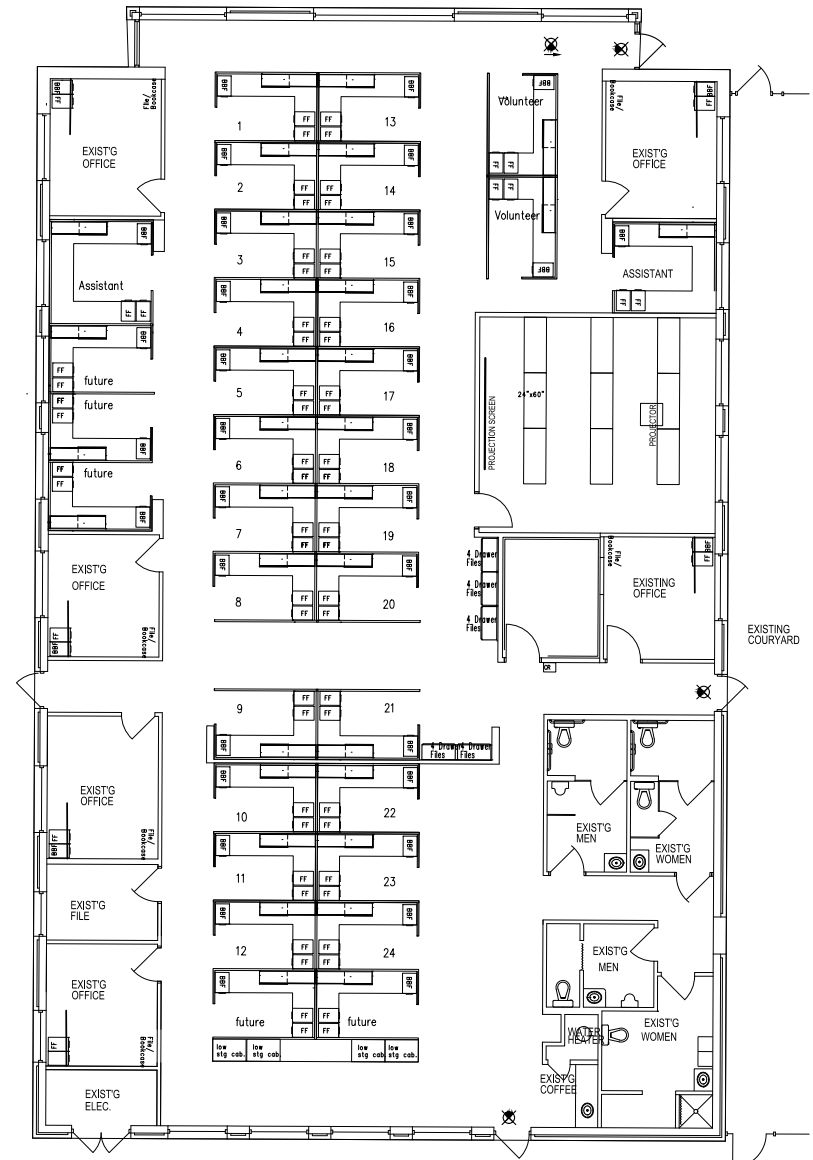
## BUILDING INTERIOR



## FLOOR PLAN



CURRENT AS-IS LAYOUT

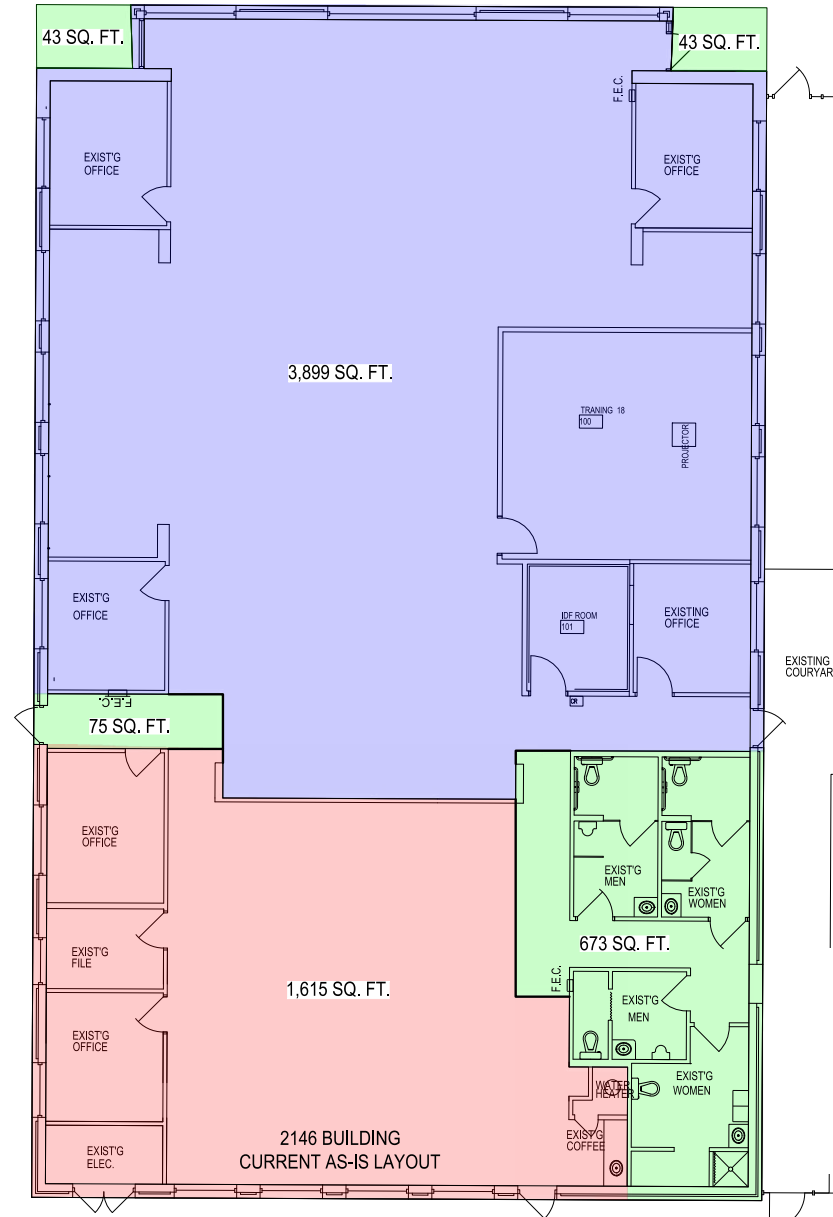


POTENTIAL BUILD-OUT  
WITH CUBICLES





# FLOOR PLAN

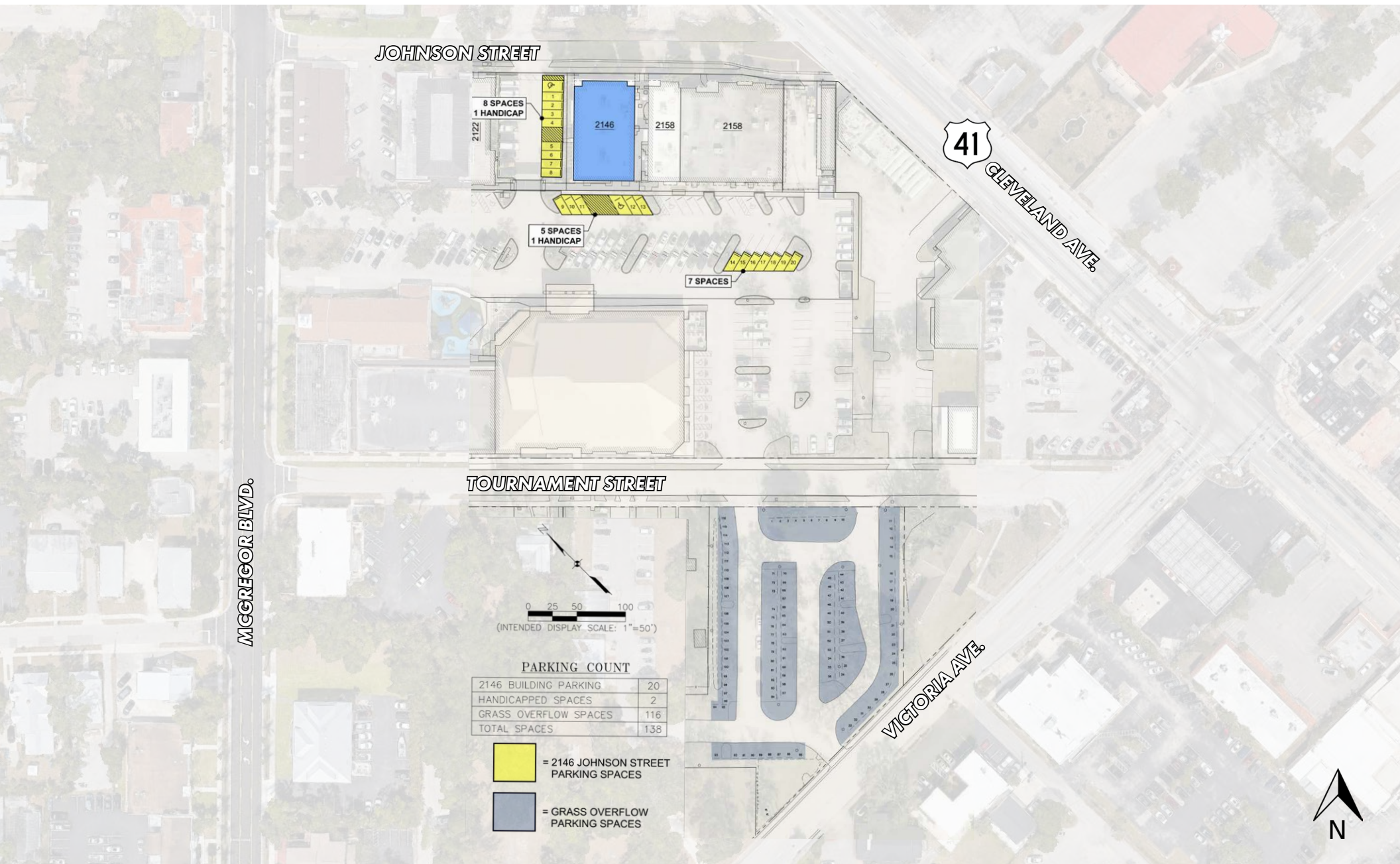


POTENTIAL LAYOUT w/ DEMISING WALL





## PARKING MAP





# PROPERTY AERIAL





# PROPERTY AERIAL



MIDPOINT BRIDGE

EDISON  
and  
FORD  
winter  
ESTATES

Caloosahatchee River



The UPS Store

WEST END  
AT CITY WALK



Publix

THE HIBISCUS  
HOUSE



VICTORIA AVE.

TOURNAMENT STREET

McREE BLVD. - AADT 13,000±

41

CLEVELAND AVE. - AADT 35,000±

JOHNSON STREET

Truax  
DOWNTOWN DENTAL

EDISON  
Park  
Animal Hospital







## 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. Edison Ford Winter Estates
2. Centennial Park
3. BayStreet Yard
4. Caloosa Sound Amphitheater
5. Luminary Hotel
6. Sidney & Berne Art Center
7. Edison Theater
8. Voodoo Brewing Co.
9. The Burroughs & Gardens
10. Bruno's Brooklyn
11. IMAG History & Science Center
12. Millennial Brewing Co.

### ANNUAL EVENTS & FESTIVALS

#### Art Walk

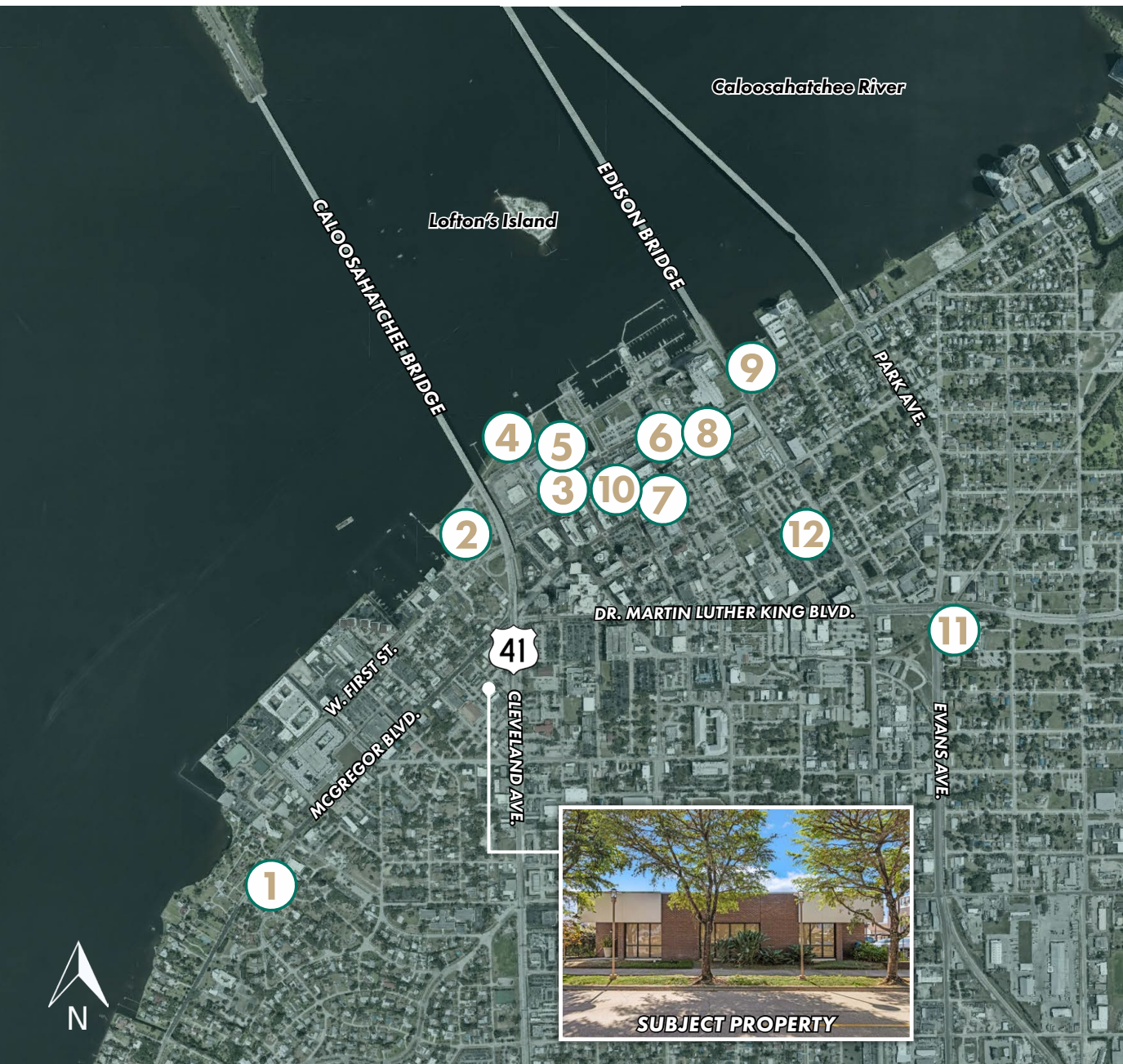
Downtown Fort Myers lights up ARTistically the first Friday of every month where the streets are lined with local and regional artists selling and displaying their master piece.

#### 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.





## LOCATION MAP



### LOCATION HIGHLIGHTS

- 0.3± miles to Publix Shopping Center
- 0.5± miles to Caloosa Sound Convention Center
- 0.5± to Lee County Court House
- 0.5± miles to Fort Myers City Hall
- 0.8± miles to Lee Memorial Hospital
- 4.7± miles to I-75







## LIMITATIONS AND DISCLAIMERS

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