



LSI
COMPANIES

OFFERING MEMORANDUM

2158 JOHNSON STREET

13,822± TOTAL SQ. FT. OFFICE SPACE FOR LEASE - DOWNTOWN FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 2158 Johnson Street
Fort Myers, FL 33901

County: Lee

Property Type: Office

Space Available: 13,822± Sq. Ft.
(Minimum Divisible: 3,100± Sq. Ft.)

Zoning: Urban Center (U-CTR)

STRAP Number: 23-44-24-P2-00500.0070

LEASE RATE:

\$18.00 PSF Gross

TI BUDGET: \$18.00 PSF

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVE



Logan Holley
Sales Associate



DIRECT ALL OFFERS TO:

Logan Holley

lholley@lsicompanies.com

o: (239) 489-4066 **m:** (404) 625-0185

OFFERING PROCESS

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

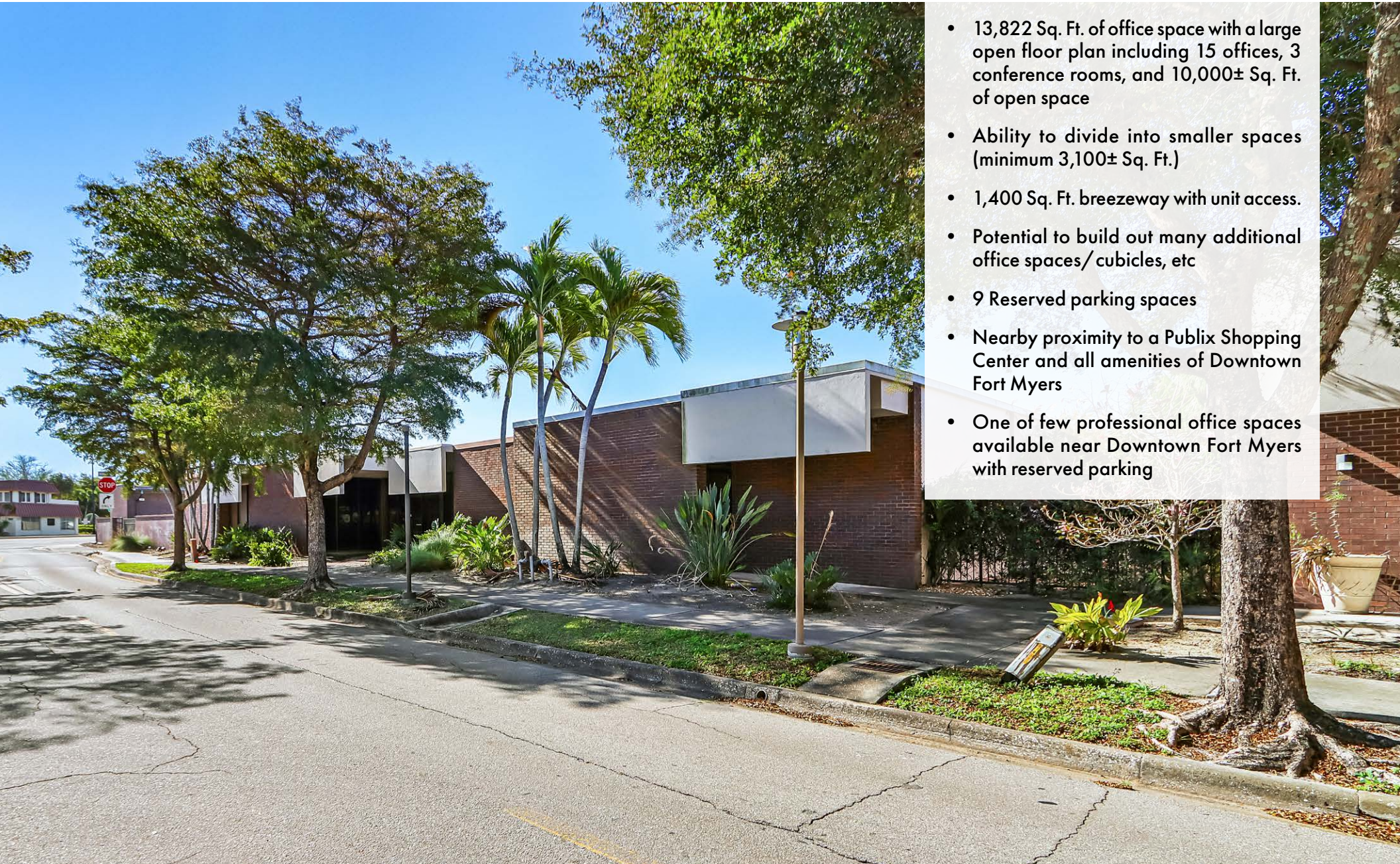
EXECUTIVE SUMMARY



2158 Johnson Street is a 13,822± Sq. Ft. dividable office space in Downtown Fort Myers. The building features 9 reserved parking spaces and an open floor layout with (15) offices, (3) conference rooms, and 10,000± Sq. Ft. of open space. Additionally, this space contains 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



- 13,822 Sq. Ft. of office space with a large open floor plan including 15 offices, 3 conference rooms, and 10,000± Sq. Ft. of open space
- Ability to divide into smaller spaces (minimum 3,100± Sq. Ft.)
- 1,400 Sq. Ft. breezeway with unit access.
- Potential to build out many additional office spaces/cubicles, etc
- 9 Reserved parking spaces
- Nearby proximity to a Publix Shopping Center and all amenities of Downtown Fort Myers
- One of few professional office spaces available near Downtown Fort Myers with reserved parking

BUILDING EXTERIOR



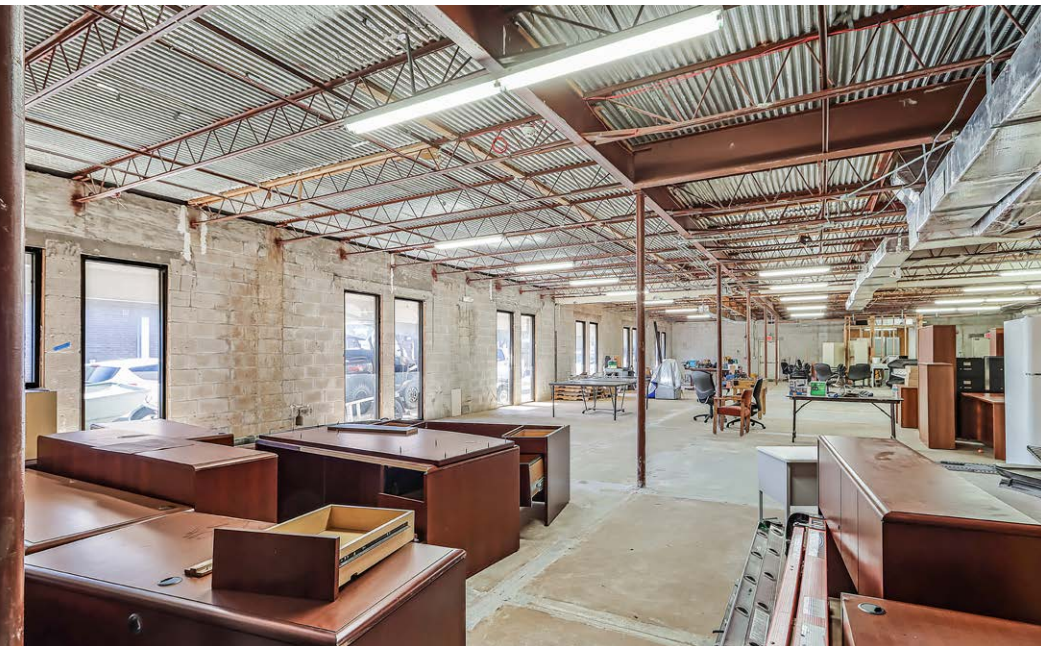
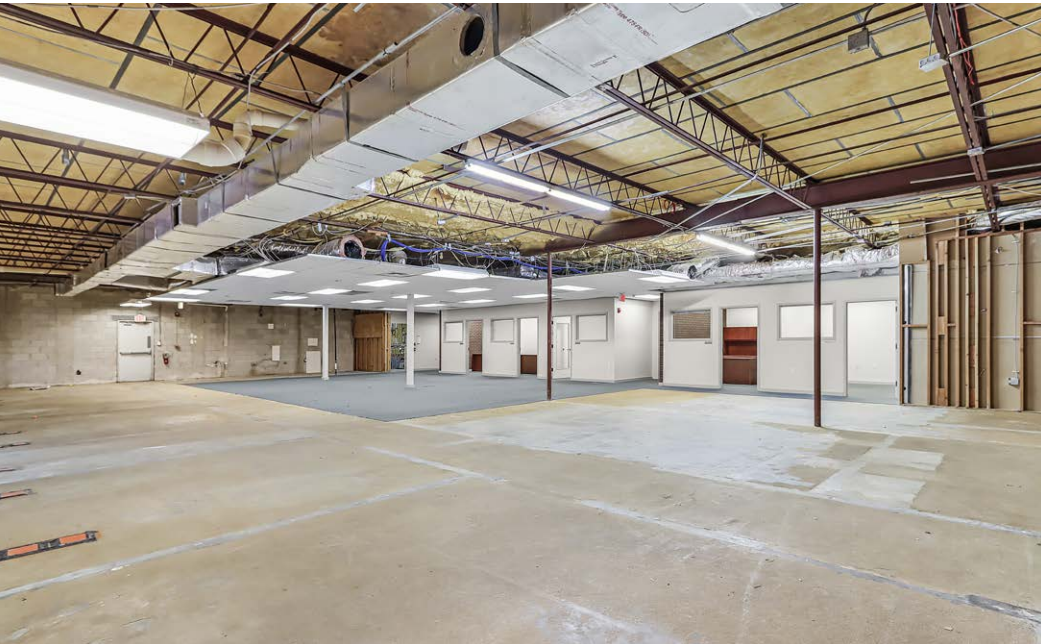
BUILDING INTERIOR



BUILDING INTERIOR



BUILDING INTERIOR

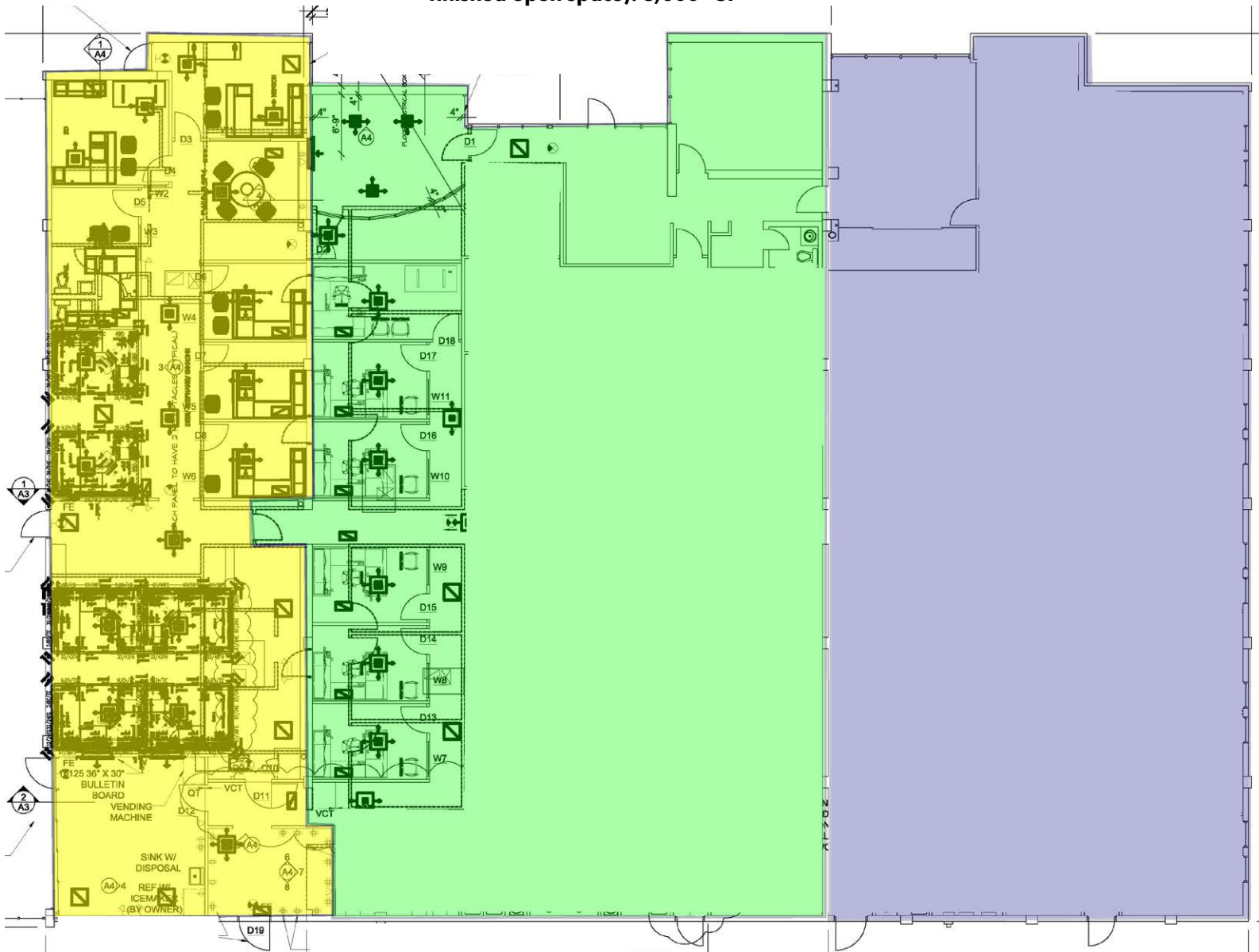


FLOOR PLAN

Fully built-out: 3,100± SF

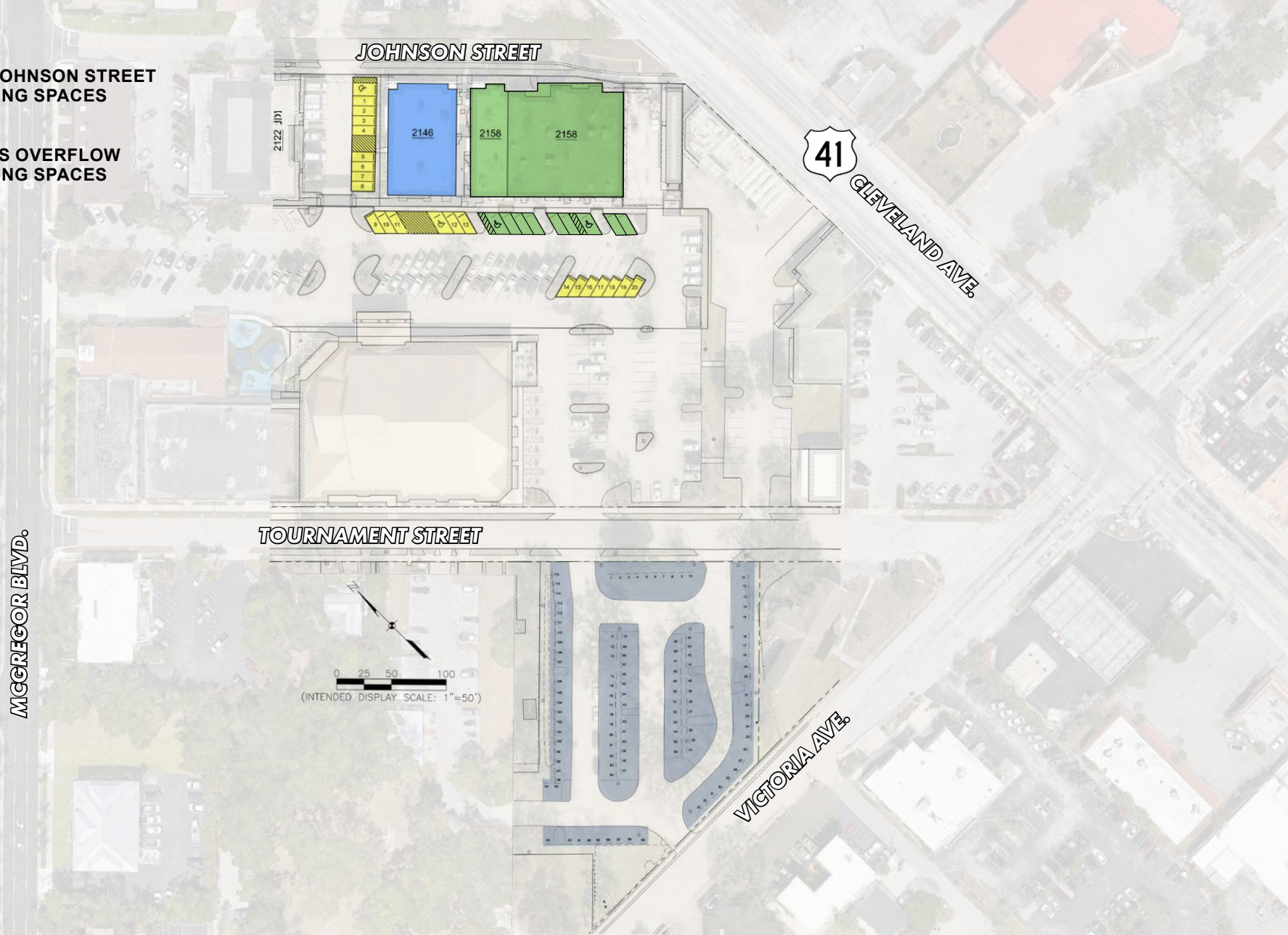
Fully built-out offices w/
partially finished open space): 6,000± SF

Partially finished open space: 4,700± SF



PARKING MAP

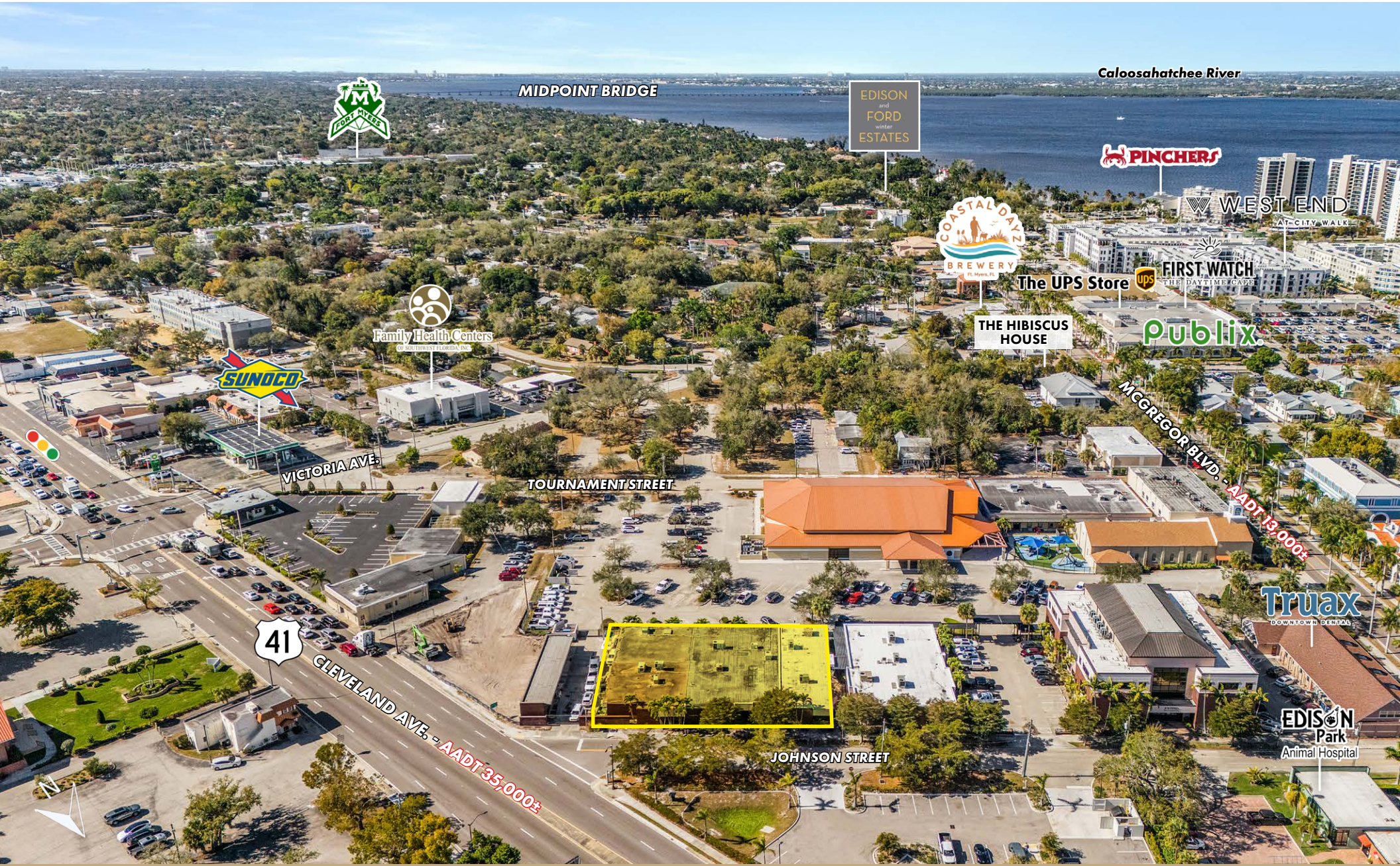
-  2158 JOHNSON STREET PARKING SPACES
-  GRASS OVERFLOW PARKING SPACES



PROPERTY AERIAL



PROPERTY AERIAL



MIDPOINT BRIDGE

EDISON
and
FORD
winter
ESTATES

Caloosahatchee River



WEST END
AT CITY WALK



The UPS Store



THE HIBISCUS
HOUSE

Publix



VICTORIA AVE.

TOURNAMENT STREET

MCGREGOR BLVD. - AADT 13,000+



CLEVELAND AVE. - AADT 35,000+

JOHNSON STREET

Truax
DOWNTOWN HOMES

EDISON
Park
Animal Hospital

PROPERTY AERIAL



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. Izzy's Fish & Oyster
9. The Burroughs & Gardens
10. Bruno's of Brooklyn
11. IMAG History & Science Center
12. Millennial Brewing Co.

ANNUAL EVENTS & FESTIVALS

Art Walk

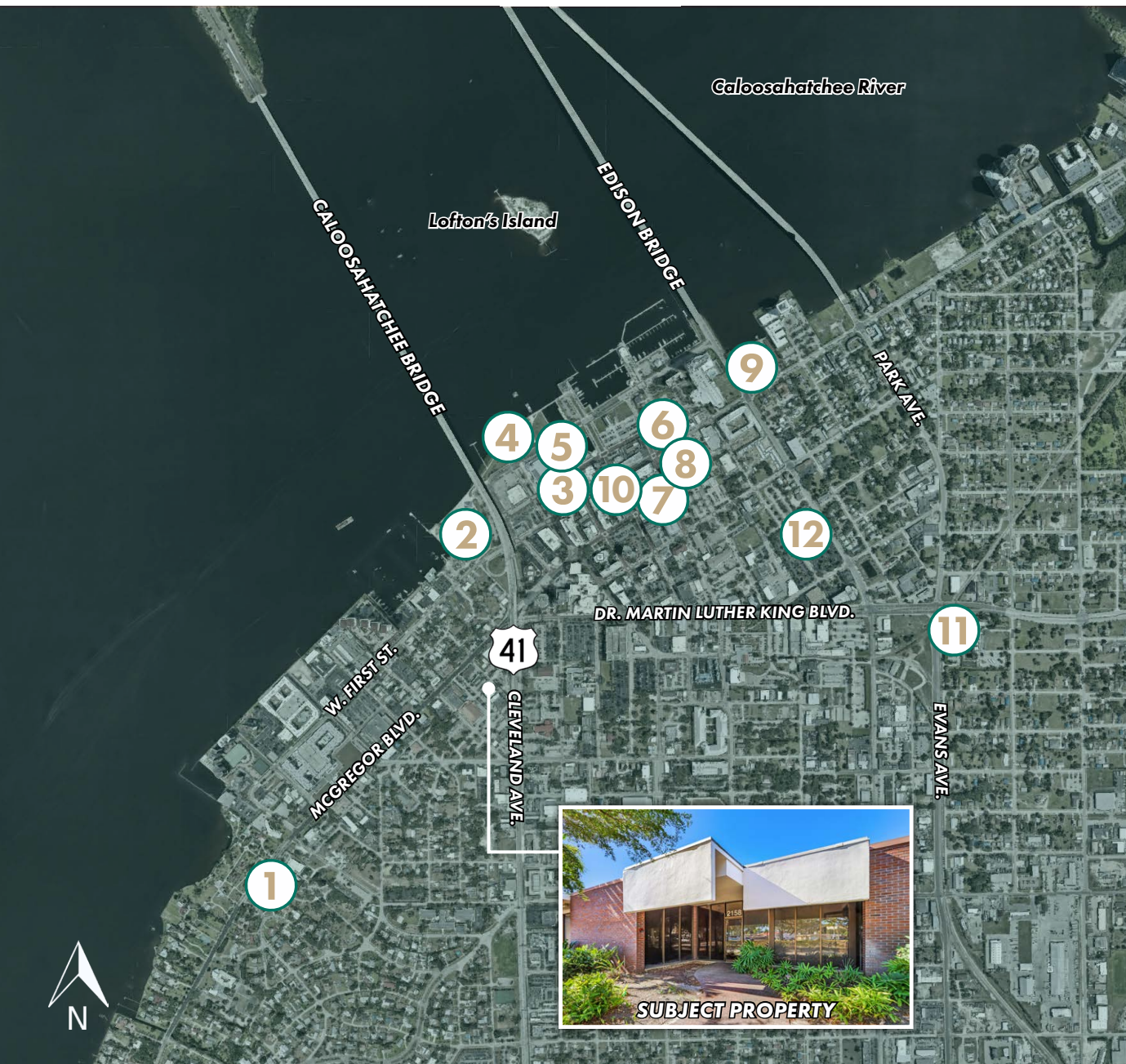
Downtown Fort Myers lights up ARTistically the first Friday of every month where the streets are lined with local and regional artists selling and displaying their master piece.

Music Walk

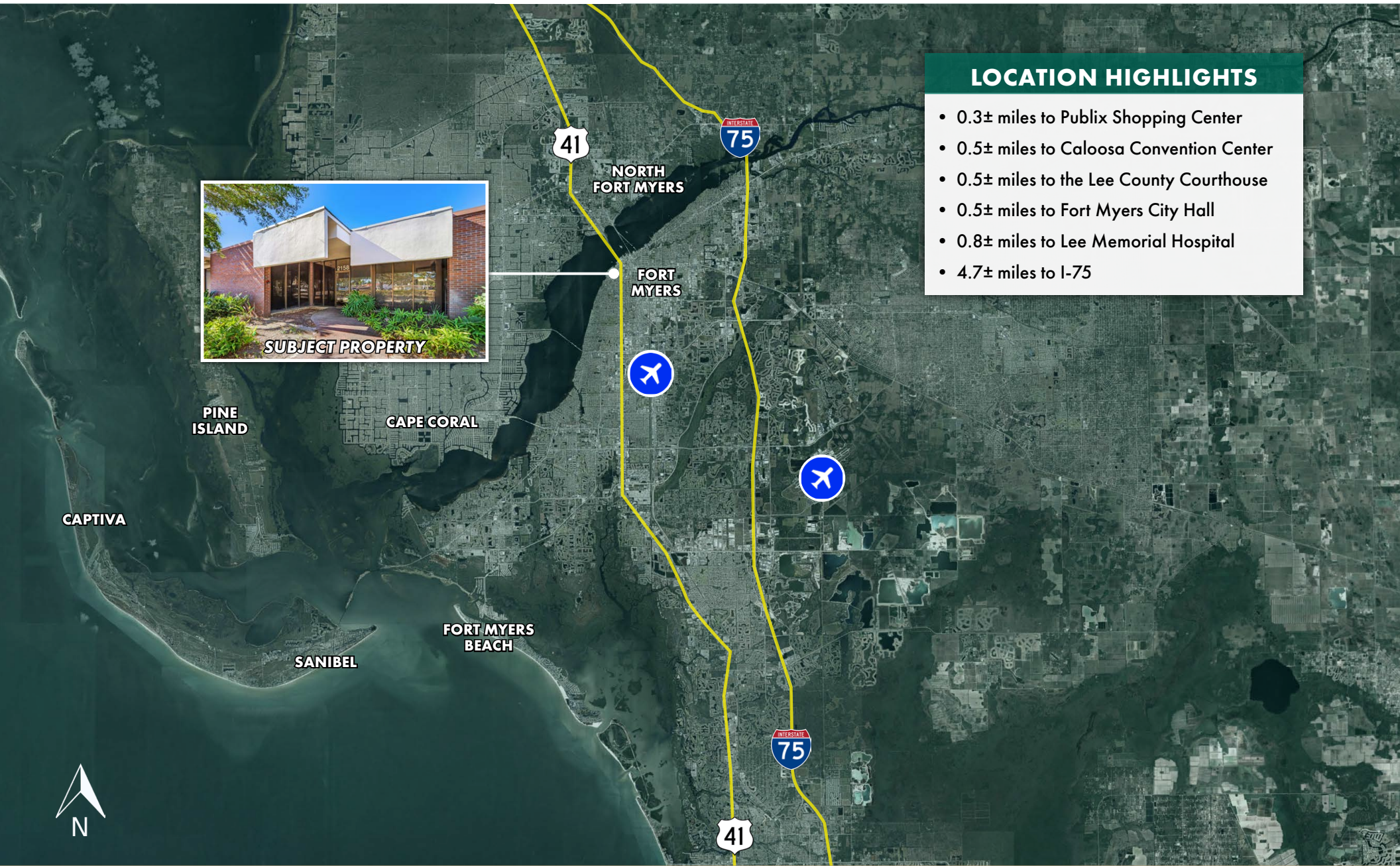
The River District comes alive on the third Friday of the month as local and regional musicians line the streets. From jazz and blues to rock & roll, many genres can be heard and vary each month. Free to the public.

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 Convention Center
- 0.5± miles to the Lee County Courthouse
- 0.5± miles to Fort Myers City Hall
- 0.8± miles to Lee Memorial Hospital
- 4.7± miles to I-75





LSI

COMPANIES

LSICOMPANIES.COM

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.