



**LSI**  
COMPANIES

OFFERING MEMORANDUM

# FRANKLIN ARMS COURT, SUITE 306

OFFICE SUITE IN DOWNTOWN FORT MYERS FOR LEASE



## PROPERTY SUMMARY

**Property Address:** 2310/2320 First Street  
Fort Myers, FL 33901

**County:** Lee

**Property Type:** Office Suite

**Unit Size:** 1,710± Sq. Ft.

**STRAP Number:** 13442.4P400.40800.1A

FOR LEASE:  
**\$30.00 PSF**

**LSI**  
COMPANIES



LSICOMPANIES.COM

## SALES EXECUTIVES



**Alex Henderson**  
Sales Associate



**Max Molloy**  
Sales Associate



**Sawyer Gregory**  
Research & Sales Associate



### DIRECT ALL OFFERS TO:

**Alex Henderson** - [ahenderson@lsicompanies.com](mailto:ahenderson@lsicompanies.com) | (239) 940-2856

**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.



## THE OPPORTUNITY

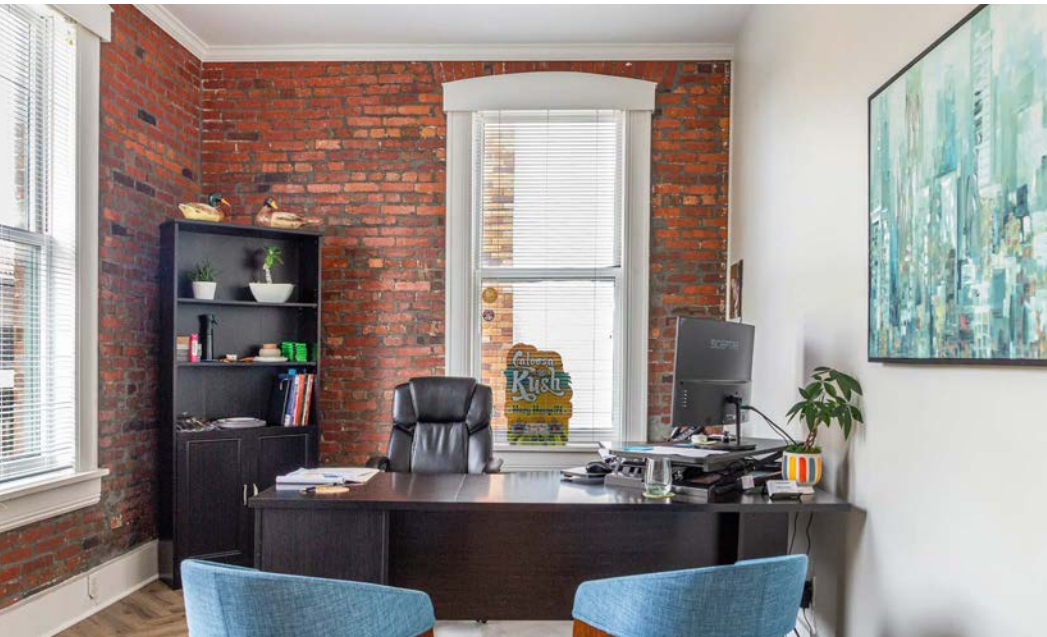
LSI Companies Inc. is pleased to presents Franklin Arms Court, Suite #306, an exceptional Class A professional office for lease in Downtown Fort Myers. Featuring 1,710± Sq. Ft., (5) private offices, a spacious conference room, storage closet, a kitchenette, and a private bathroom.

Located in the historic Franklin Arms building, just off First Street in Downtown Fort Myers, this office suite is at the center of a dynamic and walkable area, with a host of retail and dining options close by, as well as a large professional workforce. Ideal for any professional office user looking to thrive in a sought-after area.

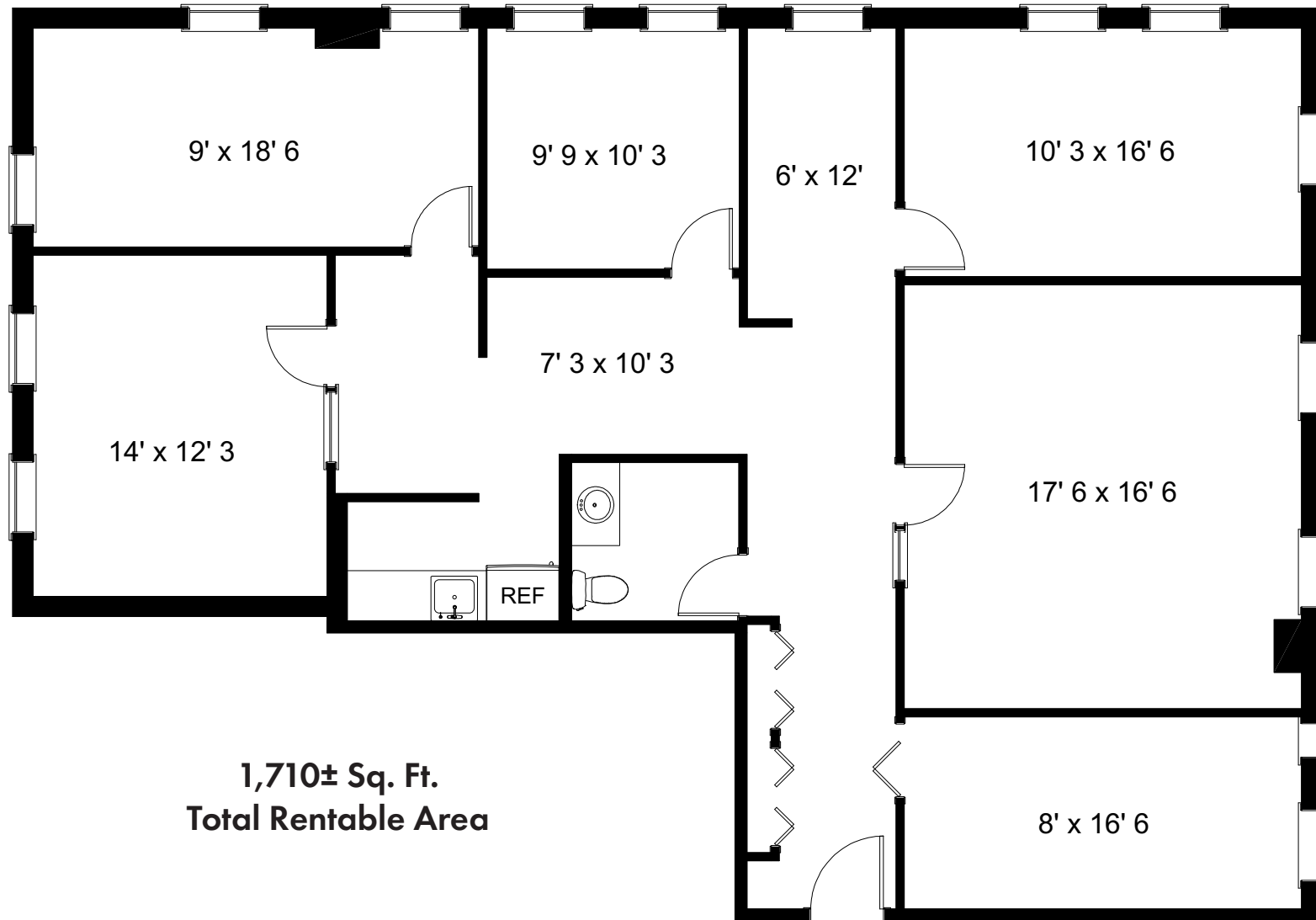




## BUILDING INTERIOR



# SUITE 306 FLOOR PLAN



**1,710± Sq. Ft.**  
**Total Rentable Area**



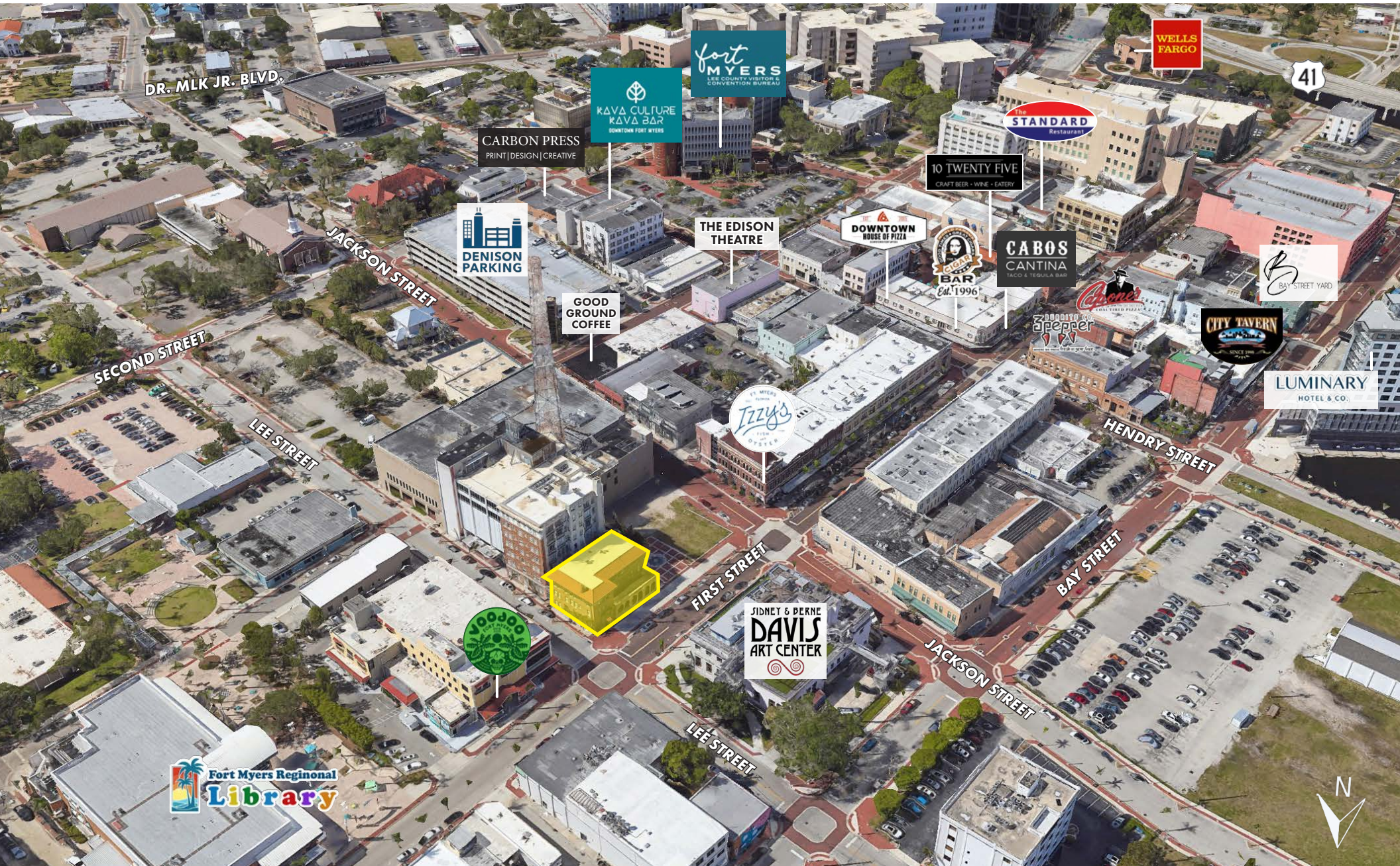


## BUILDING EXTERIOR





# PROPERTY AERIAL





# PROPERTY AERIAL



CAPE CORAL

Caloosahatchee River

EDISON BRIDGE

41

CLEVELAND AVE.

CALOOA SOUND

LUMINARY HOTEL & CO.

Ford's Garage

CABOS CANTINA

BAR

EDWARDS DRIVE

ARCADE THEATRE

SIDNEY & BERNE DAVIS ART CENTER

SUBJECT PROPERTY

STANDARD Restaurant

10 TWENTY FIVE

DOWNTOWN HOUSE OF PIZZA

THE EDISON THEATRE

GOOD GROUND COFFEE

MAIN STREET

fort MYERS

KAVA CULTURE KAVA BAR

CARBON PRESS

DENISON PARKING

BROADWAY

JACKSON STREET

HENDRY STREET

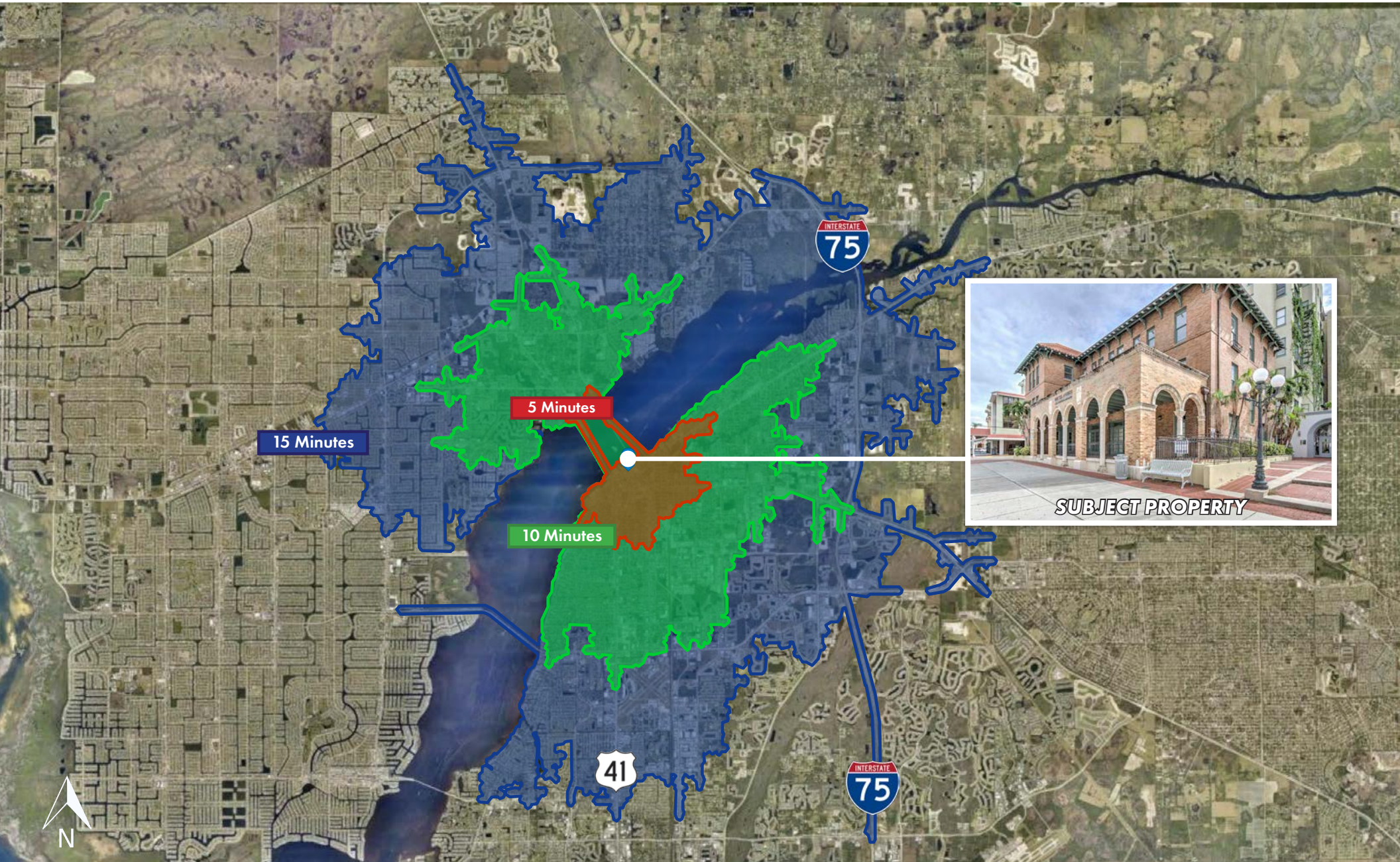
JACKSON STREET

CITY OF FORT MYERS CITY HALL

SECOND STREET

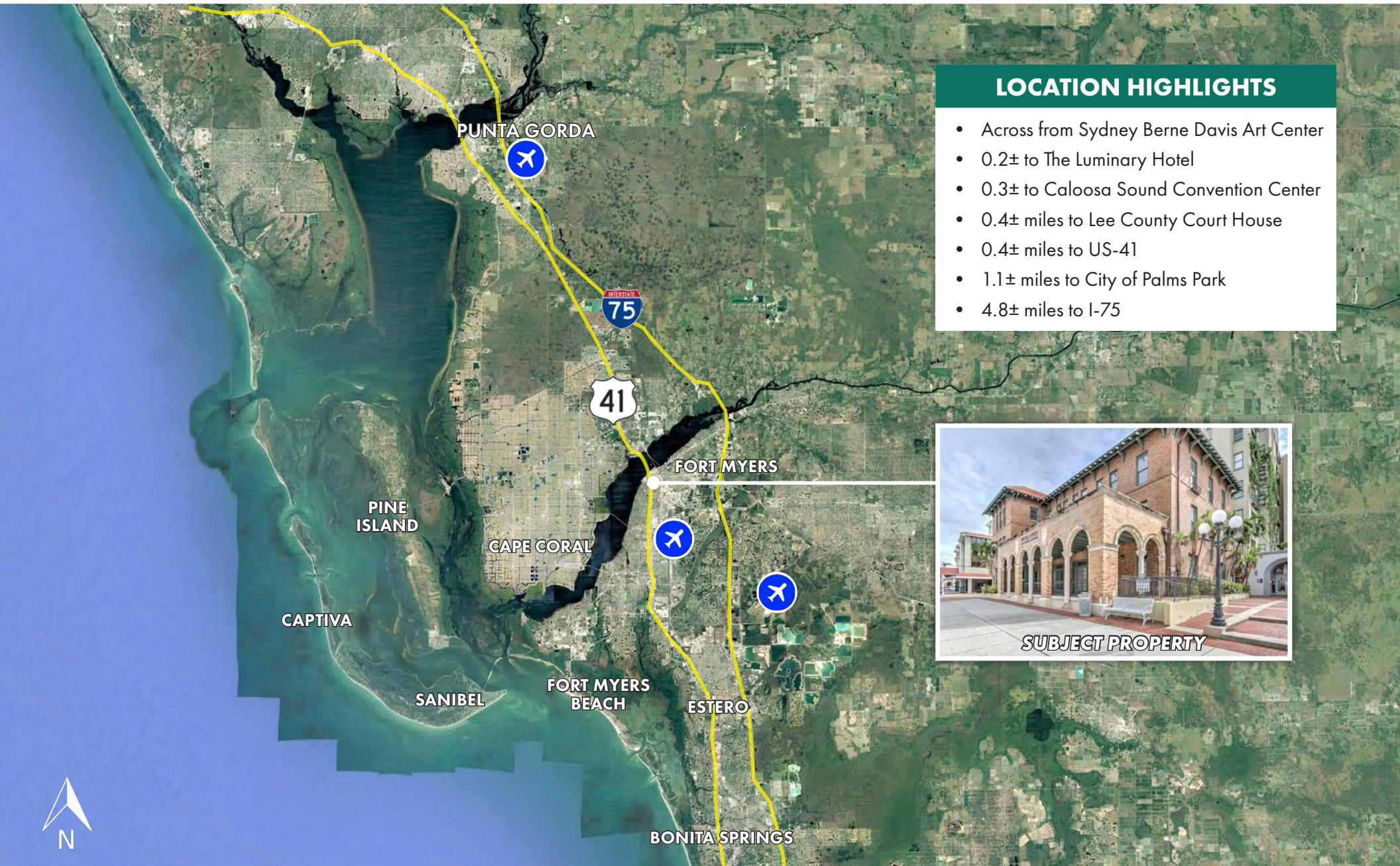


# DRIVE TIME MAP





## LOCATION MAP



### LOCATION HIGHLIGHTS

- Across from Sydney Berne Davis Art Center
- 0.2± to The Luminary Hotel
- 0.3± to Caloosa Sound Convention Center
- 0.4± miles to Lee County Court House
- 0.4± miles to US-41
- 1.1± miles to City of Palms Park
- 4.8± miles to I-75







# LSI COMPANIES

[www.lsicompanies.com](http://www.lsicompanies.com)

## LIMITATIONS AND DISCLAIMERS

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