



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: 250–2,100 Sq. Ft.

Zoning: U-CTR (Urban Center)

STRAP Number: 134424P4014000090

STARTING LEASE RATE:
\$20 PSF NNN

Executive Office Suites Available w/TI Negotiable

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SALES EXECUTIVES



Alex Henderson, CCIM
Senior Broker Associate



Max Molloy, CCIM
Senior Broker Associate



Sawyer Gregory
Sales Associate



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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

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 250± to 2,100± 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
- **Third Floor:** Up to 2,100 Sq. Ft. available on 3rd floor



PROPERTY HIGHLIGHTS

- Second story contains two (2) 250± Sq. Ft. office suites available
- Partial Third Floor available, 8-offices totaling 2,100± Sq. Ft. with common hallway and bathrooms
- 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



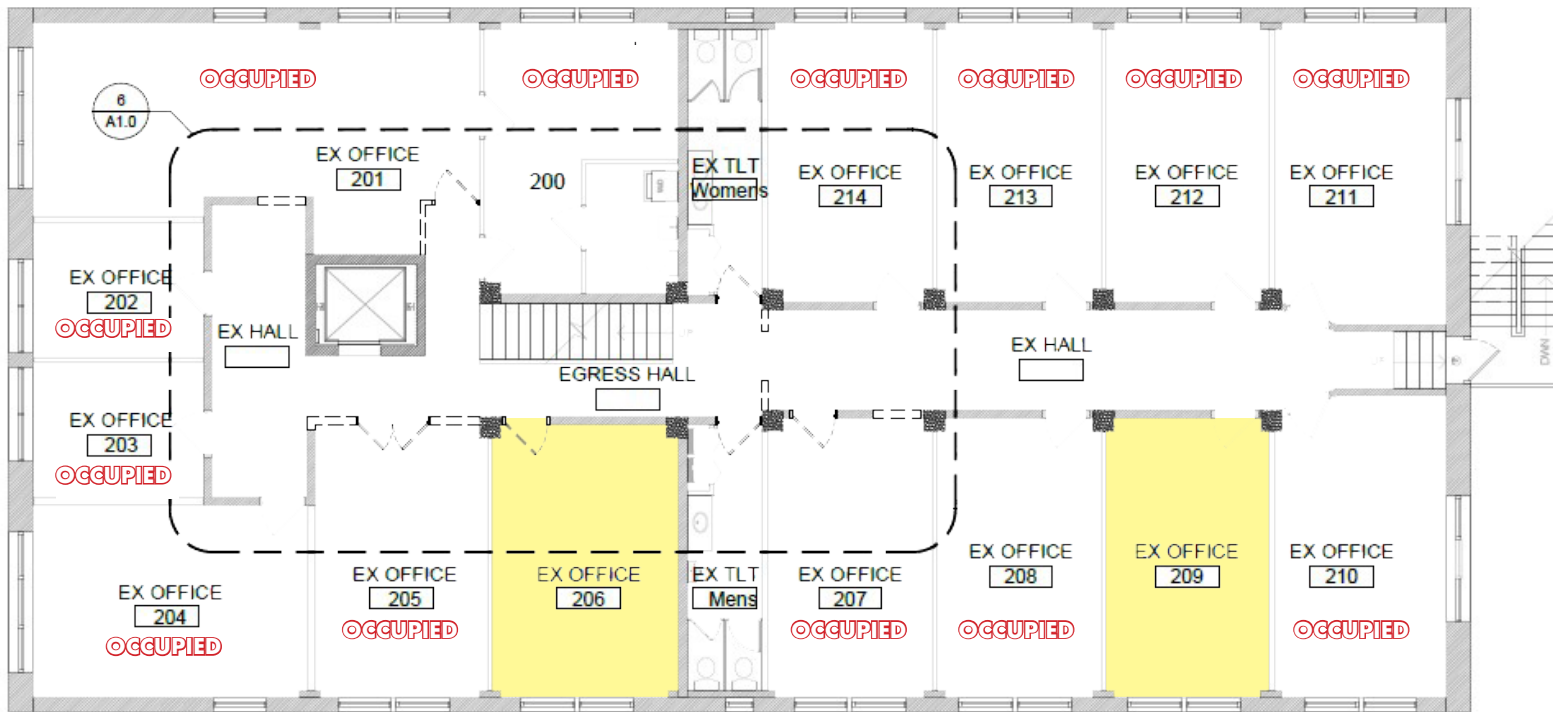
2ND FLOOR

150 - 5,000 SQ. FT. AVAILABLE

Suites with Connecting Doors:

203-204: Connected units totaling 405± Sq. Ft.

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



3 SECOND FLOOR PLAN
1/8"=1'-0"

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

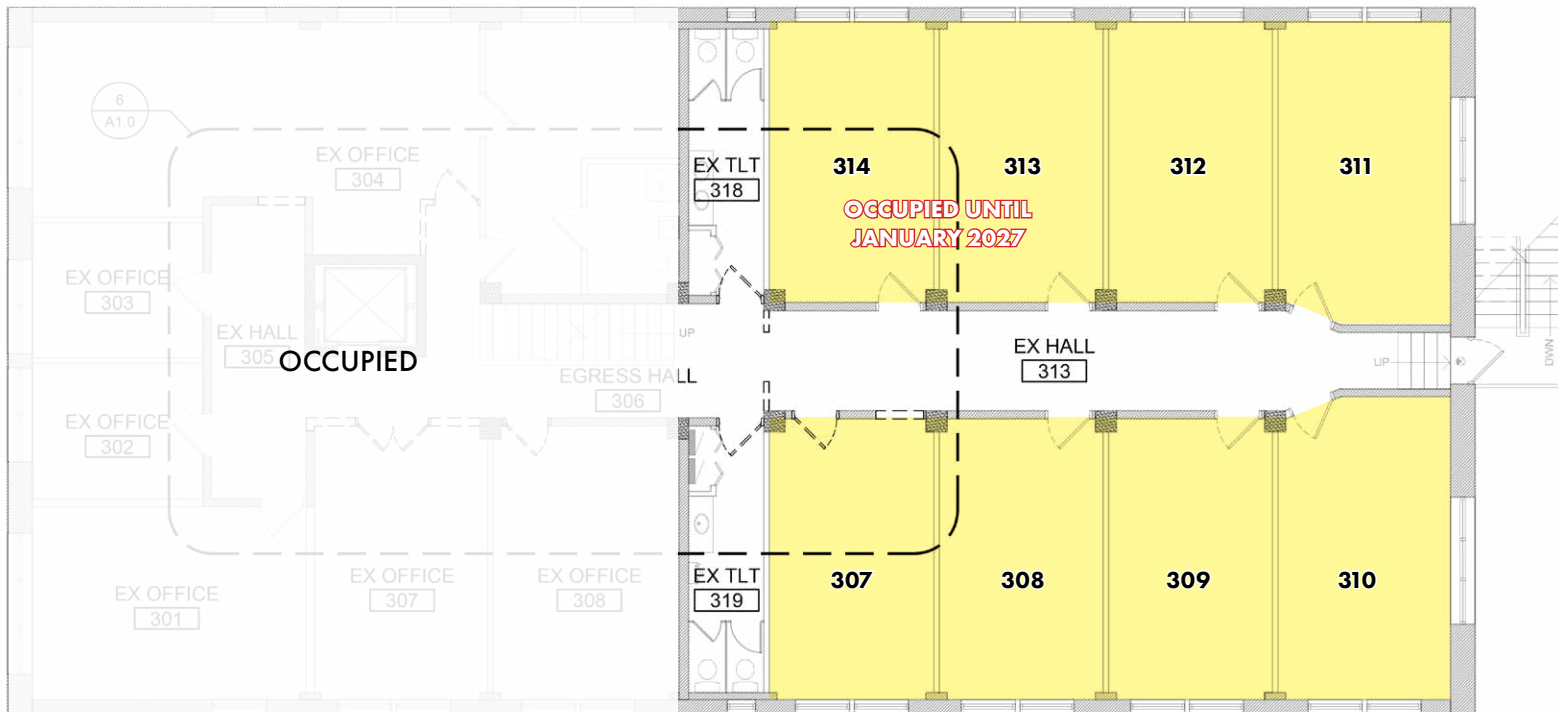
3RD FLOOR

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.

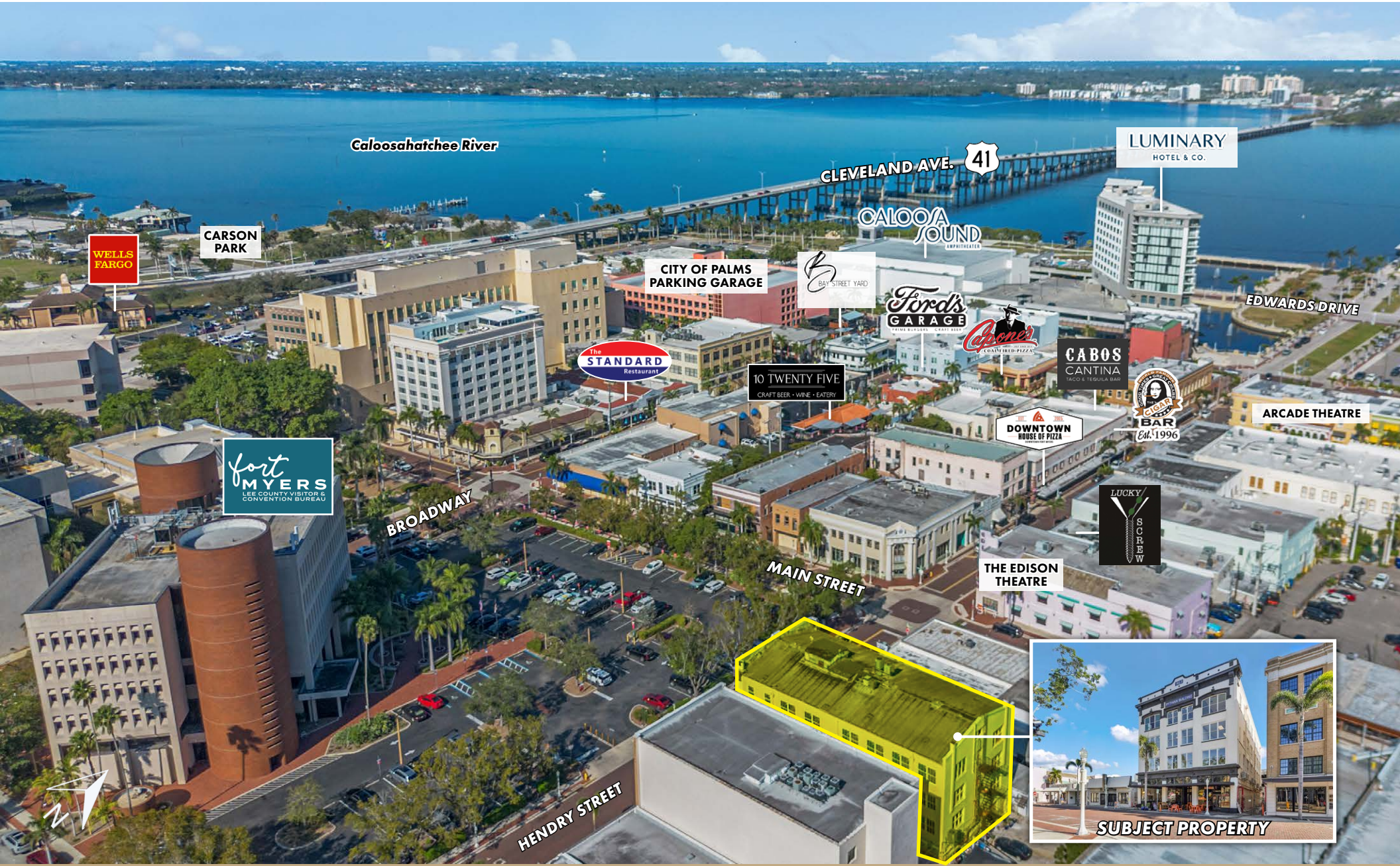


UNIT #	SQ. FT.
307	250
308	250
309	250
310	300
311	300
312	250
313	250
314	250

PROPERTY AERIAL



PROPERTY AERIAL



Caloosahatchee River

WELLS FARGO

CARSON PARK

CITY OF PALMS PARKING GARAGE

The STANDARD Restaurant

10 TWENTY FIVE
CRAFT BEER • WINE • EATERY

CLEVELAND AVE. 41

CALOOA SOUND
AMPHITHEATRE

BAY STREET YARD

Ford's GARAGE
PAIN • FOOD • CRAFT BEER

Caloosahatchee

CABOS CANTINA
TACO & TEQUILA BAR

CLEAR BAR
Est. 1996

DOWNTOWN HOUSE OF PIZZA

EDWARDS DRIVE

ARCADE THEATRE

fort MYERS
LEE COUNTY VISITOR & CONVENTION BUREAU

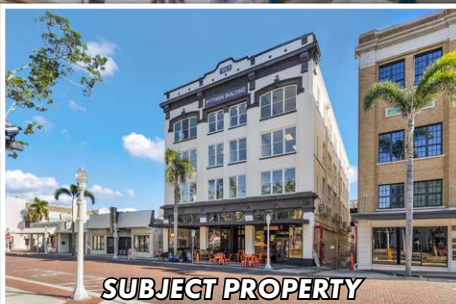
BROADWAY

MAIN STREET

LUCKY SCREW

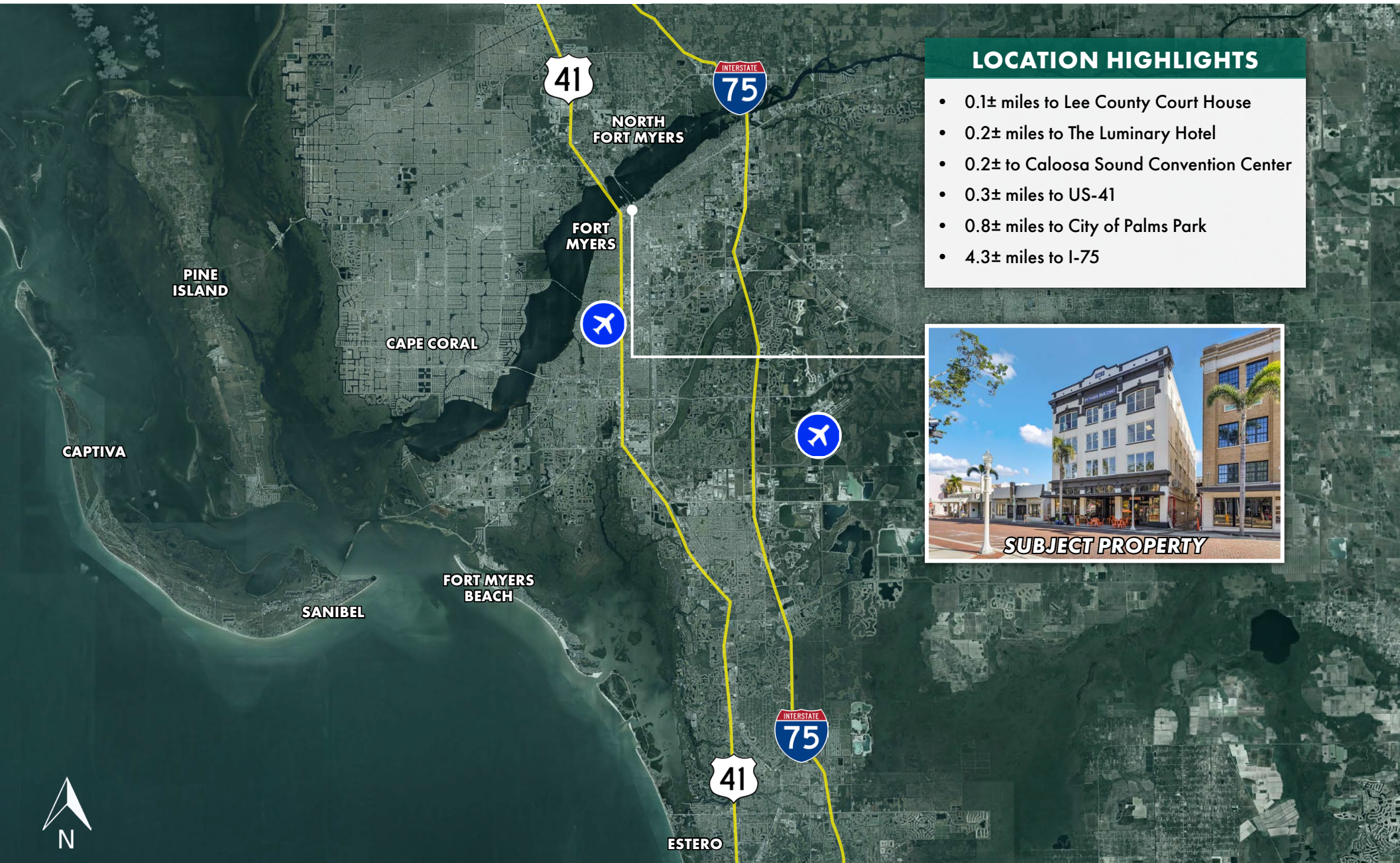
THE EDISON THEATRE

HENDRY STREET



SUBJECT PROPERTY

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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