



For Lease - 4th Floor Professional Office

Historic Robb & Stucky Building
1625 Hendry Street, Fort Myers, FL 33901



OFFERING SUMMARY

LEASE RATE:	\$17 SF/yr (NNN)
CAM:	\$7.68
BUILDING SIZE:	20,259 SF
AVAILABLE SF:	4,671 SF
YEAR BUILT:	1925
RENOVATED:	2019
ZONING:	U-CTR
MARKET:	City of Fort Myers
SUBMARKET:	Downtown River District
APN:	13-44-24-P4-01400.0100

PROPERTY OVERVIEW

An unique opportunity to occupy the 4th floor in the Historic Rob & Stucky Building, a renowned century old landmark in the heart of Downtown Fort Myers.

High ceilings, historic charm, and modern upgrades meet at Suite 400 in the Historic Robb & Stucky Building. This professional office space is just steps from the Lee County Courthouse and adjacent to the Downtown restaurants, shops, and amenities.

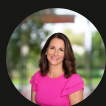
Enjoy the privacy of an exclusive full-floor office, complete with brand-new impact windows that bring in stunning natural light and overlook Hendry Street. Plus, parking is a breeze with the Denison Main Street Garage situated right behind the building.

PROPERTY HIGHLIGHTS

- Move-in-ready! Entire 4th Floor Private Professional Office.
- Prime Downtown Fort Myers location situated on Hendry Street mid-way between Main Street and Second Street.
- Walkable to government municipal buildings and the entire Downtown Urban Center (U-CTR).
- Adjacent to Denison Main Street Parking Garage for ample parking availability.
- 24/7 Access for Tenants using Secure Elevator key pad.
- The layout consists of 16 private offices, conference room, kitchen area, separate men's and women's restrooms, plus storage.



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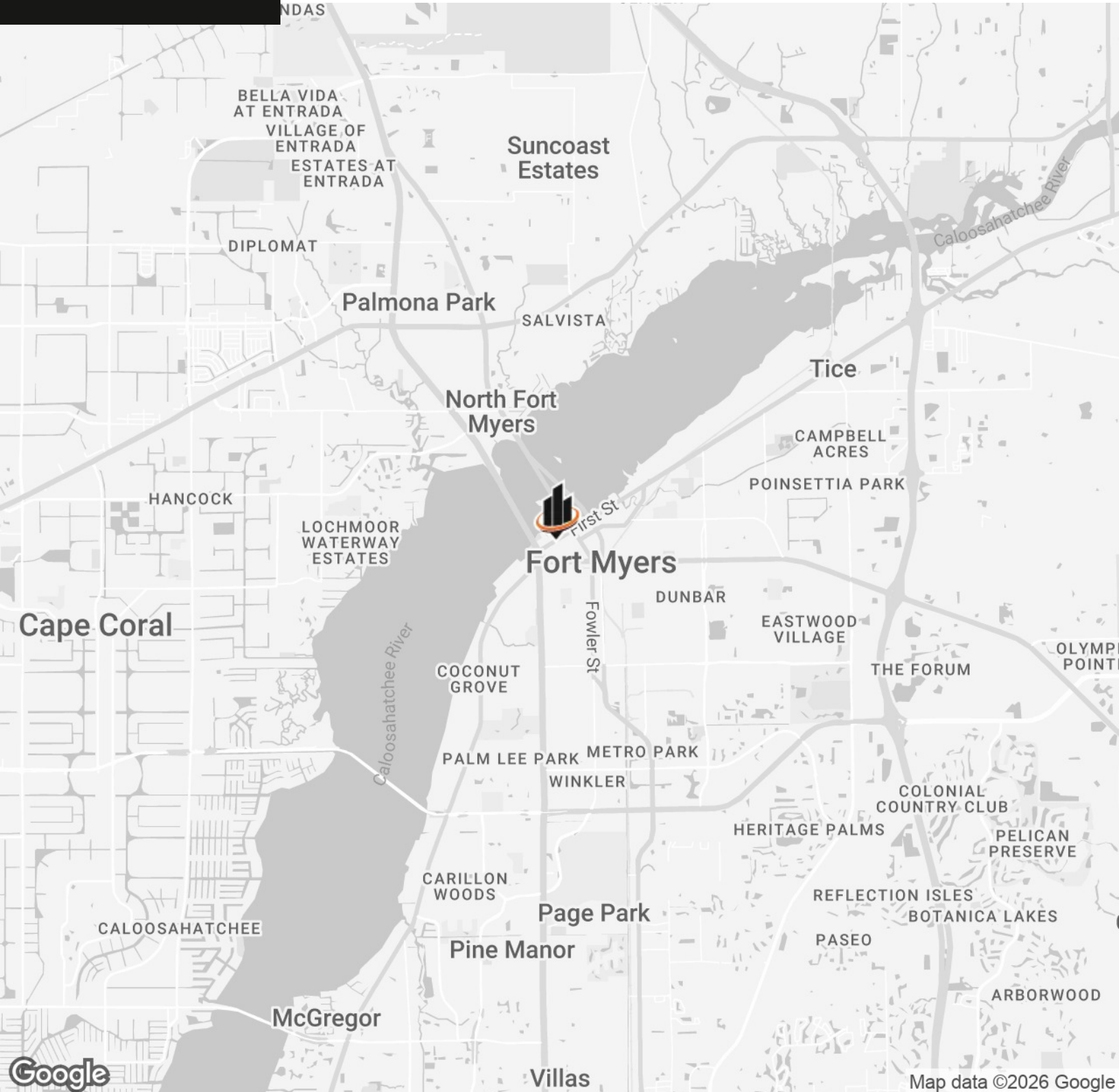
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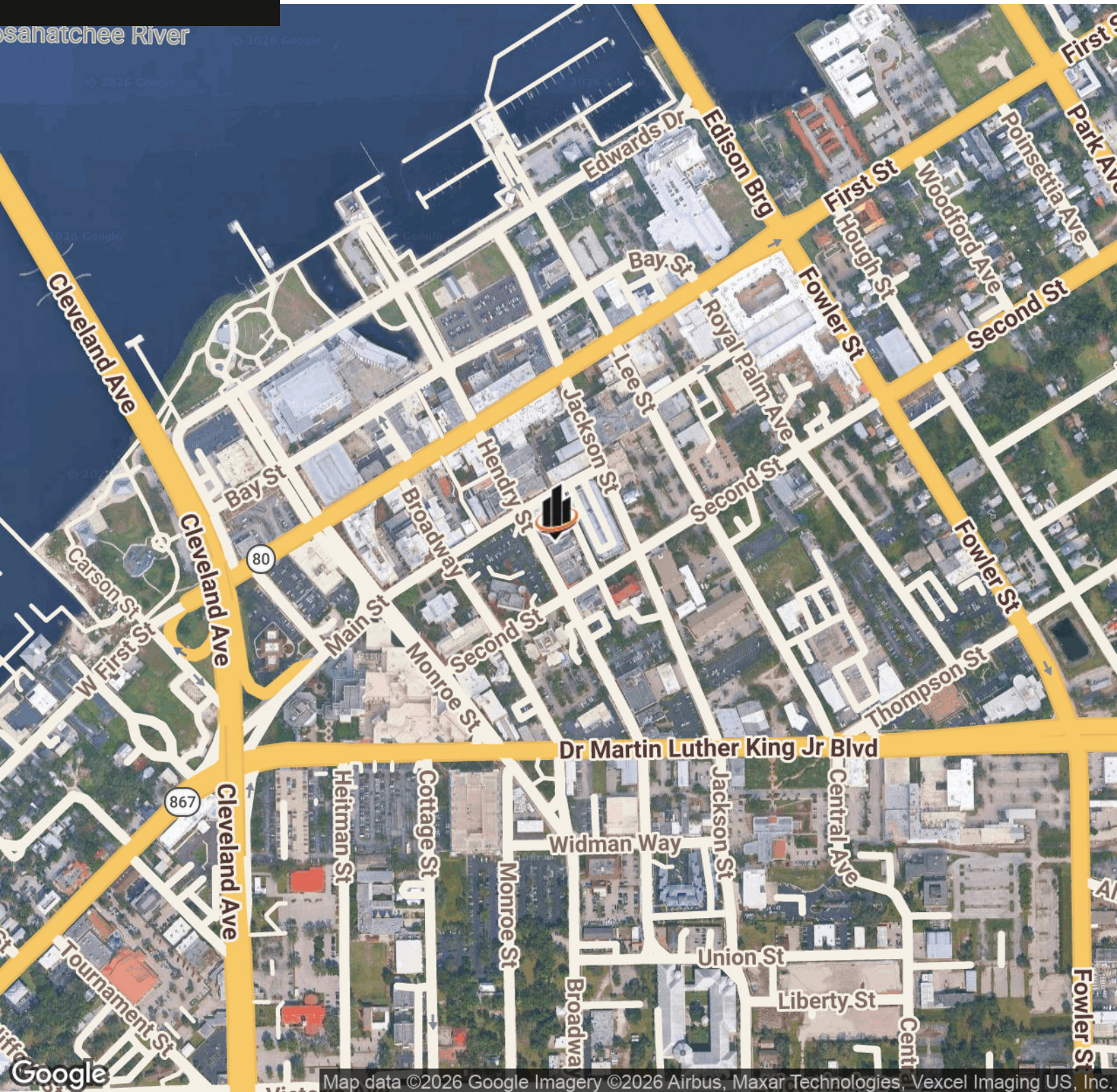
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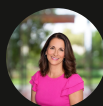


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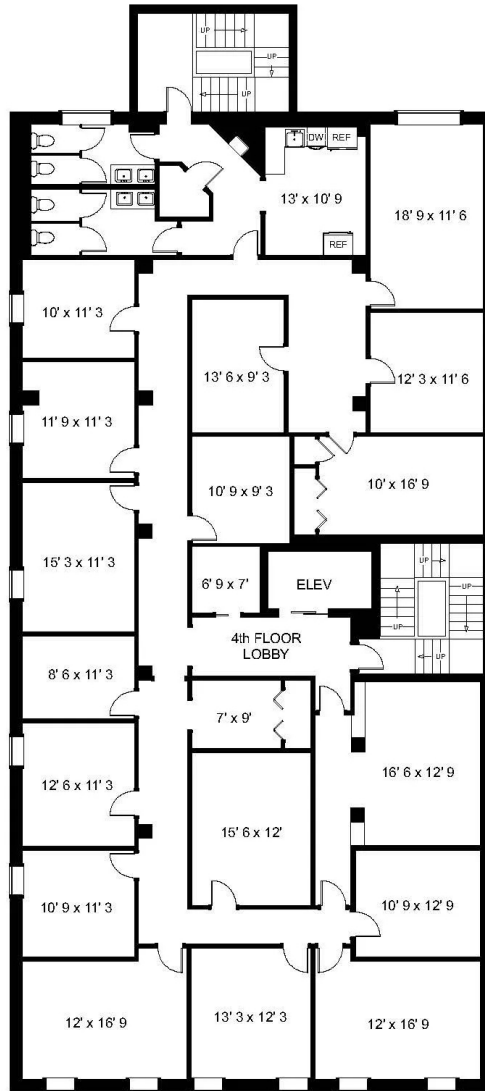




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1625 HENDRY STREET
 4th FLOOR
 FORT MYERS, FL



TOTAL USABLE AREA 4671 sq. ft.

This floor plan is created from field measurements. The usable area calculations are based upon measurements from outside exterior walls to center of demising walls and to inside common area walls.

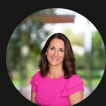
Stairs 366 sq. ft.
Elevator 85 sq. ft.

VERTICAL PENETRATION 451 sq. ft.

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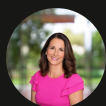


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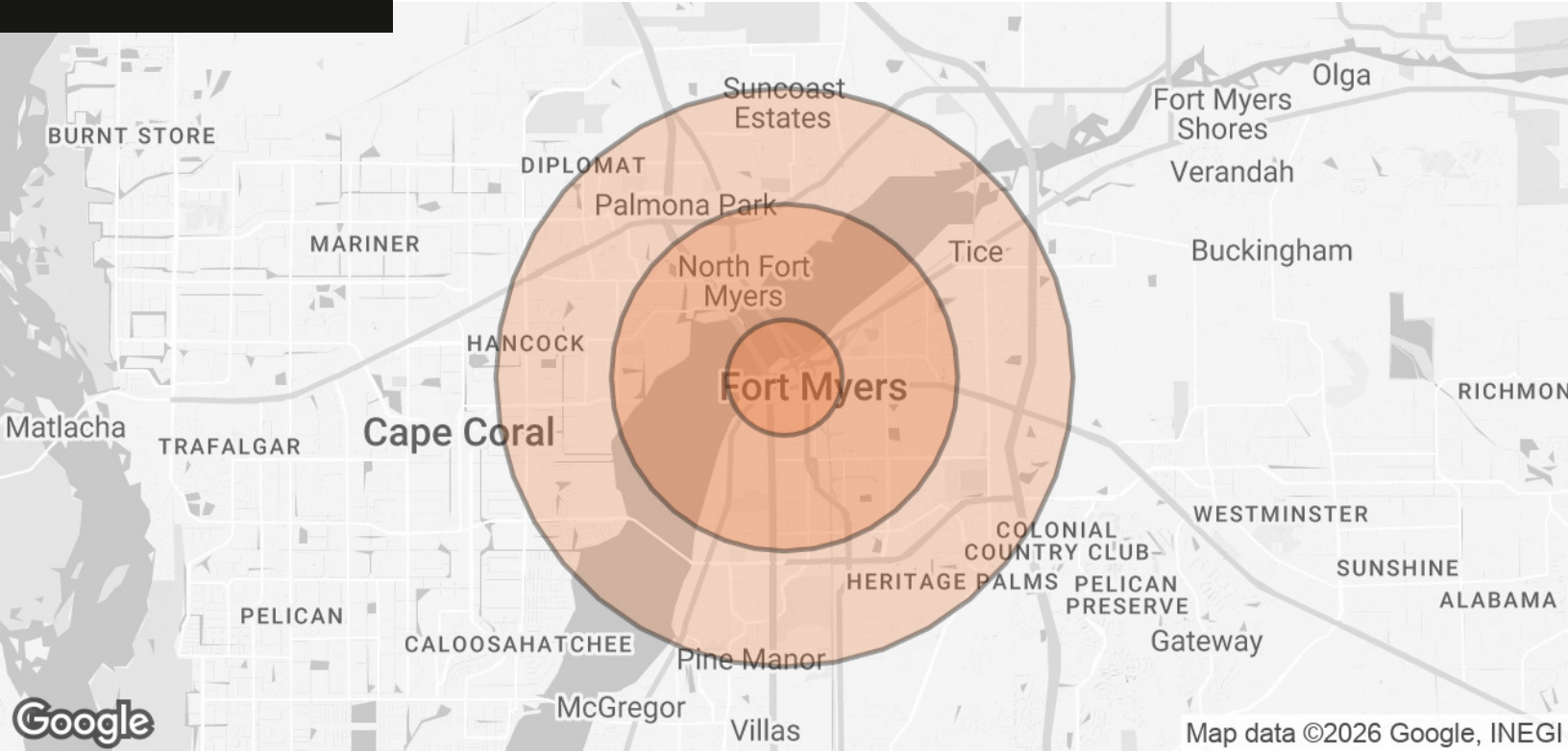
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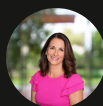


POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,849	57,982	151,942
AVERAGE AGE	46.6	41.5	43.1
AVERAGE AGE (MALE)	45.1	41.5	42.6
AVERAGE AGE (FEMALE)	49.7	41.6	44.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,376	22,882	60,659
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$75,660	\$79,299	\$80,633
AVERAGE HOUSE VALUE	\$402,661	\$282,215	\$281,434

2023 American Community Survey (ACS)



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A Deliberately Different Full Service CRE Firm

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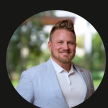
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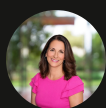
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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Collective Strength, Accelerated Growth

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