



Caloosahatchee River

Caloosahatchee Bridge 41

Edison Bridge

HIGH POINT PLACE

Publix

W. FIRST STREET

FIRST WATCH  
THE DAYTIME CAFE

ALTAMONT AVE.

SHIFT COFFEE

VIRGINIA AVE.

MCGREGOR BLVD.  
- AADT 13,000±

**LSI**  
COMPANIES

OFFERING MEMORANDUM

# WEST END AT CITY WALK OFFICE SPACE

5,857± SQ. FT. OFFICE SPACE AVAILABLE FOR LEASE - DOWNTOWN FORT MYERS, FL

## PROPERTY SUMMARY

**Property Address:** 2250 McGregor Blvd.  
Fort Myers, FL 33901

**County:** Lee

**Property Type:** Office

**Unit Size:** 5,857± Sq. Ft.

**Zoning:** Planned Unit Development(PUD)

**STRAP Number:** 23-44-24-P2-33000.0030

LEASE RATE:  
**\$32 PSF Gross**

**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.

**LSI Companies presents this 5,857± Sq. Ft. move-in ready Class A premium office space in Downtown Fort Myers.**

Located on the 3rd floor of West End at City Walk, this space contains floor to ceiling windows and a spacious open floor area.

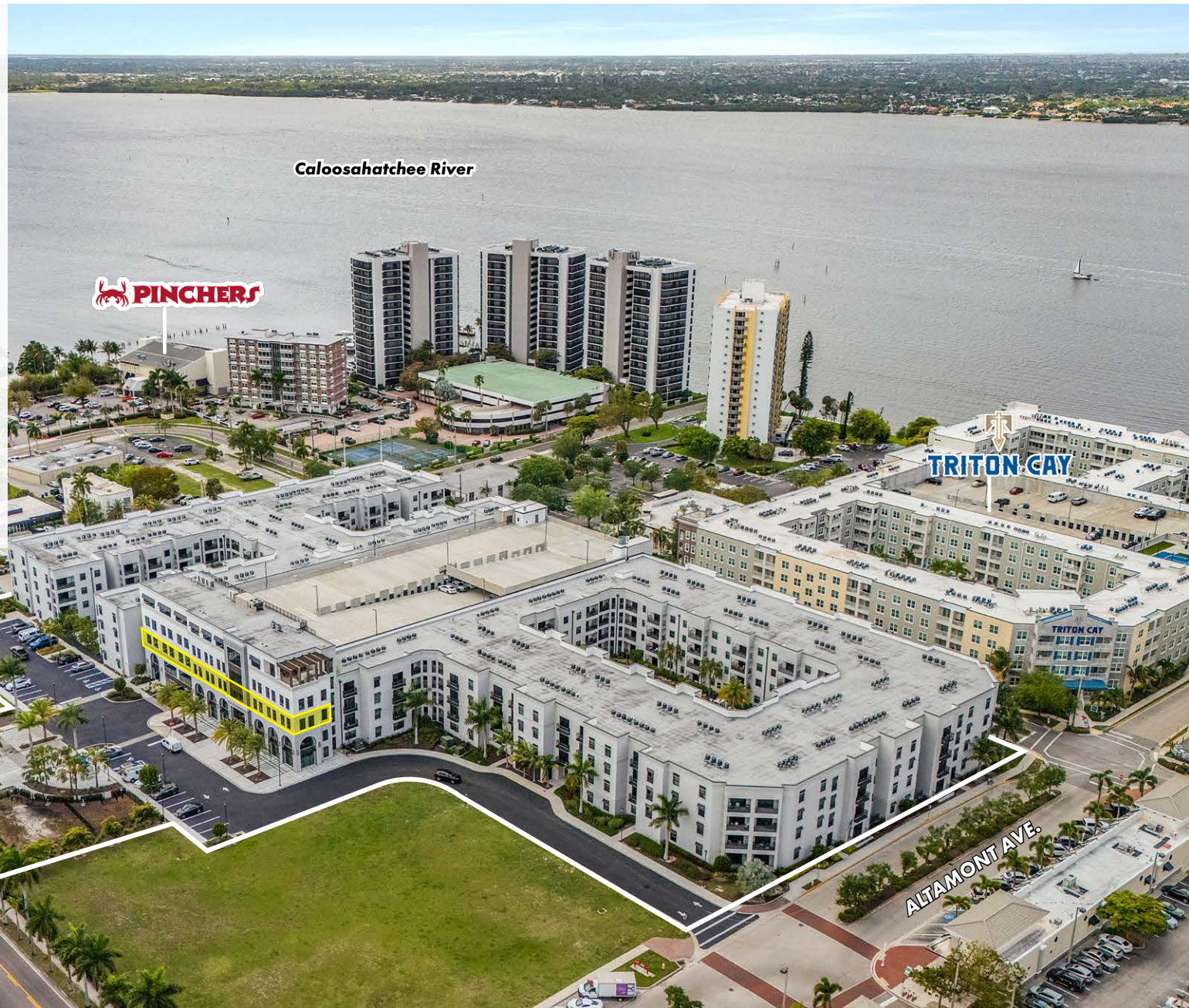
Tenant will have direct access to the parking garage and amenities including a rooftop terrace, gaming room, movie theater, billiards bar, fitness center, pool and Shift Coffee Bar for an unmatched live/work/play opportunity.

Positioned directly off McGregor Boulevard, this site benefits from its proximity to 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.



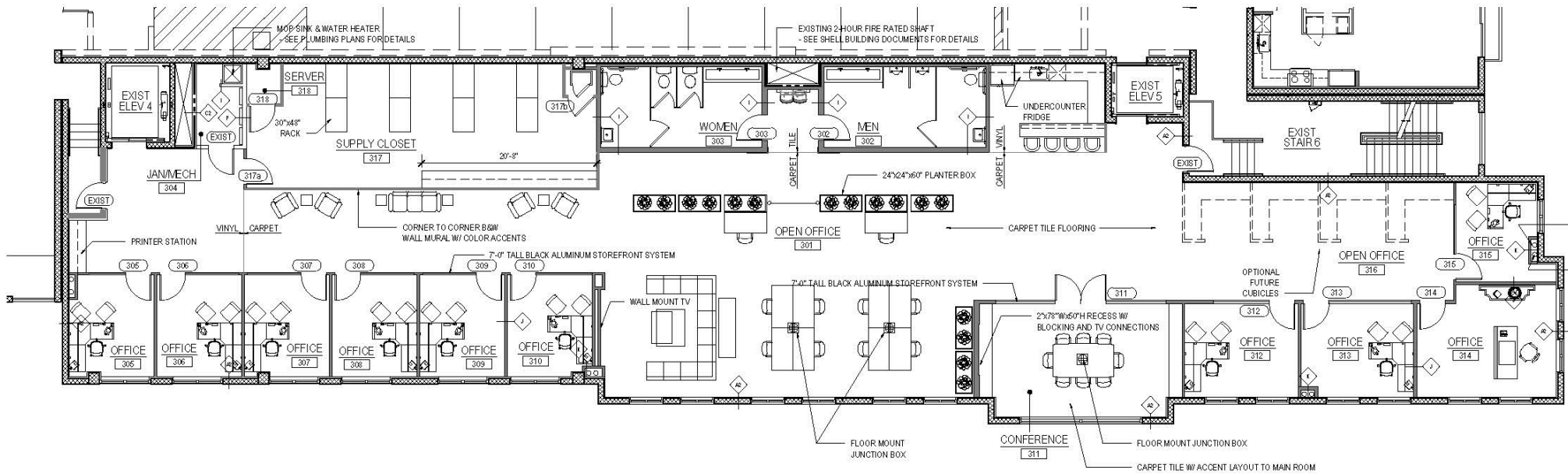
## PROPERTY HIGHLIGHTS

- 5,857± Sq. Ft. of move-in ready Class A office space.
- Spacious open floor area that can accommodate numerous work stations.
- Parking garage with direct access to office space.
- Located on 3rd floor of West End at City Walk, making this a perfect live/work/play opportunity.
- Full access to rooftop terrace, gaming room, movie theater, billiards bar, fitness center, pool and Shift Coffee Bar.
- Nearby proximity to a Publix Shopping Center and all amenities of Downtown Fort Myers.



# FLOOR PLAN

## THIRD LEVEL OFFICE - NOTATION PLAN





## UNIT INTERIOR



## UNIT INTERIOR



## UNIT INTERIOR



## BUILDING AMENITIES

### WELLNESS CENTER



## BUILDING AMENITIES

### GAMING ROOM & BILLARDS BAR



## BUILDING AMENITIES

### ROOFTOP & OUTDOOR AREA/POOL



# PROPERTY AERIAL



# PROPERTY AERIAL





## 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

- 0.1± miles to Publix Shopping Center
- 0.7± miles to Caloosa Sound Convention Center
- 0.7± miles to the Lee County Courthouse
- 0.8± miles to Fort Myers City Hall
- 0.9± 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.