



LSI
COMPANIES

OFFERING MEMORANDUM

HISTORIC FRANKLIN ARMS BUILDING

GROUND FLOOR OFFICE SPACE FOR LEASE IN DOWNTOWN FORT MYERS

PROPERTY SUMMARY

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

County: Lee

Property Type: Office/Retail Building

Available Space: 83-4,921± Sq. Ft.

STRAP Number: 13442.4P400.40800.1A

STARTING LEASE RATE:

\$25 PSF + CAM

Executive Office Suites Available

LSI
COMPANIES

LSICOMPANIES.COM

SALES EXECUTIVES



Alex Henderson, CCIM
Sales Associate



Max Molloy, CCIM
Sales Associate



Sawyer Gregory
Research & Sales Associate



DIRECT ALL OFFERS TO:

Alex Henderson, CCIM - ahenderson@lsicompanies.com

Max Molloy, CCIM - mmolloy@lsicompanies.com

Sawyer Gregory, CCIM - sgregory@lsicompanies.com

(239) 489-4066

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 present the Franklin Arms Office Building.

This first-floor professional office space encompasses 4,921± Sq. Ft. with over 11 private offices and a large entry foyer with covered patio entryway directly off of First St. This space can be demised or leased as executive office suites.

Located directly off First Street in the core of walkable Downtown Fort Myers, this space is surrounded by a host of retail and dining options, as well as a large professional workforce. This makes the suite an ideal choice for a professional office user in a highly desirable area.

LEASING OPTIONS

- First Floor: 4,921 Sq. Ft. Covered Entryway
- Potential to demise the space - 1,000 Sq. Ft. up to 4,921 Sq. Ft. options
- Executive Office Suites Available

PROPERTY HIGHLIGHTS

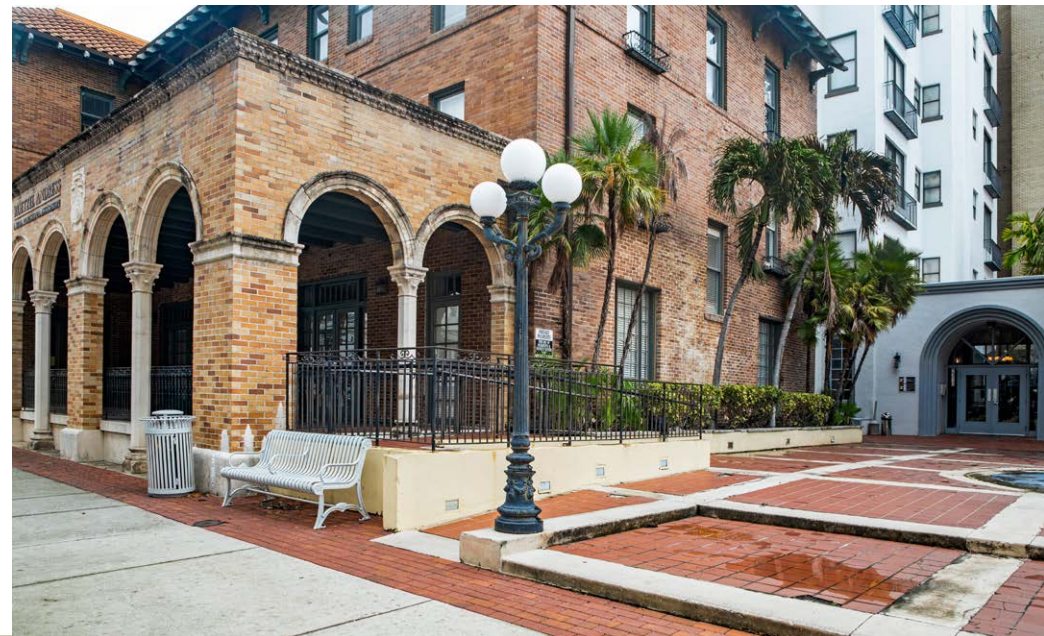
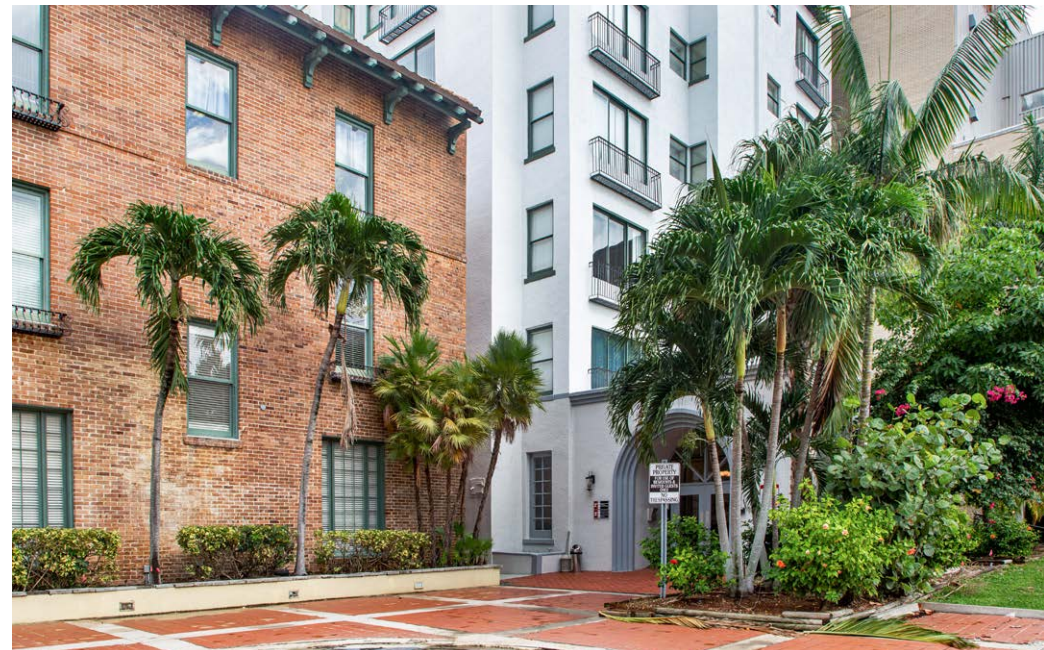
- Class A professional office located in the walkable core of Downtown Fort Myers.
- Directly off First Street with quick access to a wide variety of dining and shopping options.
- Close proximity to Fort Myers/ Lee County government offices.
- Located inside the historical Franklin Arms Building.



BUILDING EXTERIOR



BUILDING EXTERIOR



SUITE 100 INTERIOR



SUITE 100 INTERIOR



SUITE 100 FLOOR PLAN

This portion of the building is 4,921 ± Sq. Ft. and is available for Lease as individual executive office suites.



PROPERTY AERIAL



SUBJECT PROPERTY

CAPE CORAL

Caloosahatchee River

EDISON BRIDGE

CLEVELAND AVE.

41

CALOOSA SOUND

LUMINARY HOTEL & CO.

Ford's Garage

CABOS CANTINA

BAR

EDWARDS DRIVE

SIDNEY & DORNE DAVIS ART CENTER

ARCADE THEATRE

The STANDARD Restaurant

10 TWENTY FIVE

DOWNTOWN HOUSE OF PIZZA

THE EDISON THEATRE

GOOD GROUND COFFEE

MAIN STREET

KAVA CULTURE KAVA BAR

DENISON PARKING

fort MYERS

BROADWAY

JACKSON STREET

HENDRY STREET

CARBON PRESS

JACKSON STREET

CITY OF FORT MYERS CITY HALL

SECOND STREET

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. J.C. Cruises
6. Luminary Hotel
7. Sidney & Berne Art Center
8. Edison Theater
9. The Burroughs & Gardens
10. Bruno's of Brooklyn
11. IMAG History & Science Center
12. Millennial Brewing Co.

ANNUAL EVENTS & FESTIVALS

Art Walk

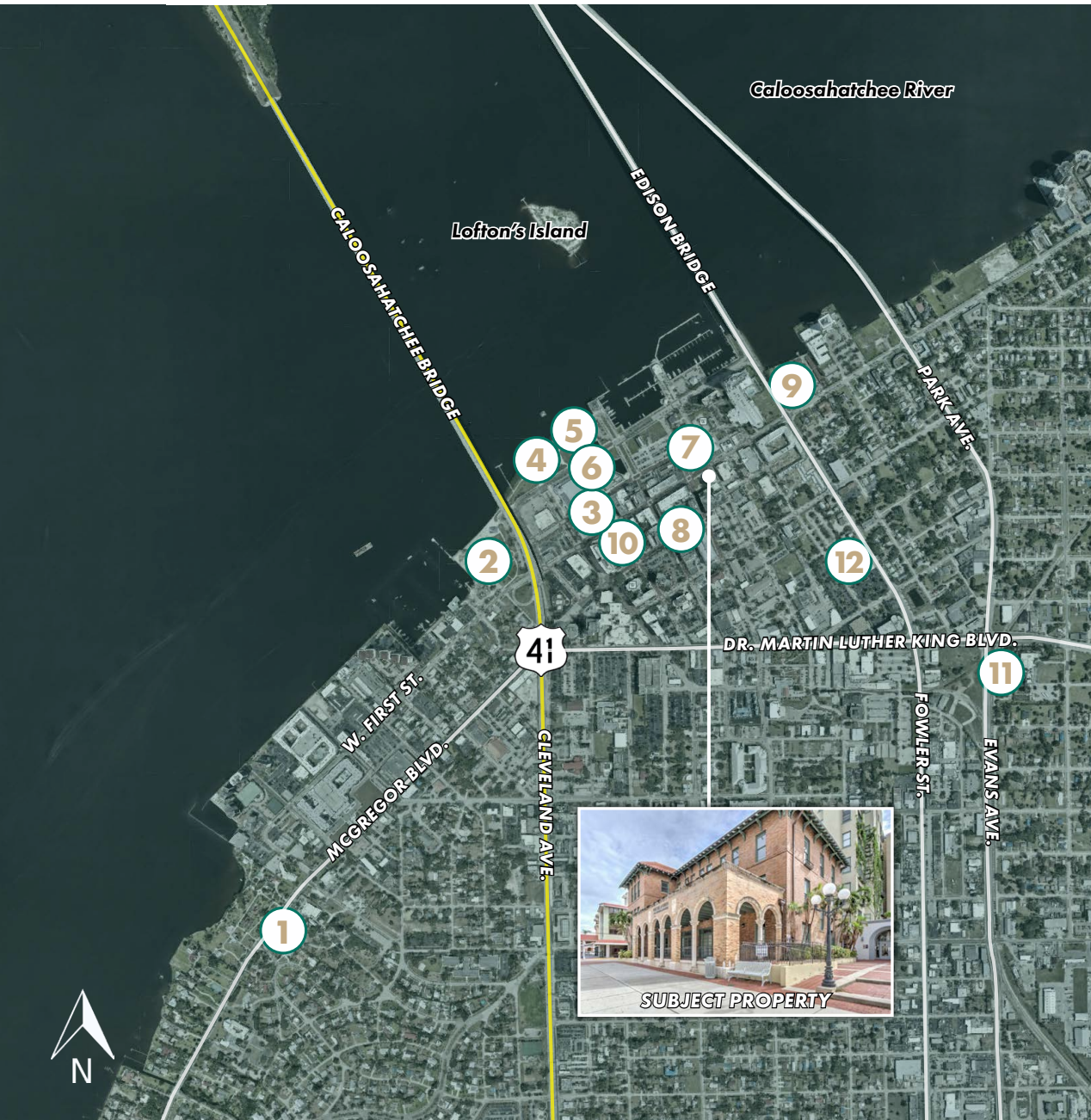
Downtown Fort Myers lights up ARTistically the first Friday of every month where the streets are lined with local and regional artists selling and displaying their master piece.

Music Walk

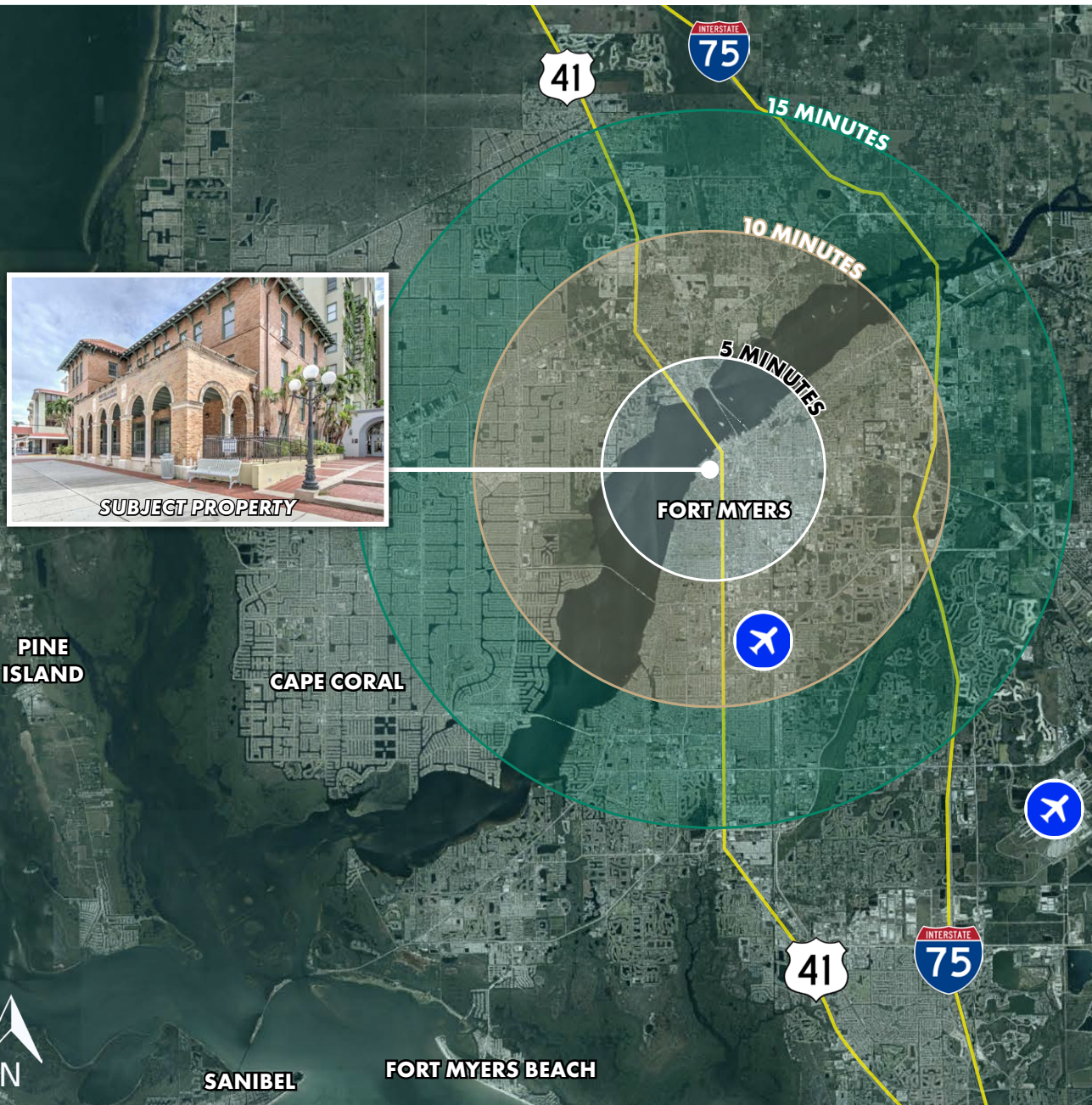
The River District comes alive on the third Friday of the month as local and regional musicians line the streets. From jazz and blues to rock & roll, many genres can be heard and vary each month. Free to the public.

Fine Art Fest

More than 200 artists locally, from across the country, and worldwide comes to Fort Myers for a juried fine art festival in addition to youth art competition, stage performances, food trucks, & more.



LOCATION



LOCATION HIGHLIGHTS

- 1± minute walk to Sydney Berne Davis Art Center
- 4± minute walk to The Luminary Hotel
- 6± minute walk to Lee County Court House
- 7± minute walk to Caloosa Sound Convention Center
- 0.3± miles to US-41
- 0.8± miles to City of Palms Park
- 4.1± miles to I-75



LSI COMPANIES

www.lsicompanies.com

LIMITATIONS AND DISCLAIMERS

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