



41

Caloosahatchee Bridge

HIGH POINT PLACE

Edison Bridge

CALOOA SOUND

LUMINARY HOTEL & CO.

Caloosahatchee River

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 *

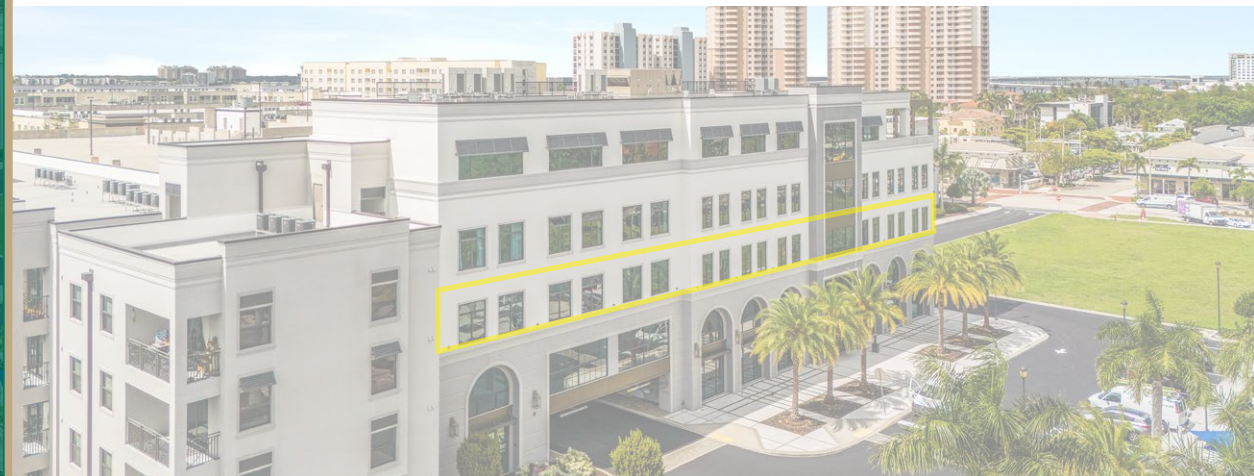
**FINISHES AS-IS*

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.

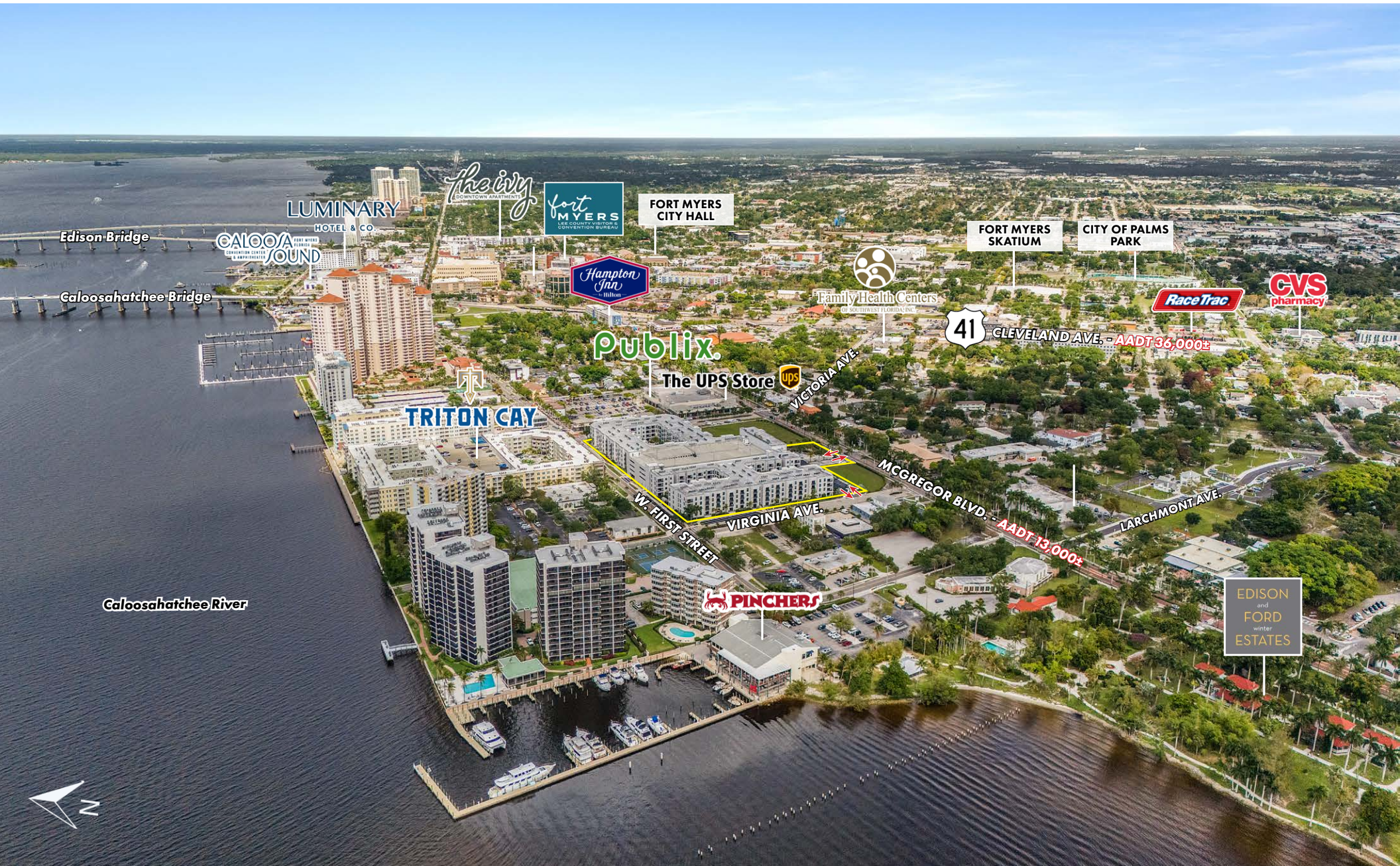
Positioned directly off McGregor Boulevard, this site benefits from its proximity to Publix Shopping Center and other amenities. It is also conveniently near the core of Downtown Fort Myers, which offers numerous restaurants, retail shops, and key locations, including the city's government offices and 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.

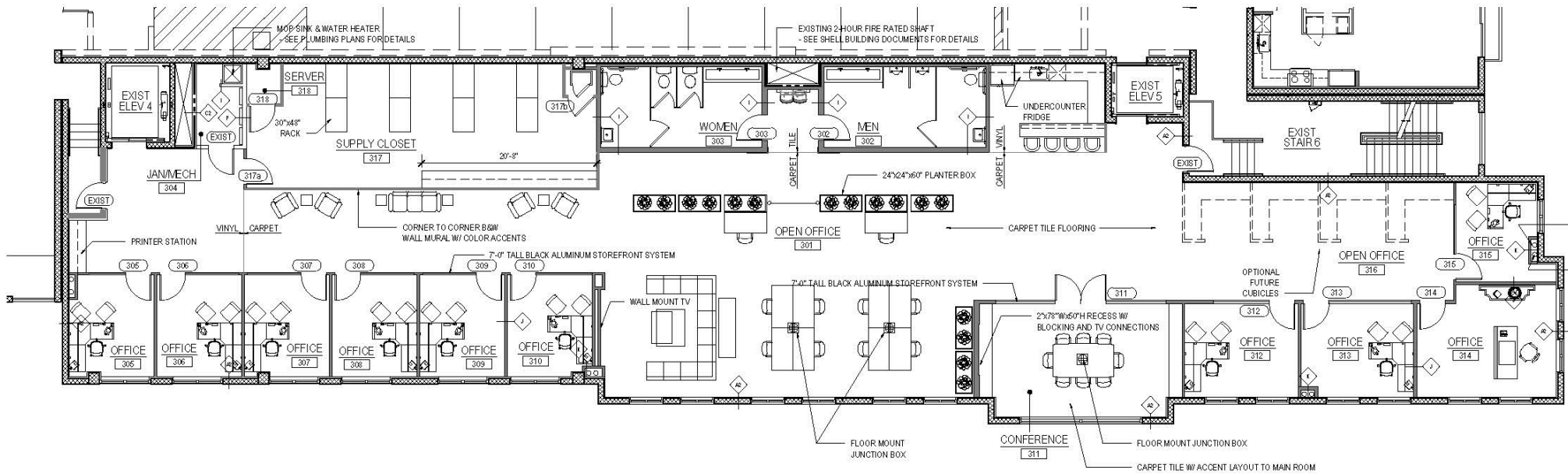


PROPERTY HIGHLIGHTS

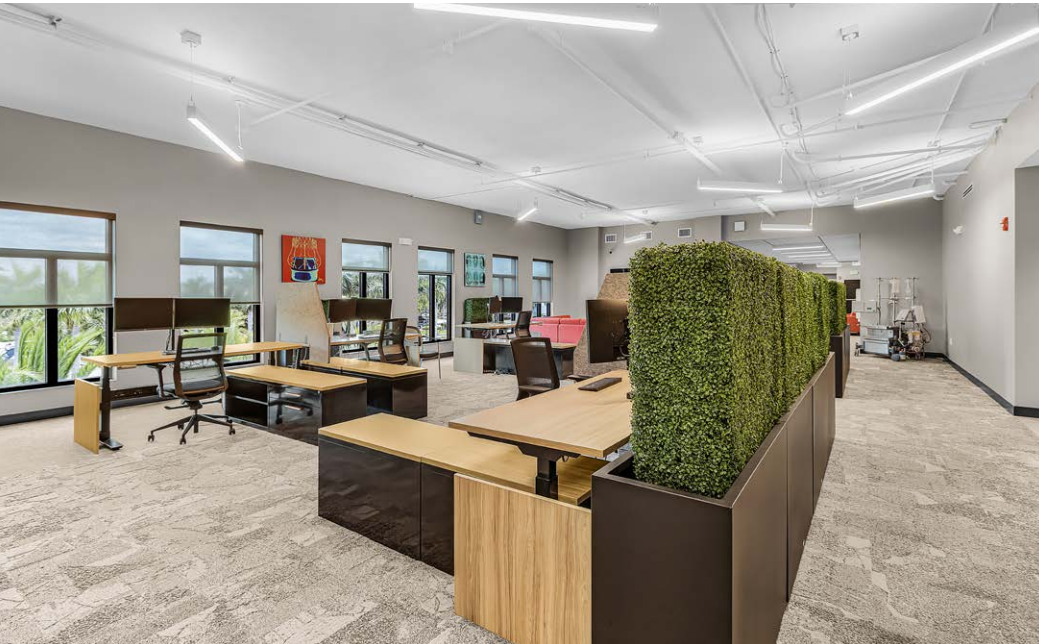


FLOOR PLAN

THIRD LEVEL OFFICE - NOTATION PLAN



UNIT INTERIOR



UNIT INTERIOR



BUILDING AMENITIES



WELLNESS CENTER



GAMING ROOM & BILLARDS BAR



WELLNESS CENTER



GAMING ROOM & BILLARDS BAR



OUTDOOR POOL

LOCATION

DOWNTOWN FORT MYERS

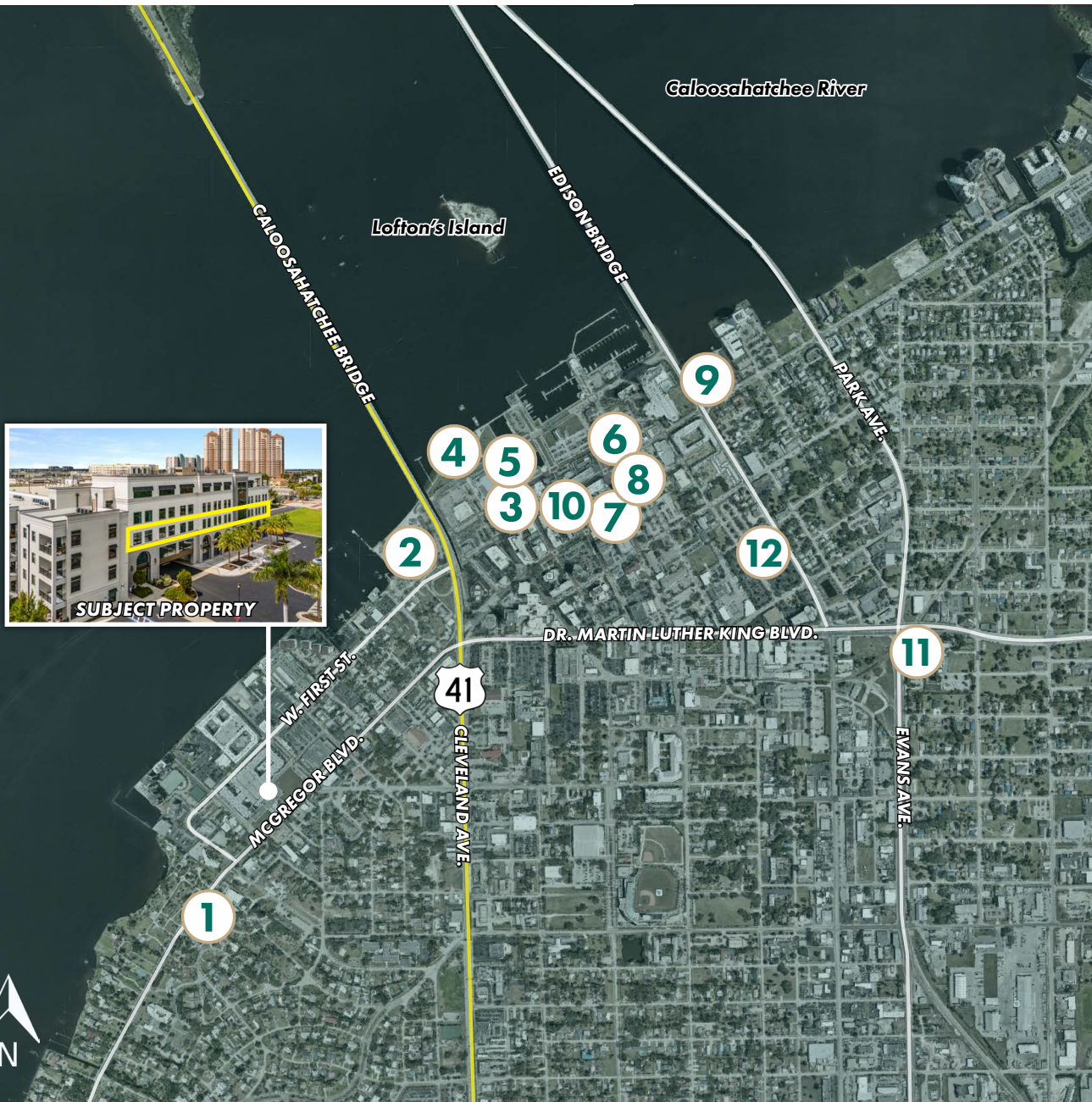
DINE, SHOP & EXPLORE

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. 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.

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





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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.