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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 four (4) 250–670± 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



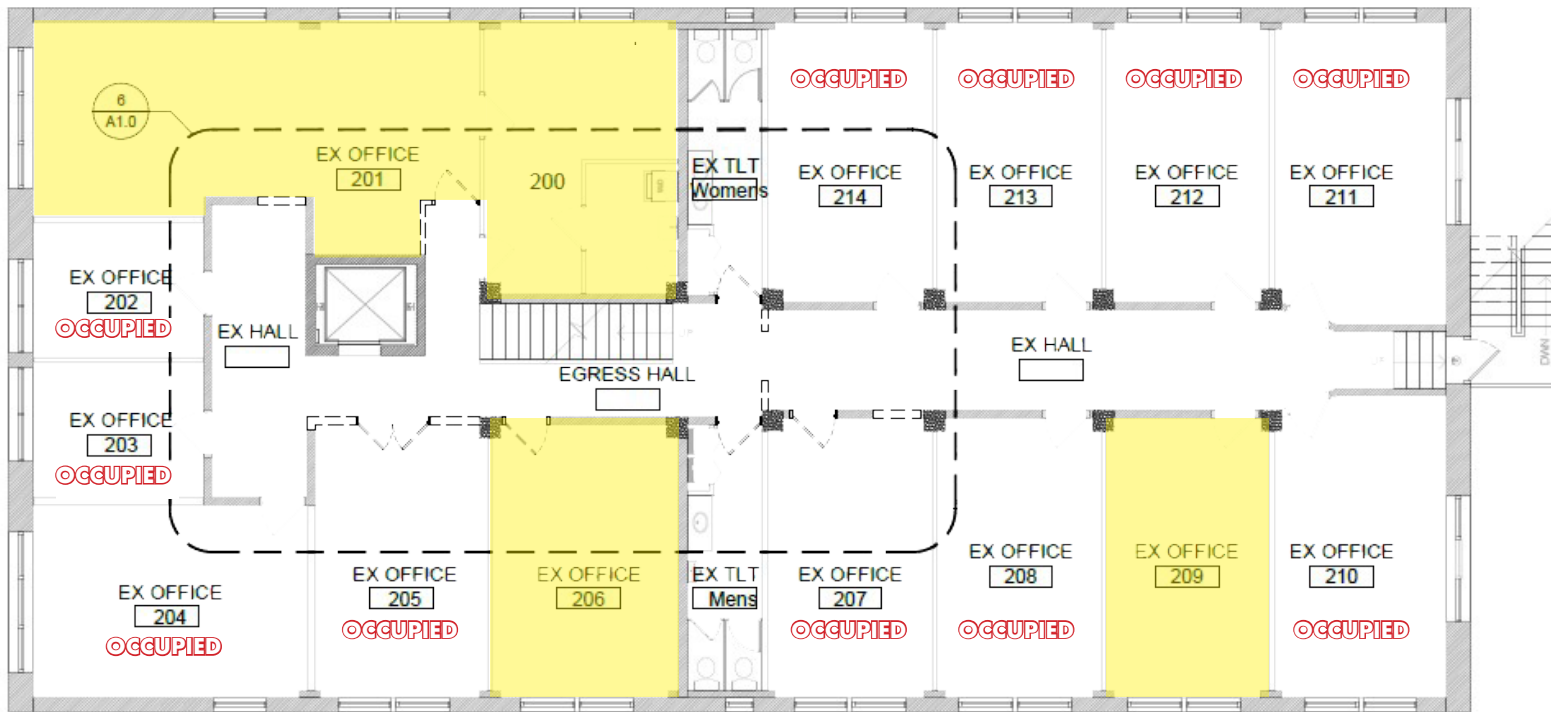
2ND FLOOR

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.



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

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

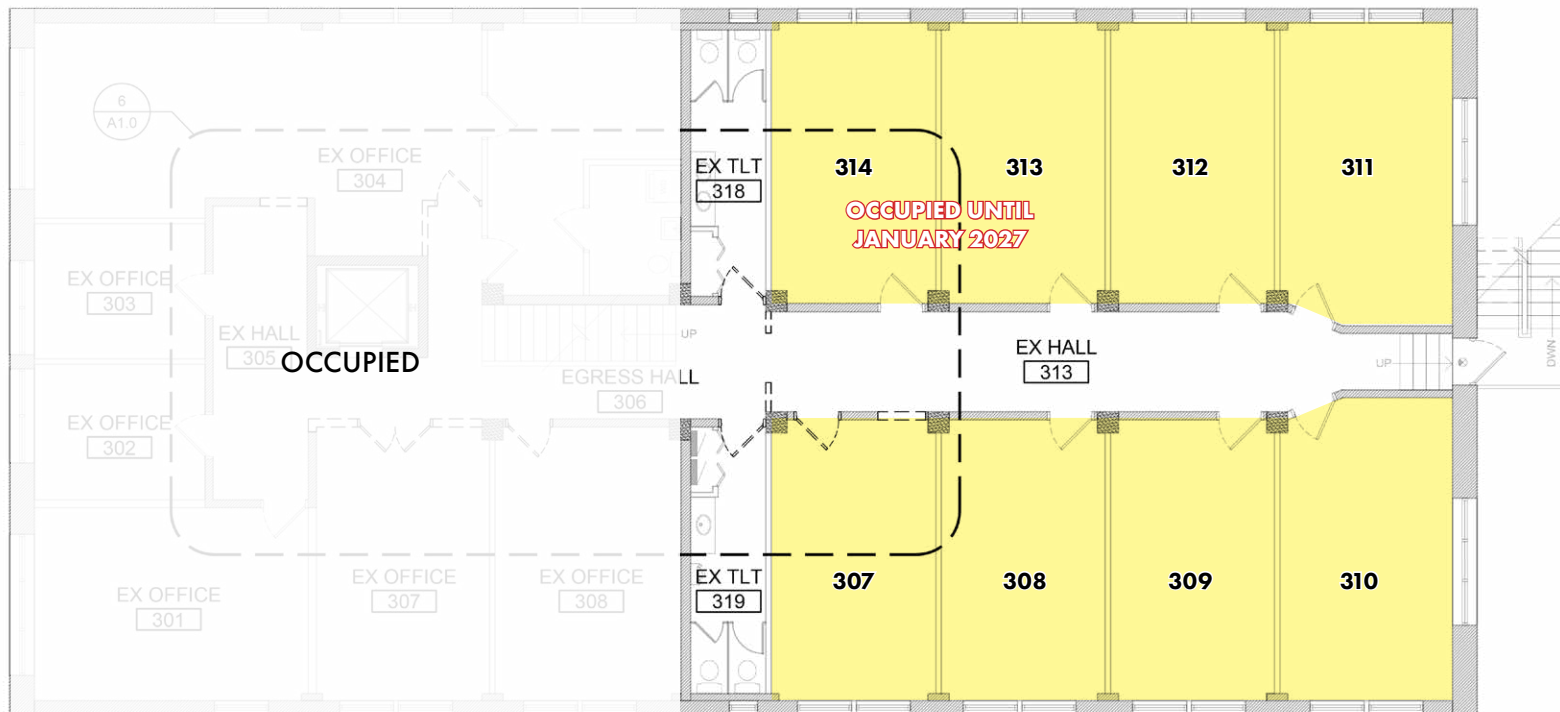
3RD FLOOR

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



N. FORT MYERS

LUMINARY
HOTEL & CO.

Caloosahatchee River

EDISON BRIDGE

CLEVELAND AVE. 41

CALOOA
SOUND
ENTERTAINMENT

BAY STREET YARD

Ford's
GARAGE

CABOS
CANTINA
TACO & TEGUILA BAR

CASA
BAR
Est. 1996

EDWARDS DRIVE

ARCADE THEATRE

IZZY'S
FISH & OYSTERS

SIDNEY & BERNE
DAVIS
ART CENTER

THE
STANDARD
RESTAURANT

10 TWENTY FIVE
CRAFT BEER • WINE • EATERY

DOWNTOWN
HOUSE OF PIZZA

LUCKY
SCREW

THE EDISON
THEATRE

MAIN STREET



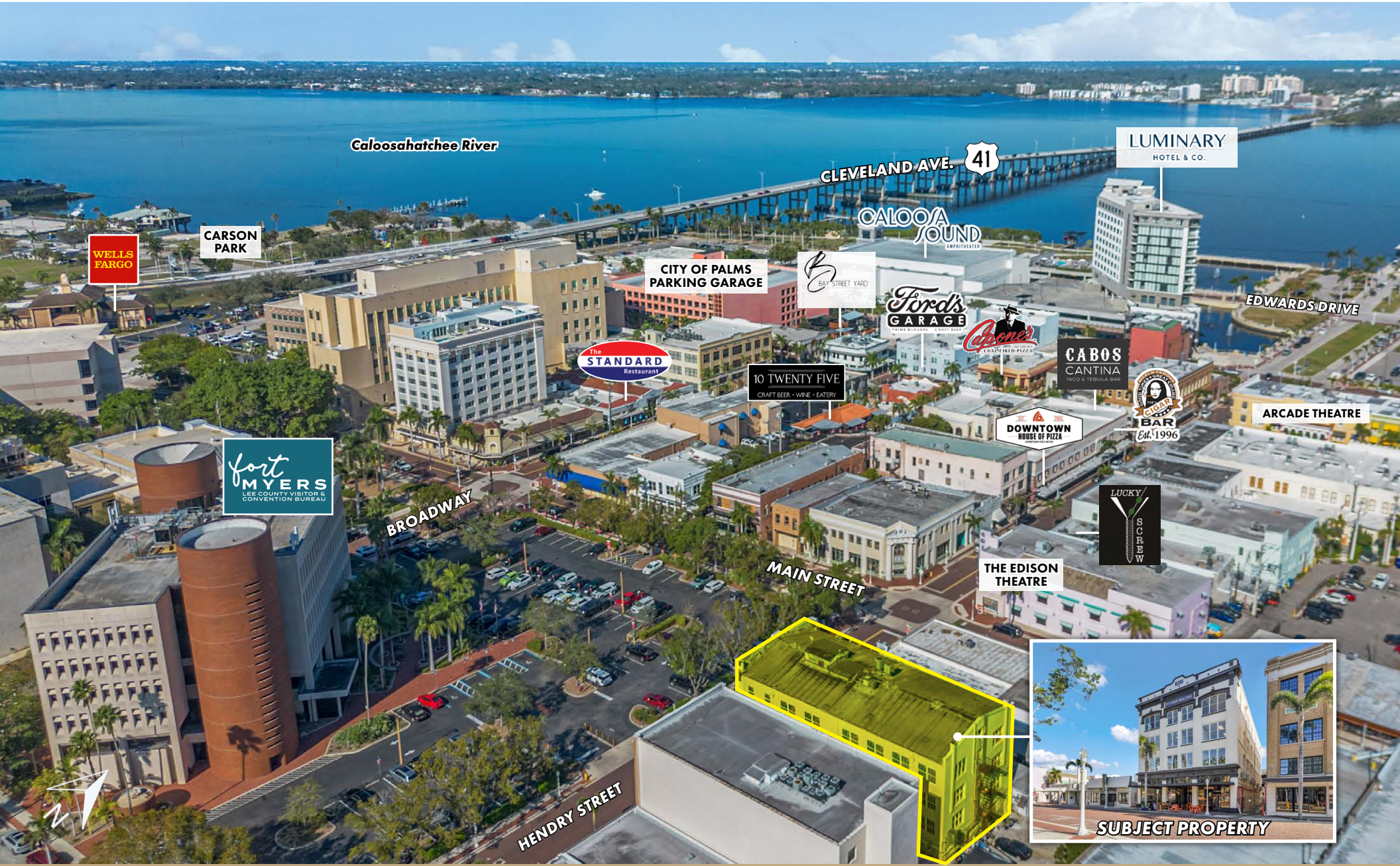
SUBJECT PROPERTY

HENDRY STREET

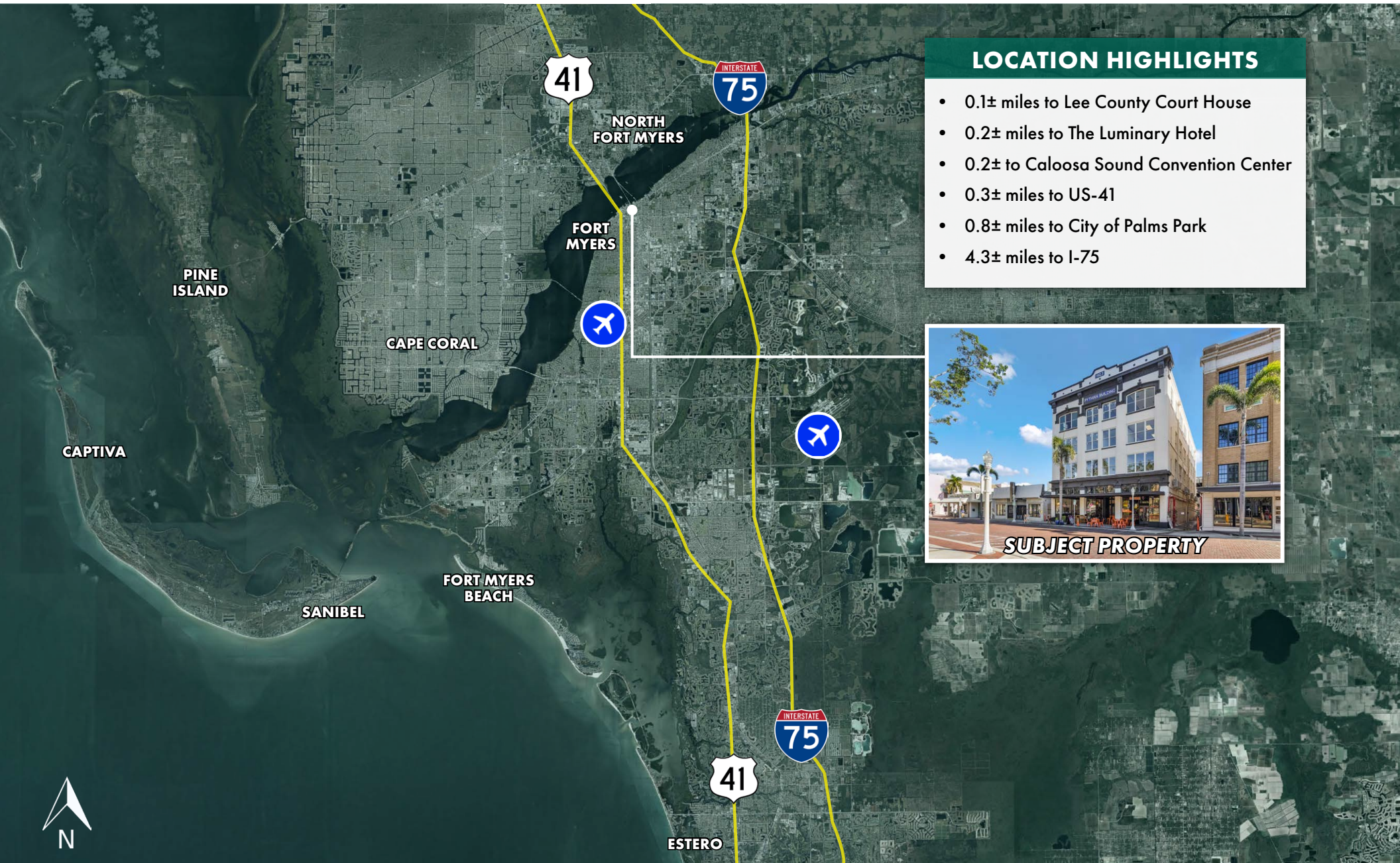
DENISON
PARKING

CARBON PRESS
PRINT | DESIGN | CREATIVE

PROPERTY AERIAL



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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