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COMPANIES

OFFERING MEMORANDUM

# 1601 JACKSON STREET

PROFESSIONAL OFFICE BUILDING UNIT FOR LEASE - DOWNTOWN FORT MYERS, FL

## PROPERTY SUMMARY

**Property Address:** 1601 Jackson Street  
Fort Myers, FL 33901

**County:** Lee

**Property Type:** Professional Office Building

**Building Size:** 14,516± Sq. Ft.

**Units Available:** Unit 105 - 622± Sq. Ft.

**Zoning:** U-CTR (Urban Center)

**STRAP Number:** 13-44-24-P4-00408.0020

LEASE RATE:

**Unit 105: Est. \$1,296/mo**

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## SALES EXECUTIVES



**Alex Henderson, CCIM**  
Senior Broker Associate



**Max Molloy, CCIM**  
Senior Broker Associate



**Sawyer Gregory**  
Sales Associate



### DIRECT ALL OFFERS TO:

**Alex Henderson** - [ahenderson@lsicompanies.com](mailto:ahenderson@lsicompanies.com) | (239) 940-2856

**Max Molloy** - [mmolloy@lsicompanies.com](mailto:mmolloy@lsicompanies.com) | (239) 848-2050

**Sawyer Gregory** - [sgregory@lsicompanies.com](mailto:sgregory@lsicompanies.com) | (239) 246-1015

### 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.

**LSI Companies presents 1601 Jackson Street, or the Foxworthy Building, a professional office building, with one unit available for lease in the walkable core of Downtown Fort Myers.**

Unit 105 (622± Sq. Ft.) is currently available and is built out as a professional office space with 3 offices and a waiting room. The property also offers 17 on-site parking spaces exclusively for tenants, a rare amenity in the Downtown Fort Myers market.

Positioned just off Jackson Street at the end of Main Street, the building is within walking distance to a variety of restaurants, retail shops, government offices, and the Caloosa Sound Convention Center. This central location makes 1601 Jackson Street a strong option for businesses seeking well-located, professional office space.

### PROPERTY HIGHLIGHTS

- 622± Sq. Ft. of professional office space available on the first floor with a common reception area.
- Features 17 reserved on-site parking spaces on a first come first serve basis, a very rare amenity in Downtown Fort Myers.
- Walking distance to an array of restaurants, retail shops, government buildings, and the Caloosa Sound Convention Center.



## BUILDING EXTERIOR



## UNIT 105 INTERIOR

622± Sq. Ft. | Lease Rate: Est. \$1,296/month



# PROPERTY AERIAL



NORTH FORT MYERS

Caloosahatchee River

Edison Bridge

SIDNEY & BERNE  
DAVIS  
ART CENTER

Fort Myers Regional  
Library

Burroughs  
HOME & GARDENS

The Ivy  
DOWNTOWN APARTMENTS

FLORIDA REP

THE DOWNTOWN  
HOUSE OF PIZZA

LUCKY  
SCREW

THE EDISON  
THEATRE

MAIN STREET

DENISON  
PARKING

SOUND CHECK  
STUDIOS

SECOND STREET

HENDRY STREET

CARBON PRESS  
PRINT | DESIGN | CREATIVE

JACKSON STREET

# PROPERTY AERIAL



NORTH FORT MYERS

Caloosahatchee River

LUMINARY HOTEL & CO.

41

Caloosahatchee Bridge

CALOOSA SOUND

OXBOW FORT MYERS

fort MYERS  
LEE COUNTY VISITOR & CONVENTION BUREAU

The STANDARD Restaurant

TO TWENTY FIVE  
CRAFT BEER - WINE - EATERY

DOWNTOWN HOUSE OF PIZZA

CIGAR BAR  
Est. 1996

Tizzy's FISH & OYSTERS

FLORIDA REP

SIDNEY & BERNE  
DAVIS ART-CENTER

EDWARDS DRIVE

MAIN STREET

THE EDISON THEATRE

THE V LODGE  
FOR TRAVELERS & LOCALS

CARBON PRESS  
PRINT | DESIGN | CREATIVE

DENISON PARKING

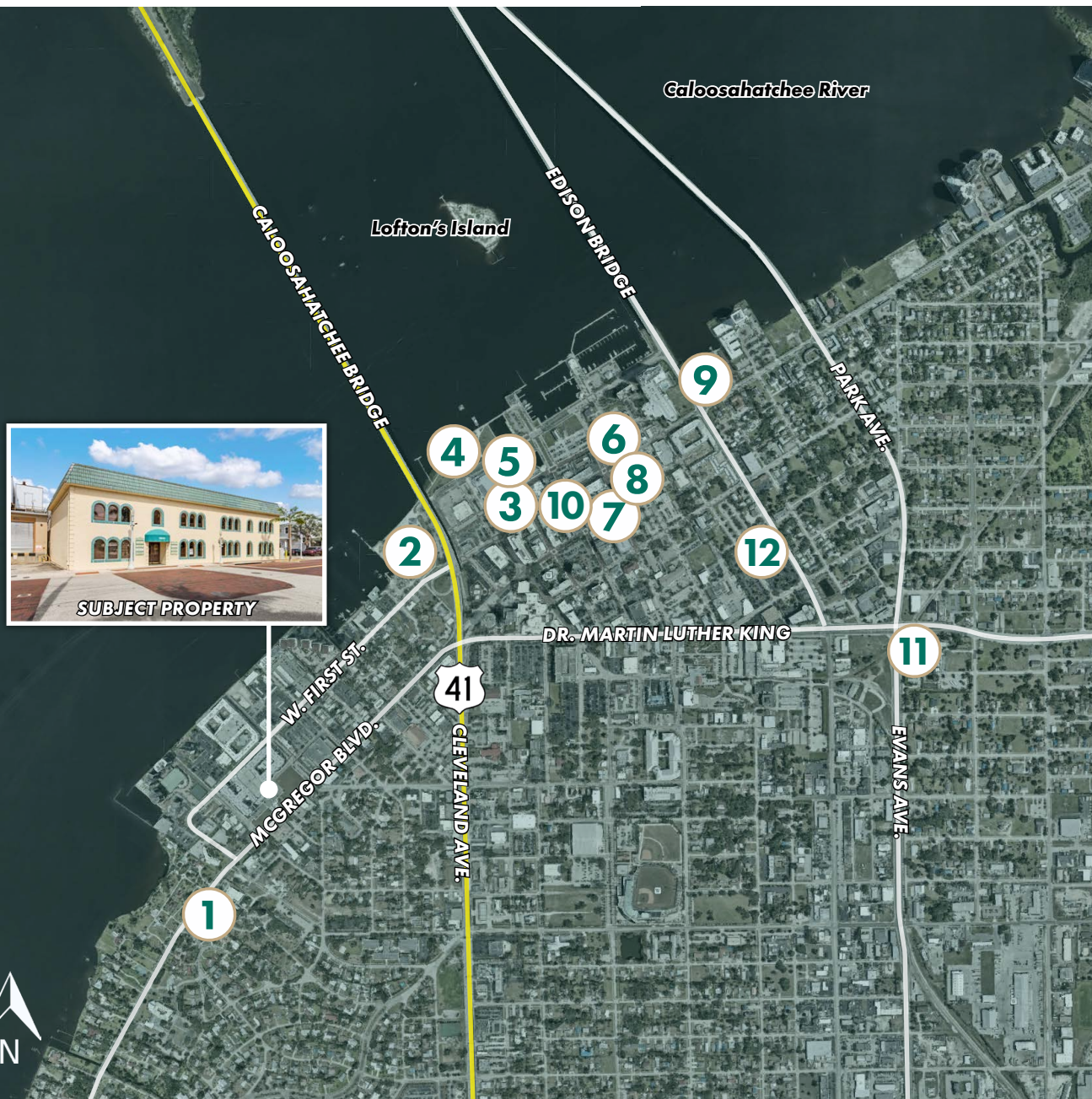
JACKSON STREET

LEE STREET

# PROPERTY AERIAL



## LOCATION MAP



### 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.

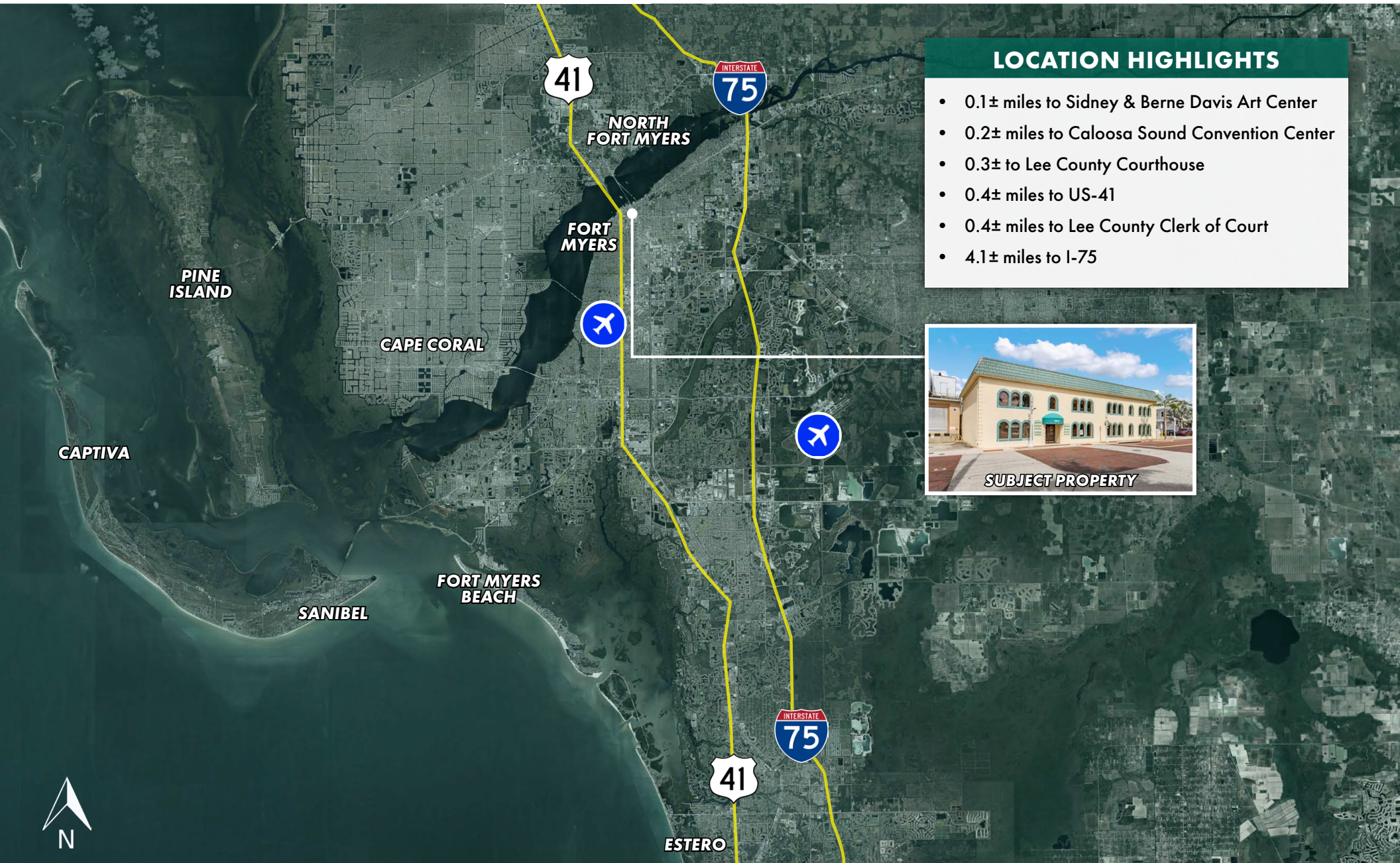
#### Music Walk

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

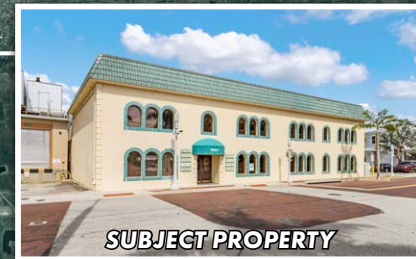
More than 200 artists locally, from across the country, and worldwide comes to Ft. Myers for a juried fine art festival in addition to youth art competition, stage performances, food trucks, & more.

## LOCATION MAP



### LOCATION HIGHLIGHTS

- 0.1± miles to Sidney & Berne Davis Art Center
- 0.2± miles to Caloosa Sound Convention Center
- 0.3± to Lee County Courthouse
- 0.4± miles to US-41
- 0.4± miles to Lee County Clerk of Court
- 4.1± miles to I-75





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**LIMITATIONS AND DISCLAIMERS**

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