



FOR LEASE

1625 HENDRY STREET, SUITE 400 | FORT MYERS, FL 33901

ENTIRE TOP FLOOR (4,671± SF) OFFICE IN DOWNTOWN FORT MYERS





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# EXECUTIVE SUMMARY

## *Full-Floor Office in the Historic Old Robb & Stucky Building*

Welcome to the iconic Old Robb & Stucky Building, a century-old landmark in the heart of Downtown Fort Myers. Suite 400 occupies the entire top floor, offering a rare full-floor office opportunity just steps from the Lee County Courthouse and surrounded by Downtown's vibrant mix of restaurants, retail, and professional services. This space seamlessly blends historic character with modern upgrades, including new impact windows that provide abundant natural light and beautiful views along Hendry Street. Multiple parking options are available, including the Denison Parking Garage conveniently located behind the building.

### PROPERTY HIGHLIGHTS



#### FULL-FLOOR SUITE

Entire top floor offering privacy, flexibility, and a prominent presence.



#### HISTORIC DOWNTOWN LANDMARK

Work within a 100-year-old building rich in Fort Myers history.



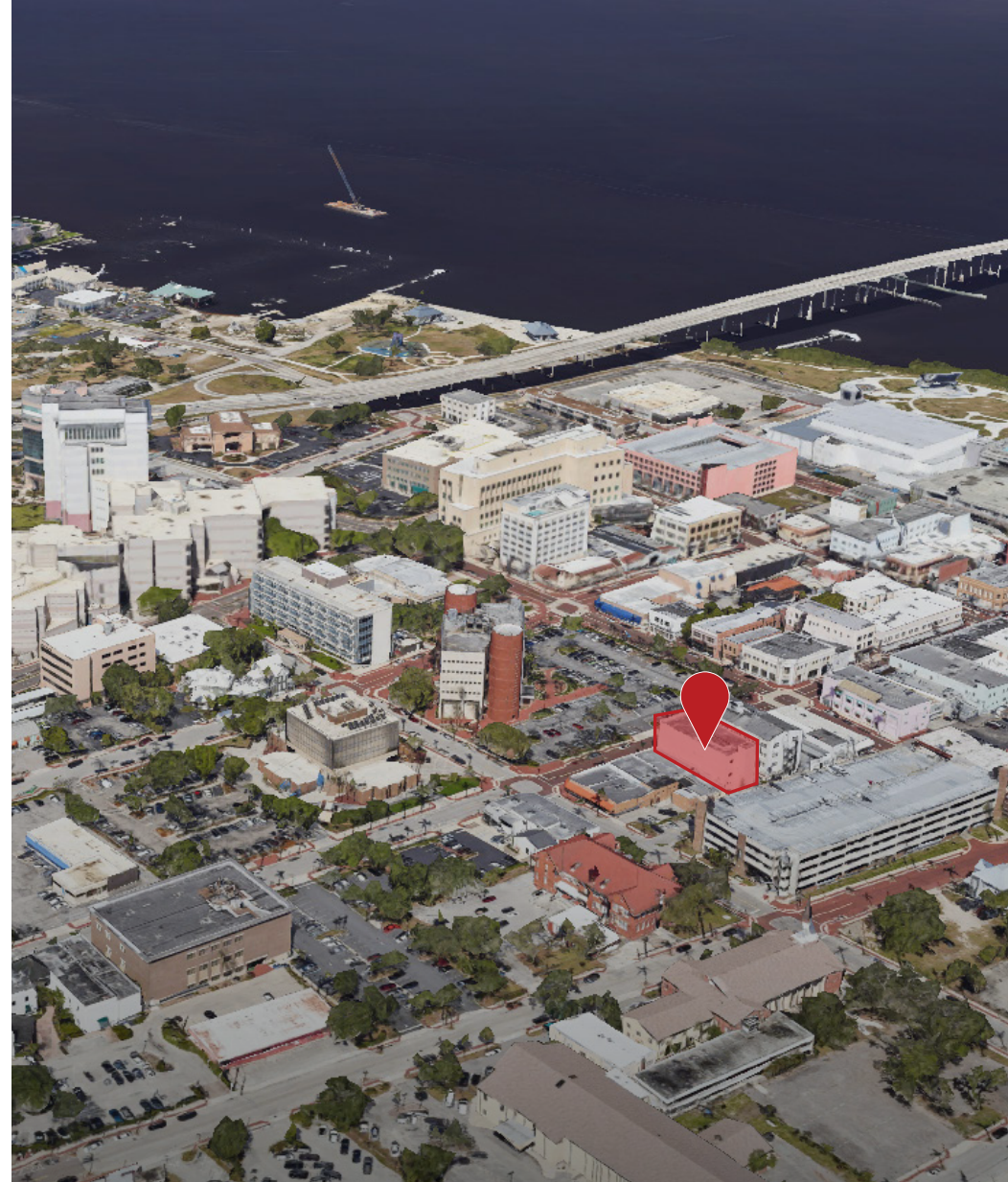
#### MODERN UPGRADES

New impact windows with expansive views and natural light.



#### WALKABLE & ACCESSIBLE

Steps from the Courthouse, dining, retail, and nearby parking.





# PROPERTY OVERVIEW

## PROPERTY DETAILS

ADDRESS	1625 Hendry St, Suite 400, Fort Myers, FL 33901
MONTHLY RATE (ALL-IN)	\$9,630.00
LEASE TYPE	NNN (\$17.00 p/s/f base + \$7.74 CAM)
DATE AVAILABLE	Immediately
UNIT SIZE	4,671± SF
YEAR BUILT	1925
ZONING	U-CTR (City of Fort Myers)





# PROPERTY PHOTOS





# PROPERTY PHOTOS



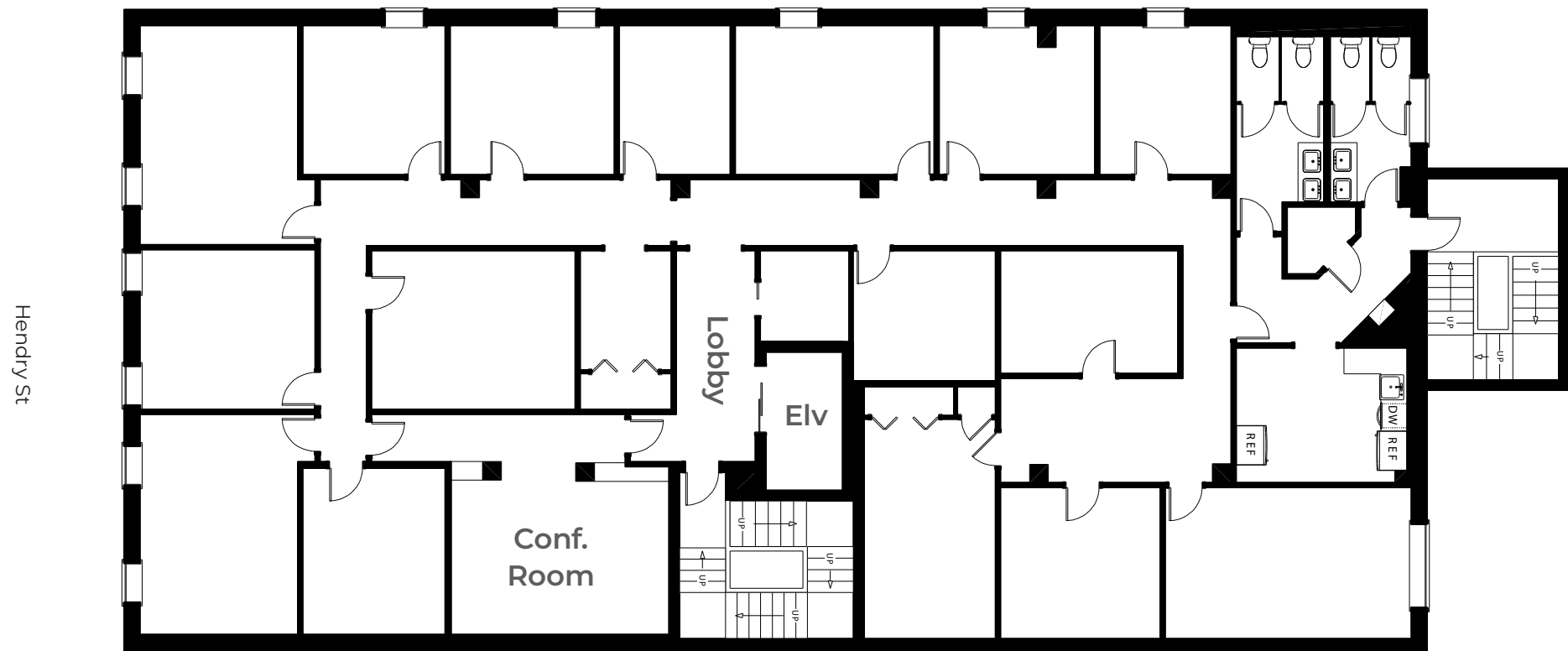


# PROPERTY PHOTOS





# FLOORPLAN



This floorplan is for illustrative purposes only and is not drawn to scale.



# LOCATION OVERVIEW

## Central Downtown Fort Myers Location on Hendry Street

Located at 1625 Hendry Street, this property sits in the core of Downtown Fort Myers, just steps from the Caloosahatchee River and within the city's vibrant River District. The surrounding area features a dense mix of government offices, professional services, retail, dining, and entertainment, creating steady daytime foot traffic and an active evening environment. Hendry Street is a key north-south corridor through downtown, providing strong visibility and easy navigation for visitors and tenants.

The location offers excellent accessibility, with proximity to major roadways including US-41 and McGregor Boulevard, as well as nearby public parking garages and on-street parking. Its central downtown position makes it ideal for office, professional, or service-oriented users seeking a prominent address in one of Fort Myers' most established and walkable commercial districts.



**PRIME DOWNTOWN ADDRESS:** Located in the heart of Fort Myers' River District near government, office, and cultural hubs.



**WALKABLE URBAN CORE:** Surrounded by restaurants, retail, professional services, and waterfront destinations.



**STRONG ACCESSIBILITY:** Convenient access to US-41, McGregor Boulevard, and nearby public parking options.



**HIGH VISIBILITY CORRIDOR:** Positioned along Hendry Street, a key downtown thoroughfare with consistent traffic and exposure.



*Perfectly situated within walking distance to key Government buildings and the Dennison Street parking garage in downtown Fort Myers.*





# LOCATION OVERVIEW

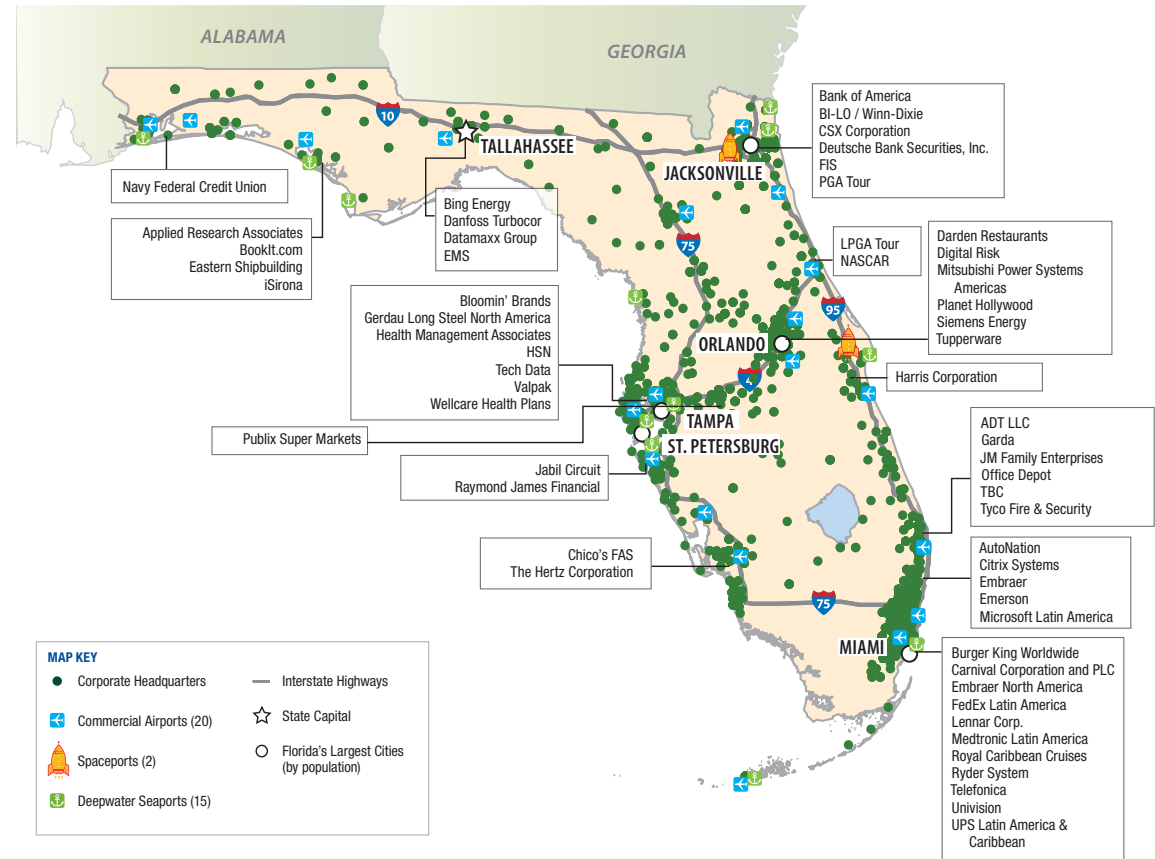
## BUSINESS PROFILE

### *A Hub for Fortune 500 and Corporate Headquarters*

Florida stands out as a top destination for major corporations, ranking 9th in the United States for Fortune 500 and large corporation headquarters. This prestigious ranking underscores the state's business-friendly climate, robust infrastructure, and strategic location, which collectively attract leading companies across various industries.

With its low corporate taxes, growing economy, and access to a skilled workforce, Florida continues to be a magnet for high-profile businesses. Companies are drawn to its favorable regulatory environment, proximity to international markets, and unparalleled quality of life for employees. This strong corporate presence not only fuels job creation but also drives economic growth, making Florida a dynamic and competitive environment for business.

For investors, Florida's standing as a corporate hub adds significant value to real estate investments, especially in thriving markets like Fort Myers, where corporate expansions and relocations continue to bolster demand for high-quality office and retail spaces.



## AREA BUSINESS PROFILE

	1-Mile	3-Miles	5-Miles
TOTAL BUSINESSES IN AREA	1,232	5,305	10,374
TOTAL EMPLOYEES	9,676	55,106	98,791
EMPLOYEE/POPULATION RATIO (PER 100 RESIDENTS)	212	93	70



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