

An aerial photograph of the Moorings Professional Building, a long, multi-story commercial structure with a flat roof and numerous windows. The building is surrounded by parking lots, palm trees, and other commercial buildings in the background. The sky is blue with scattered white clouds.

# MOORINGS PROFESSIONAL BUILDING

2335 9th Street North  
Naples, FL 34103

Presented By  
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FOR LEASE



## INFORMATION

Lease Rate:	\$27.00 sf/yr (NNN)
Est. CAM	\$10.50 sf/yr
Available SF:	1,130 sf
Zoning:	Highway Commercial (HC)
Year Built:	1984
AADT:	41,500

## OVERVIEW

Available for lease in the prestigious Moorings Professional Building, this office space offers an ideal location for small businesses seeking high visibility and accessibility. Situated on US 41 (Tamiami Trail North), the property provides excellent exposure, just minutes from NCH and downtown Naples.

The five-story building features generous parking, including one reserved covered space, and is surrounded by major retail and dining options, enhancing convenience for both employees and clients.

Designed for flexibility, this unit allows for multiple configurations boasting one refinished restroom, foyer, and six large rooms which can be utilized as private offices, reception area, break room, and spacious conference room, making it well-suited for medical practices or professional services.

Move-in ready, the third-floor units offer stunning views with abundant natural light from large sliding doors.

HOA fees cover exterior maintenance, trash, and recycling, ensuring a hassle-free ownership experience in one of Naples' most sought-after business locations.

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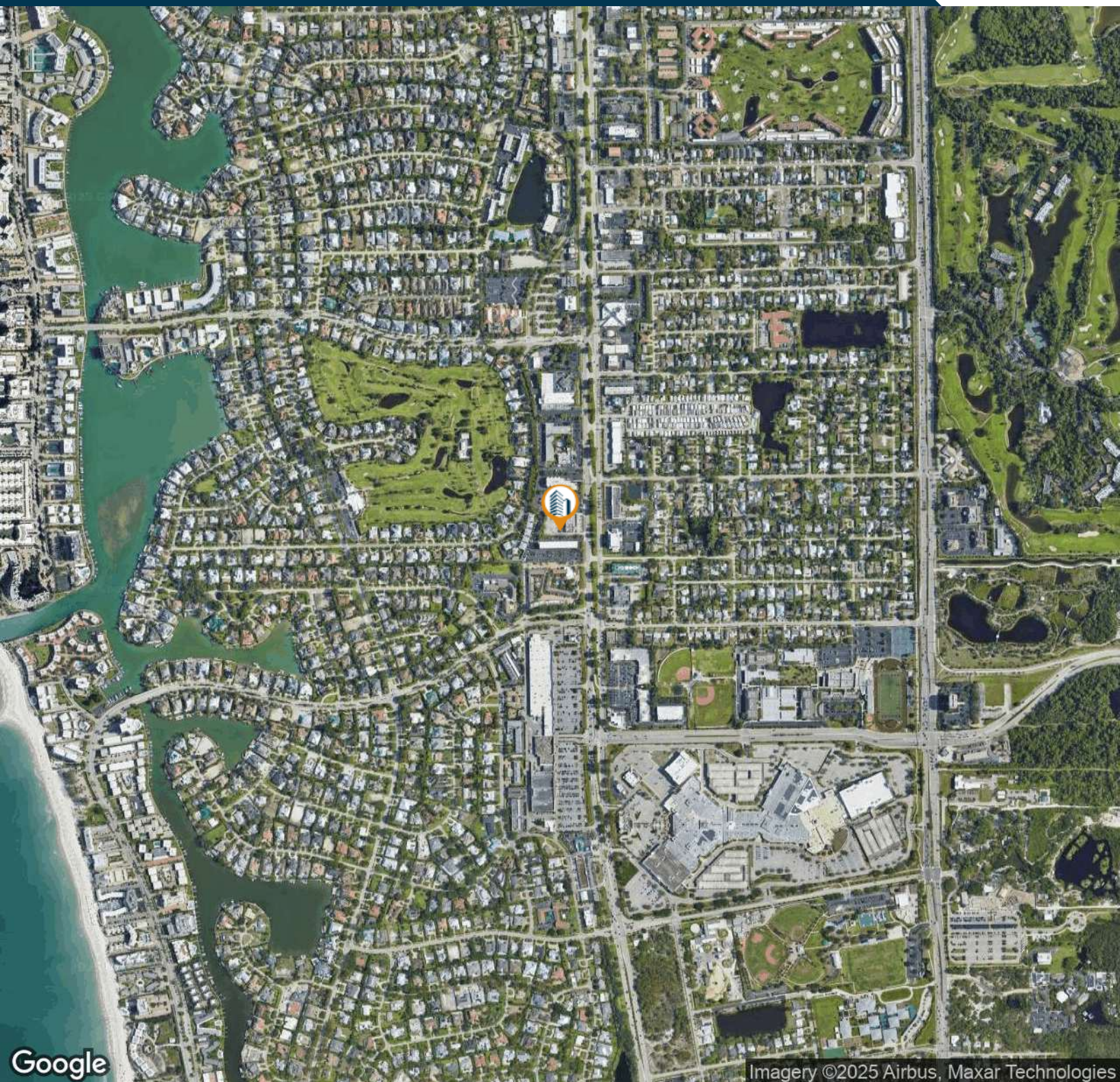
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