

OFFICE CONDO PINE RIDGE ROAD

FOR LEASE

1110 PINE RIDGE ROAD, UNIT 305, NAPLES, FL 34108



| SUITE | SIZE (SF) | LEASE RATE (PSF) | MONTHLY BASE RENT | CAM (PSF) | MONTHLY CAM | MONTHLY TOTAL |
|-------|-----------|------------------|-------------------|-----------|-------------|---------------|
| 305 | 1,058 | \$25.00 | \$2,204.17 | \$10.00 | \$881.67 | \$3,085.83 |

LEASE RATE: \$25.00 PSF NNN

CAM: \$10.00 PSF

SIZE: 1,058± SF

LOCATION: Located on Pine Ridge Road, between Tamiami Trail N (US 41) and Goodlette-Frank Road

ZONING: MPUD - (Collier County)

YEAR BUILT: 2011

CONTACT

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This office condo is located in a highly visible and prominent area just east of the intersection of Pine Ridge Road and US 41 (Tamiami Trail N), two of the busiest corridors in Naples. With easy access to all major routes and less than three miles from I-75, the location is ideal for convenience and connectivity. Surrounded by numerous dining and shopping options, including the upscale Waterside Shops only half a mile away, this property is well positioned for business. The unit features a modern open layout with three private offices, a kitchen, a storage area, sleek contemporary finishes, extensive glass walls, and 12-foot open ceilings. Ample parking is available, including covered spaces.

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404
Naples, FL 34102

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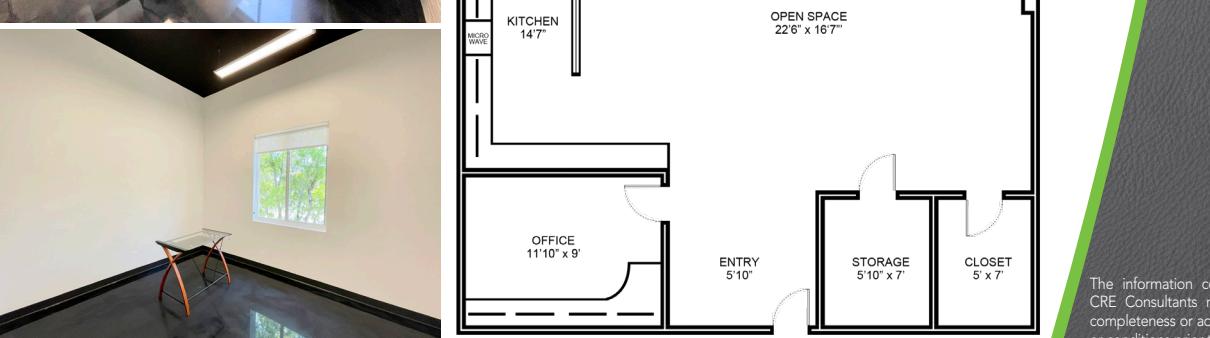
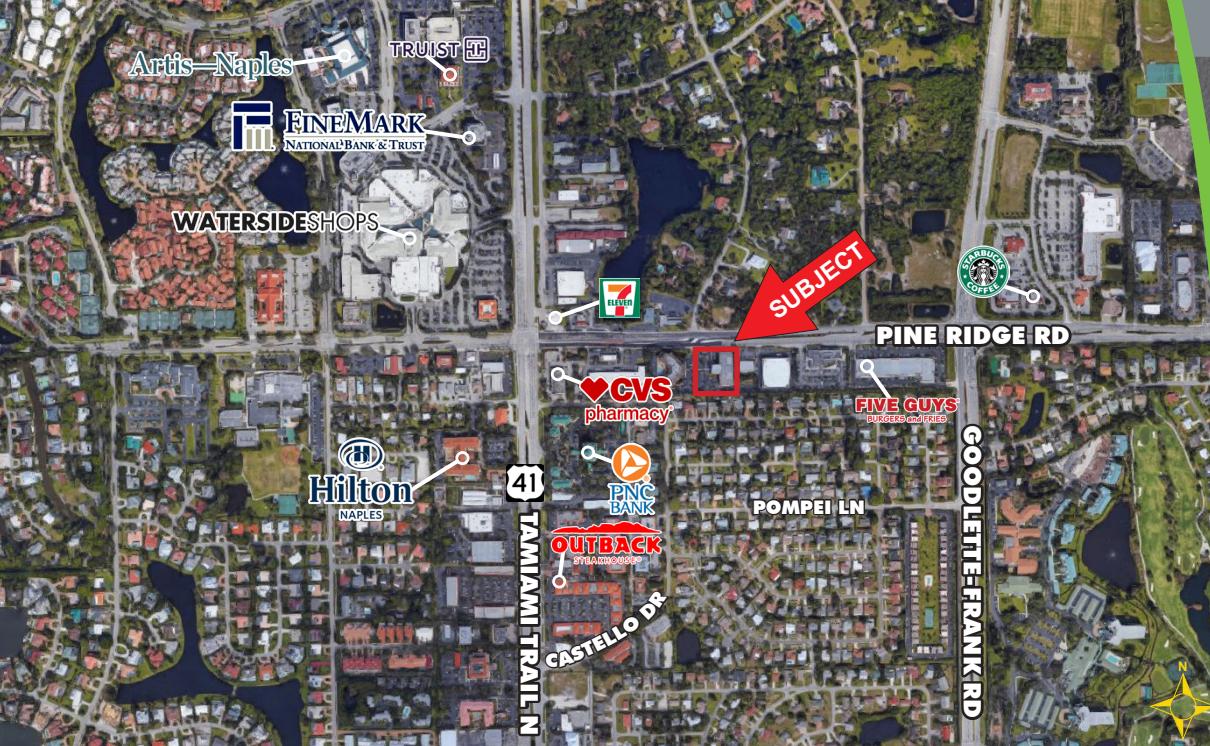
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HIGHLIGHTS

- Open floor plan
- Reserved covered parking
- Excellent tenant mix
- Premier central location with easy access on Pine Ridge Road



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