

9015 Strada Stell Ct Naples, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

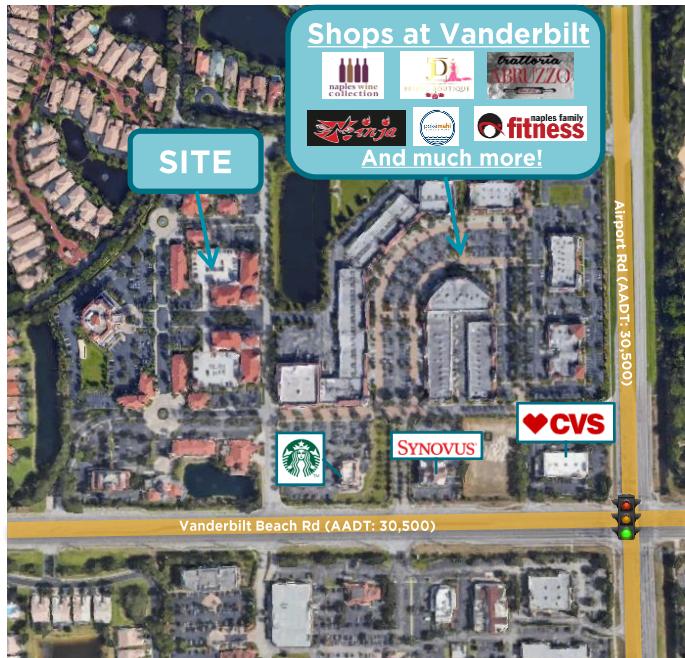


FOR LEASE

\$22.00 NNN

Property Highlights

- Located in Class "A" office park Galleria at Vanderbilt
- Entrance on Vanderbilt Beach Rd close to the intersection of Airport Pulling Rd
- Within walking distance of fitness, retail and many restaurants
- Great tenant mix
- Close proximity to the I-75 ramp, offering quick access for employees and clients alike



Better never settles

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SHAWN STONEBURNER
Senior Director
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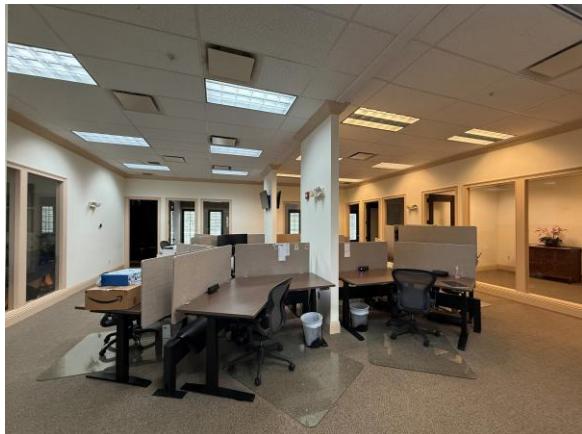
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Unit	Size	Rate	CAM	Monthly Total
200	2,800 SF	\$22.00	\$13.70	\$8,330.00

Unit Details

- 1 reserved covered parking space
- 12 workstations
- 2 bathrooms
- 1 breakroom

- 6 offices including an executive suite and a conference room
- 3 reserved spaces; 1 space under cover, lower level / 2 spaces located on 2nd floor upper level



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STRATEGIC LOCATION:

WITH PROXIMITY TO MAJOR THOROUGHFARES LIKE US-41 AND I-75, NORTH NAPLES OFFERS EASY ACCESS FOR BOTH CLIENTS AND EMPLOYEES. THE AREA ALSO BENEFITS FROM ITS CLOSE TIES TO NEARBY RESIDENTIAL COMMUNITIES, RETAIL CENTERS, AND HEALTHCARE FACILITIES.



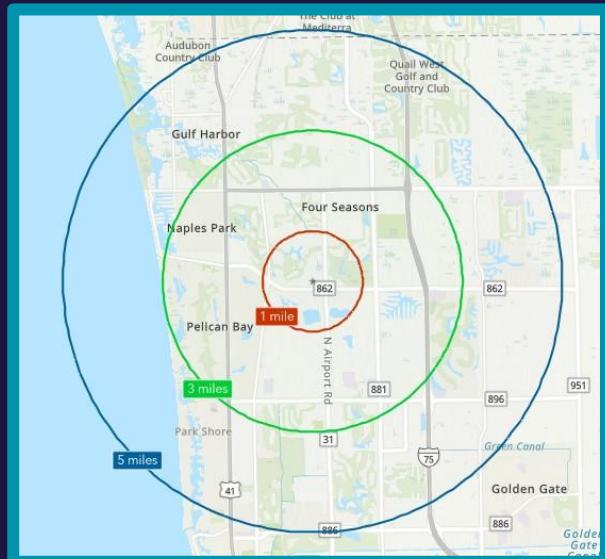
PROFESSIONAL ENVIRONMENT:

OFFICE SPACES IN NORTH NAPLES ARE OFTEN HOUSED IN WELL-MAINTAINED, CLASS A AND B BUILDINGS THAT REFLECT A PROFESSIONAL IMAGE. LEASING HERE ENHANCES BRAND PERCEPTION AND PROVIDES A PRESTIGIOUS ADDRESS IN ONE OF SOUTHWEST FLORIDA'S MOST DESIRABLE BUSINESS CORRIDORS.



THRIVING BUSINESS COMMUNITY:

NORTH NAPLES IS A HUB FOR INNOVATION AND BUSINESS DEVELOPMENT, WITH A STRONG MIX OF PROFESSIONAL SERVICES, MEDICAL OFFICES, AND TECH-FORWARD COMPANIES.



2024 Demographics	1-Mile	3-Miles	5-Miles
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Total Population	6,608	59,124	127,841
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Total Households	3,127	27,441	58,918
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Annual Population Growth 2024-2029	2.7%	2.6%	2.7%
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Average Household Income	\$134,481	\$122,093	\$127,532
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Median Age	61.1	56.6	57.8
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