



Regal Point Office Condo

1110 Pine Ridge Rd #306-#310 Naples, FL 34108

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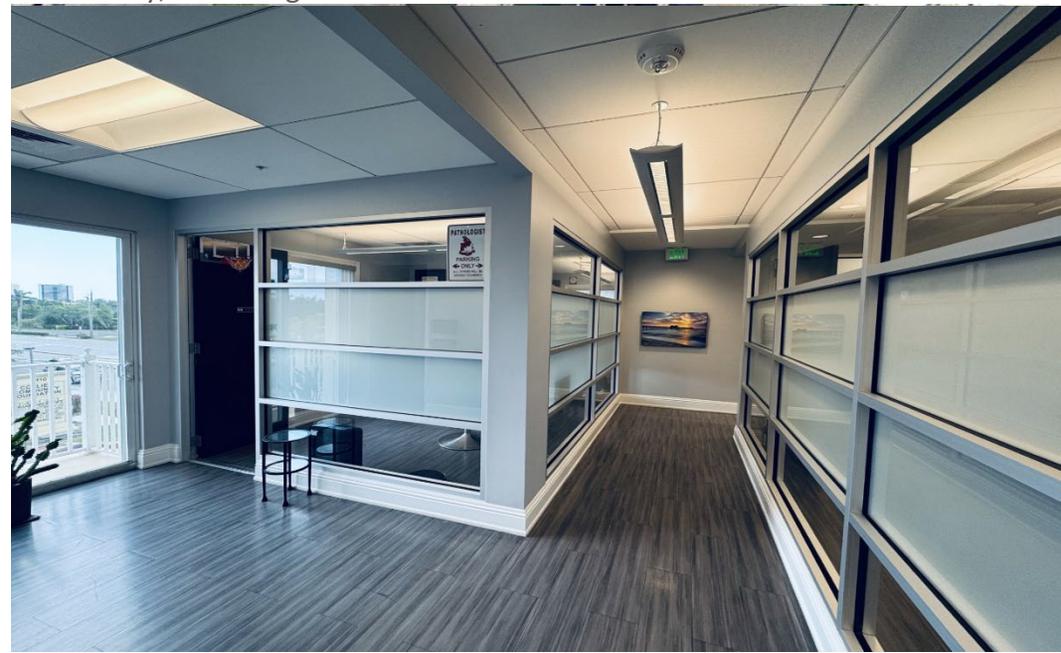
PROPERTY OVERVIEW

Offering Price	\$3,450,000.00 or \$29.00/sf NNN
Rentable SF	8,867 SF
Year Built/Interior Build-Out	2011/2019
Use	Office, Research, Laboratory, Co-working, *Medical
Zoning Type	MPUD
Number of Parking Spaces for the Building	113
Dedicated Parking Spaces for the Unit	10

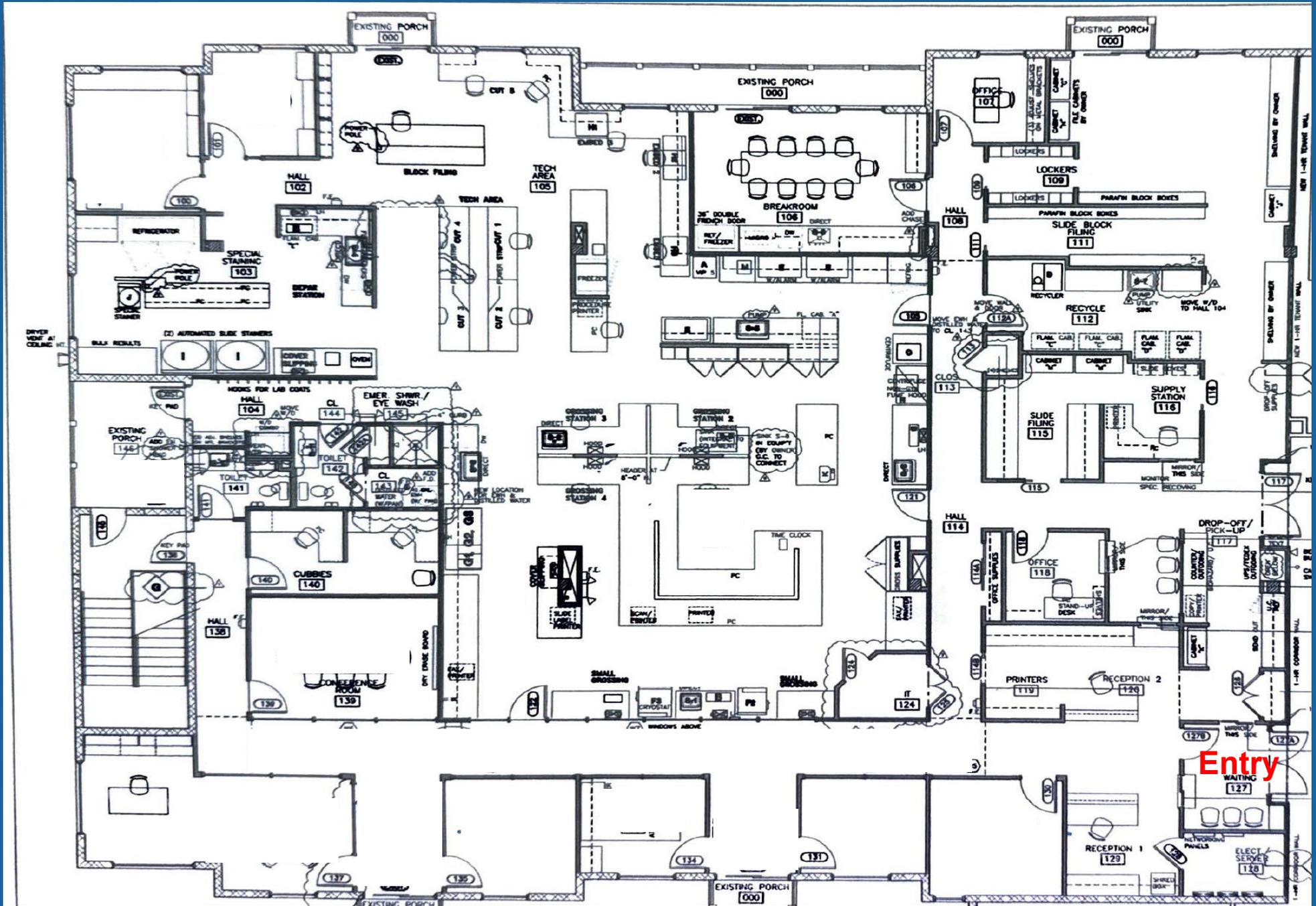
PROPERTY SUMMARY

A Very Rare Opportunity to Purchase or Lease a Medical Office condo just off Tamiami Trail (US 41) and Pine Ridge Road, in the heart of North Naples. This 8,867RSF suite is built out with multiple offices (with window views), reception/waiting area, conference room, breakroom, multiple restrooms, storage, additional cubbies for employees/staff and private balconies. It's currently utilized as a laboratory and equipped with upgraded ventilation systems, additional plumbing, sprinklers, fire alarm, security alarm and a 27Kw Generac generator. The efficient layout and unique interior upgrades allow for any office user to quickly convert this suite for their own use and operations. In addition, the unit has 10 dedicated covered parking spaces and monument signage slot along Pine Ridge Rd. Common areas include an elevator, interior hallways, stairwells and common restroom facilities on each floor. The building is in excellent condition and is professionally managed.

The property benefits from being in close proximity to several dining and shopping options, including being only one block from the upscale Waterside Shops. Just to the north of the site lies one of the United States #1 ranked neighborhoods to live in, Pine Ridge Estates as well as the Pelican Bay Community, attracting affluent residents and clientele.



FLOOR PLAN



Entry

INTERIOR PHOTOS



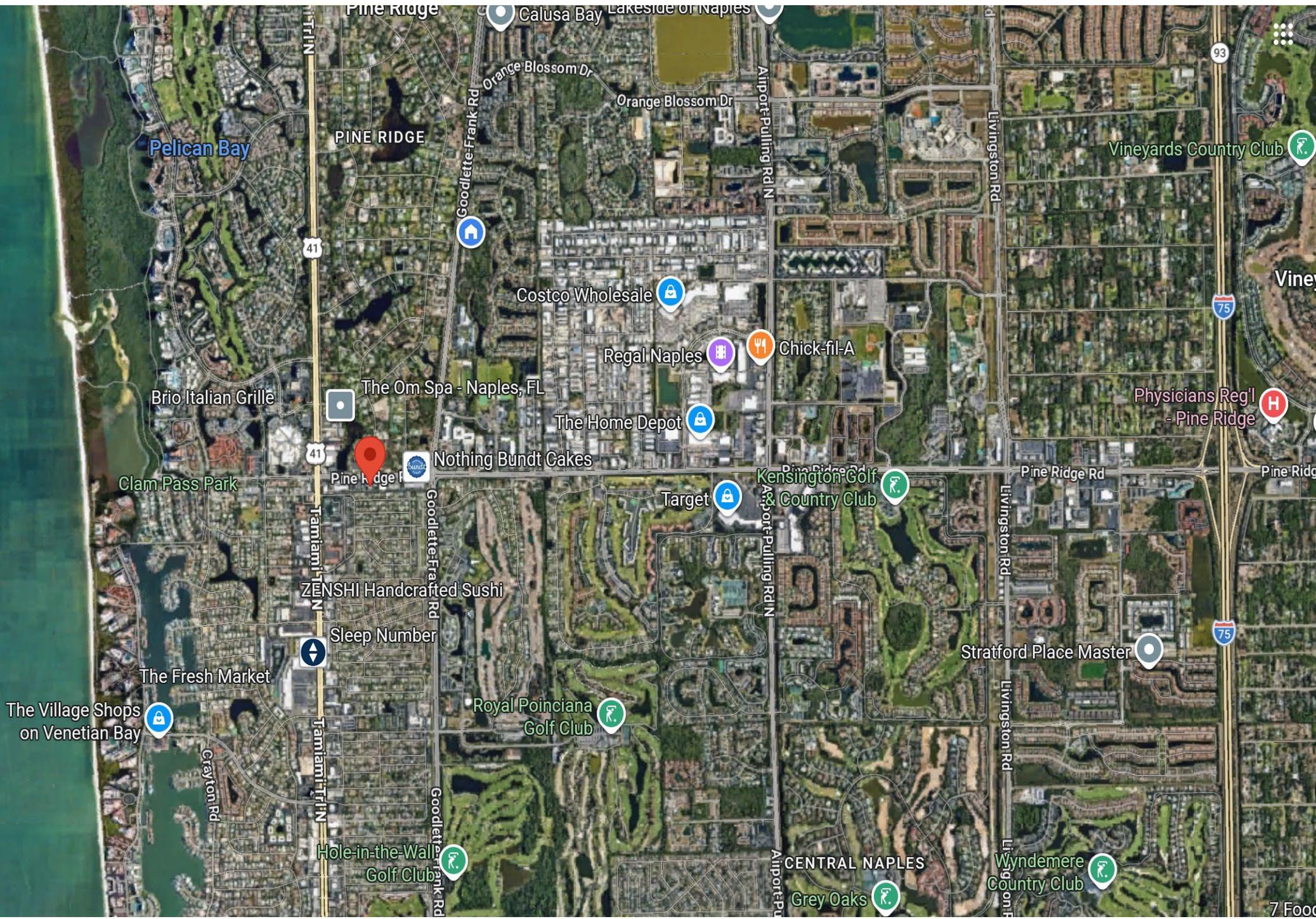
INTERIOR PHOTOS



INTERIOR PHOTOS



LOCATION



CONFIDENTIALITY & DISCLOSURES

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PLEASE CONTACT THE DIVERSIFIED REAL ESTATE GROUP, INC ADVISOR
FOR MORE DETAILS.

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