

FOUNTAIN PARK

7955 Airport Rd N
Naples, FL 34109



FOR LEASE



INFORMATION

Lease Rate:	\$34.00 SF/yr (NNN)
Building Size:	23,276 SF
Available SF:	1,116 - 1,706 SF
Number of Units:	2
Year Built:	2003
Renovated:	2019
Zoning:	PUD
Market:	Southwest Florida
Submarket:	North Naples
Traffic Count:	41,523

OVERVIEW

Prime built-out office space in the prestigious Fountain Park, offering a premier business location surrounded by Collier County's most affluent residential communities. Strategically positioned between U.S. 41 and I-75, and across the street from the Ritz-Carlton Tiburon, this sought-after location provides exceptional convenience and accessibility in one of the area's most desirable commercial hubs - in the heart of North Naples.

FEATURES

- Approved for Medical Use
- Superlative location for a professional office or medical suite
- SWC corner of Airport-Pulling and Vanderbilt Beach Rd
- Near Publix, Walgreens, CVS, Orange Theory, Club Pilates, Lujacks and Food & Thought.
- Easily accessible, ample manicured parking space
- Locally owned and professionally managed

Felipe Arcila

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Peter Warrick-Marsh

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KOVA Commercial Group

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239.261.2627

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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

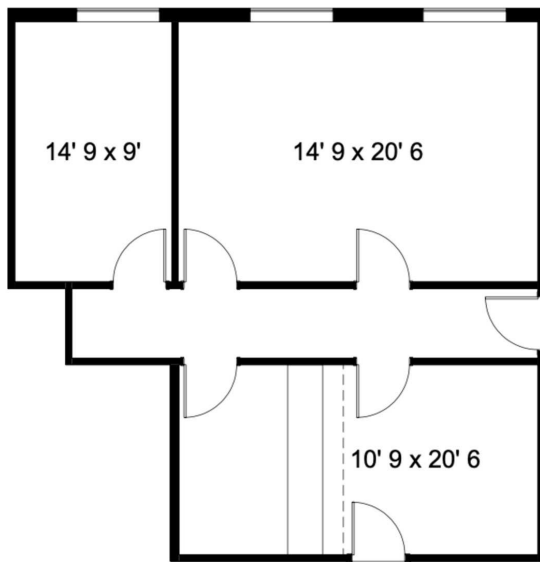
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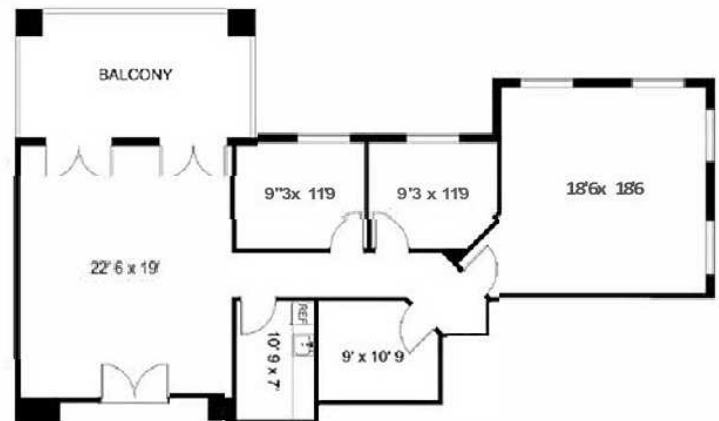
7955 AIRPORT ROAD SUITE 205 NAPLES, FL

1,116 sqft



7955 AIRPORT ROAD SUITE 206 NAPLES, FL

1,706 sqft



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UNIT	TENANT	LEASABLE
SUITE 201	DENTAL EXCELLENCE	2,521 sq. ft.
SUITE 202	HEIGHTS TITLE	1,992 sq. ft.
SUITE 203	ILLUMINATED DESIGN	1,405 sq. ft.
SUITE 204	CAMPBELL INSURANCE	1,059 sq. ft.
SUITE 205	AVAILABLE	1,116 sq. ft.
SUITE 206	AVAILABLE	1,706 sq. ft.
TOTAL AVAILABLE AREA		4,757 sq. ft.

Measured from outside exterior walls to center of demising walls

LEGEND

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LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 1,116 - 1,706 SF Lease Rate: \$34.00 SF/y

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Unit # 205	Available	1,116 SF	NNN	\$34.00 SF/yr	Unit # 205 can be combined with Unit # 206 for a total of 2,822 square feet of office or medical office space.
Unit # 206	Available	1,706 SF	NNN	\$34.00 SF/yr	Unit # 206 can be combined with Unit # 205 for a total of 2,822 square feet of office or medical office space.

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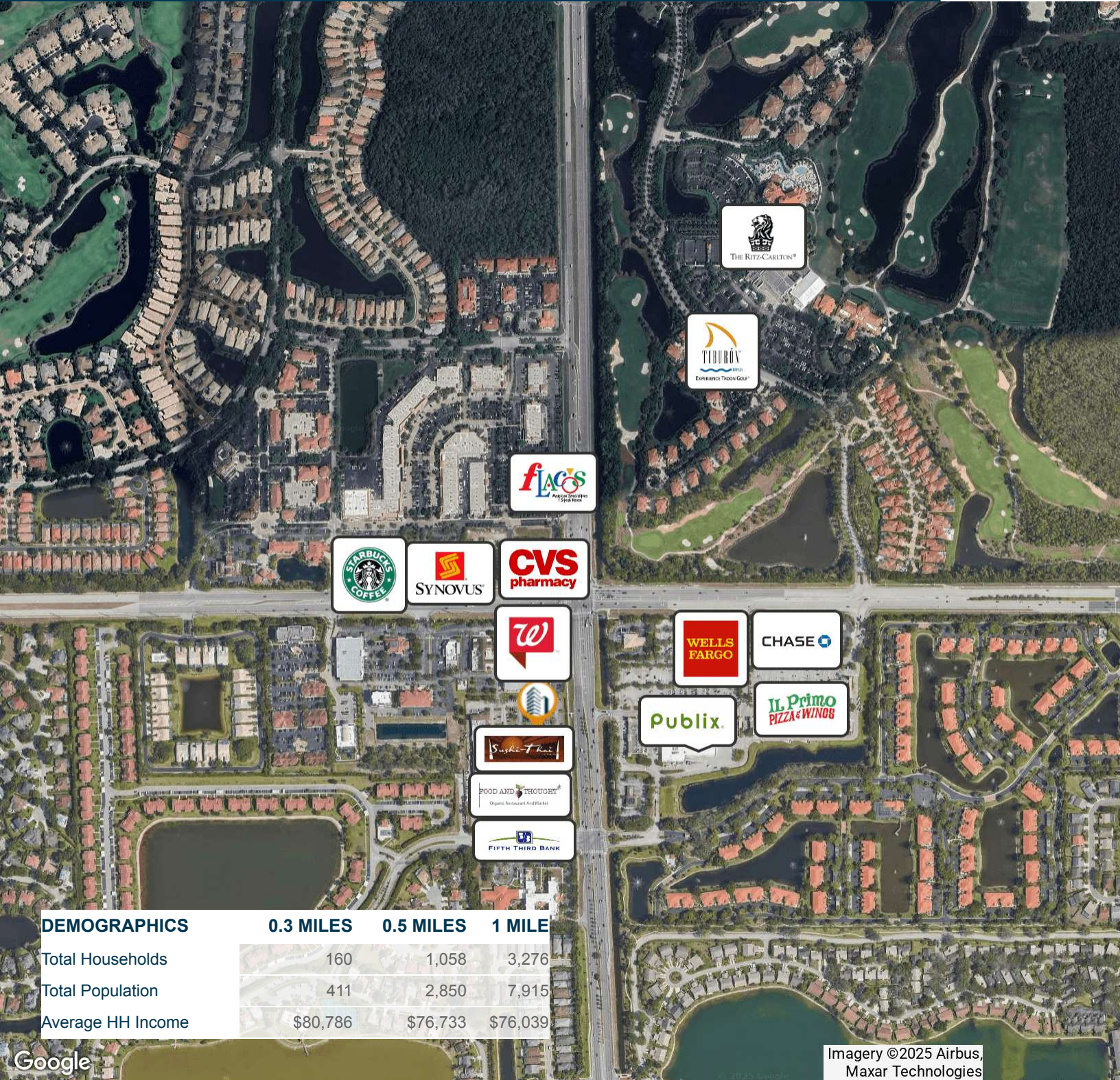
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FELIPE ARCILA

Senior Advisor

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FL #SL3199905

PROFESSIONAL BACKGROUND

Felipe Arcila is an accomplished Commercial Real Estate Advisor with nearly 20 years of experience in commercial development, sales, leasing, and site selection. He has a tireless work ethic and a passion for advocating for his customers.

Southwest Florida has been home to Felipe since 2003. Originally from Colombia, he has a broad range of experience with international transactions in Puerto Rico, Colombia, and Mexico. Felipe has been awarded the firms' Top Producer for Total Transaction Volume in both 2021 & 2022 with over \$50M in total transactions within just the past three years.

Felipe has served the local community as a member of the Golden Gate Parkway Economic Development Zoning Advisory Board since 2020 and is a NABOR Commercial Committee member. Felipe is also a member of NABOR, CCIM, ULI, and ICSC.

Felipe is fluent in both English and Spanish. During his free time, he volunteers for Habitat for Humanity, travelling and enjoys surfing.

CAREER HIGHLIGHTS:

- Transactions in the United States, Puerto Rico, Colombia, and Mexico
- Retail site selection throughout the State of Florida and Puerto Rico
- Habitat for Humanity volunteer

MEMBERSHIPS

- NABOR® Member
- CCIM Member
- ICSC
- Golden Gate Parkway Economic Development Zoning Advisory Board

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