

625 9TH ST. NORTH
NAPLES, FL 34102
625 Building - Units for Lease

THE 625 BUILDING



THE PROPERTY

- US-41 Signage
- Next to NCH
- Medical / Professional
- Nicely Appointed

MULTIPLE UNITS AVAILABLE FOR LEASE

- US-41 Signage
- Built in 2010
- Repainted in 2019
- Beautiful Interiors
- Close to NCH
- Medical & Office Tenants
- Easy Access
- Plenty of Parking

UNITS FOR LEASE

- 1ST FLOOR \$28.00 PER LEASABLE SQ FT
- 3RD FLOOR \$22.50 - \$36.00 PER LEASABLE SQ FT
- CAM \$9.00 PER LEASABLE SQ FT

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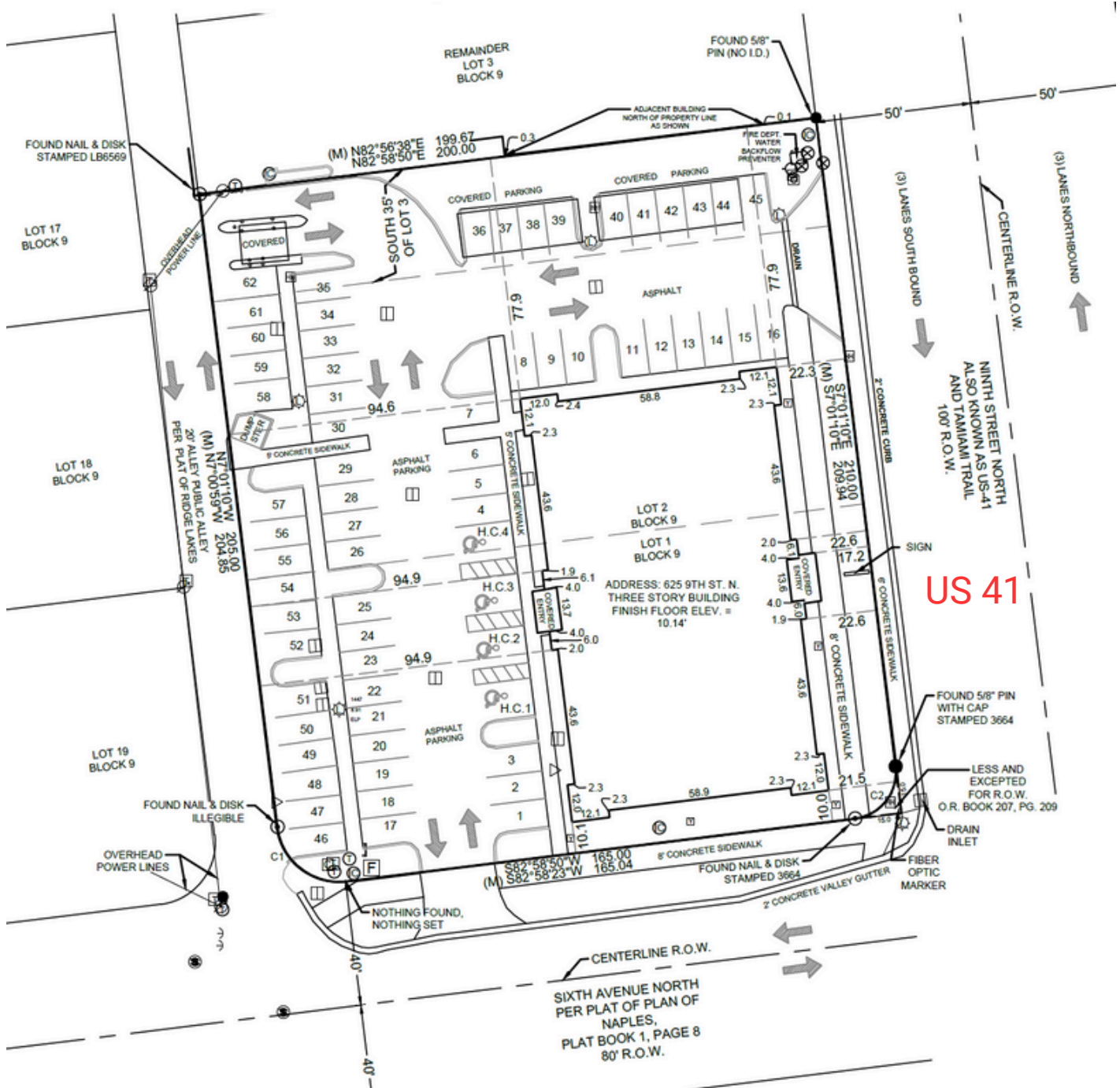
Property Overview



625 9TH ST. NORTH NAPLES, FL 34102

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Site Plan

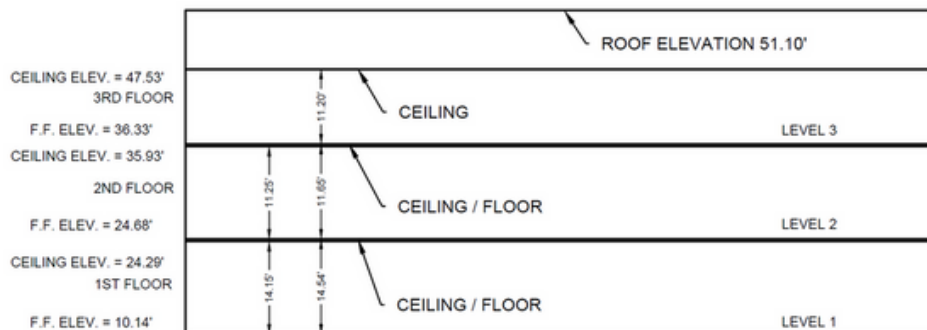
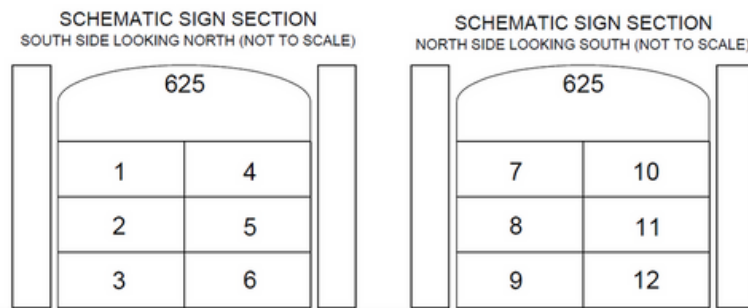


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Unit Listings

UNIT #	OFFERING STATUS	UNIT STATUS	TOTAL USABLE SQ FT	TOTAL LEASABLE SQ FT	BASE RENT	CAM	MONTHLY RENT INCL SALES TAX
101	FOR LEASE	VACANT	2,192.41	2,572.71	\$ 28.00	\$ 9.00	\$8,091.21
102	FOR LEASE	VACANT	2,184.46	2,563.38	\$ 28.00	\$ 9.00	\$8,061.83
302	FOR LEASE	VACANT	1,853.88	2,175.46	\$ 28.00	\$ 9.00	\$6,841.85
303	FOR LEASE	VACANT	1,994.04	2,339.93	\$ 22.50	\$ 9.00	\$6,265.19



FLOOR SCHEMATIC SECTION
 (NOT TO SCALE)

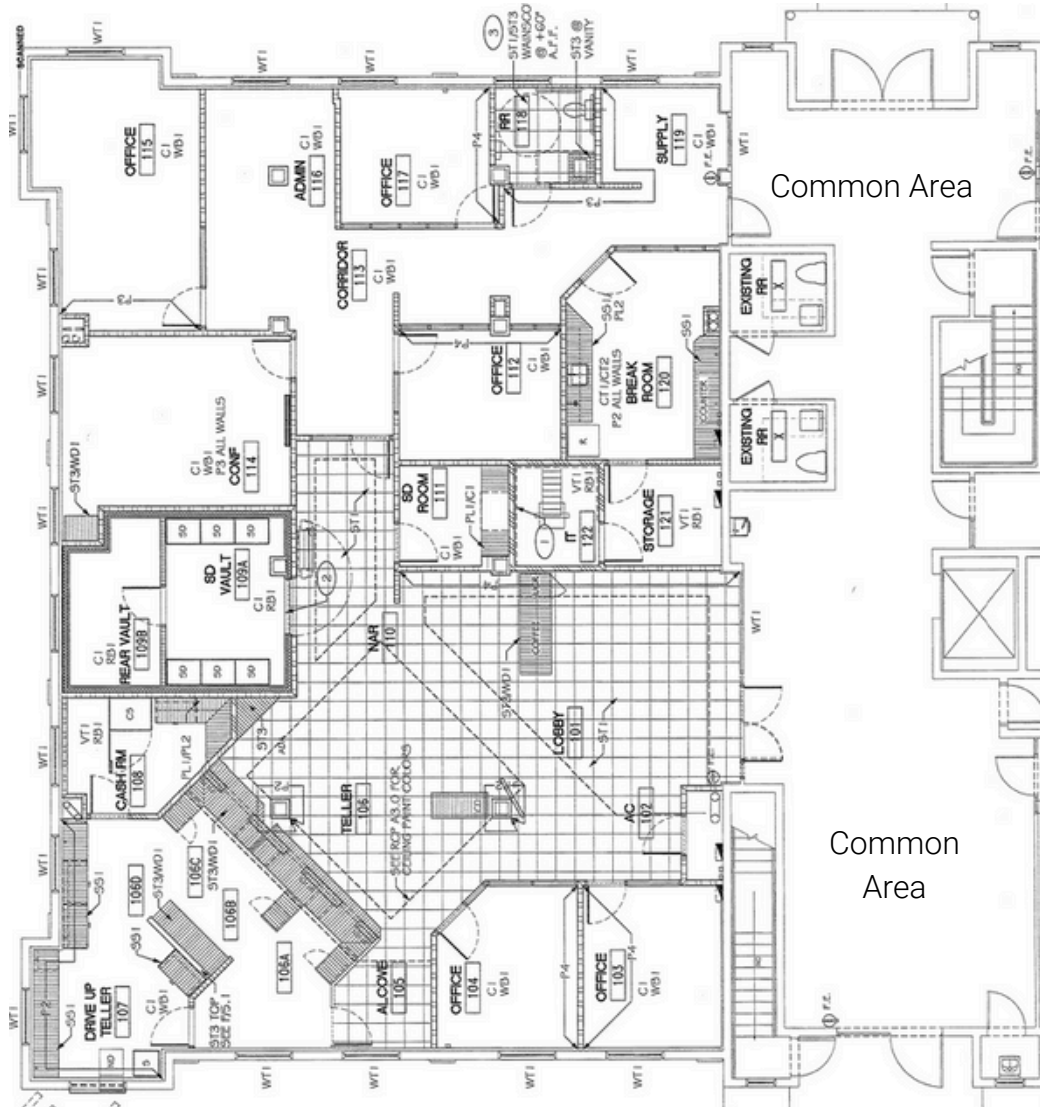
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625 Building - Unit 101 & 102 - For Lease

Units 101 & 102

UNIT #	OFFERING STATUS	UNIT STATUS	TOTAL USABLE SQ FT	TOTAL LEASABLE SQ FT	BASE RENT	CAM	MONTHLY RENT INCL SALES TAX
101	FOR LEASE	VACANT	2,192.41	2,572.71	\$ 28.00	\$ 9.00	\$8,091.21
102	FOR LEASE	VACANT	2,184.46	2,563.38	\$ 28.00	\$ 9.00	\$8,061.83

This unit is a former bank with a drive-thru, vault room, well-appointed lobby, six executive offices, large conference and break room perfect for a new bank or executive office. (Can be divided, please inquire.)



BUILD-OUT ARCHITECTURAL
 DRAWINGS AVAILABLE

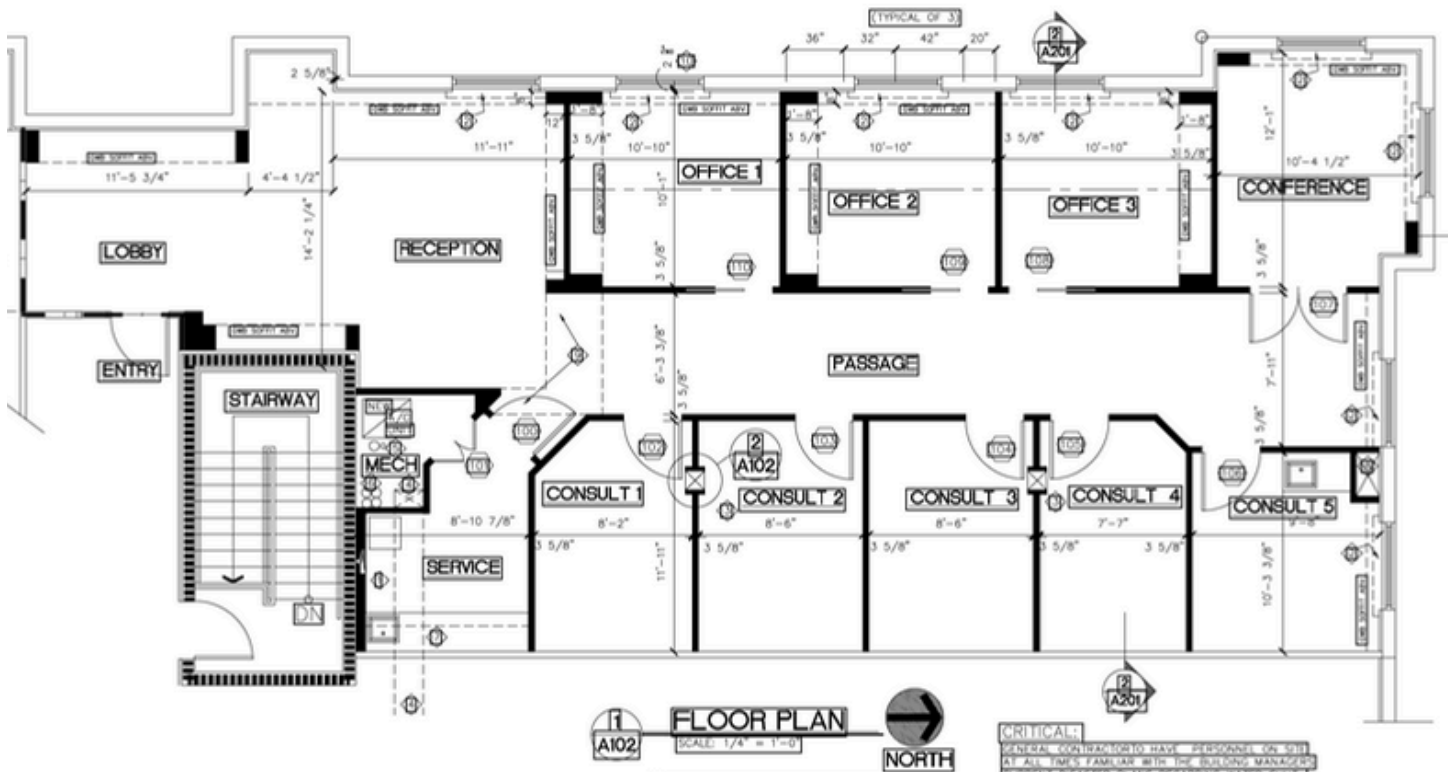
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625 Building - Unit 302 - For Lease

Unit 302

UNIT #	OFFERING STATUS	UNIT STATUS	TOTAL USABLE SQ FT	TOTAL LEASABLE SQ FT	BASE RENT	CAM	MONTHLY RENT INCL SALES TAX
302	FOR LEASE	VACANT	1,853.88	2,175.46	\$ 28.00	\$ 9.00	\$6,841.85

Unit 302 is a beautifully built out medical space. Great for orthopedic or specialty practice



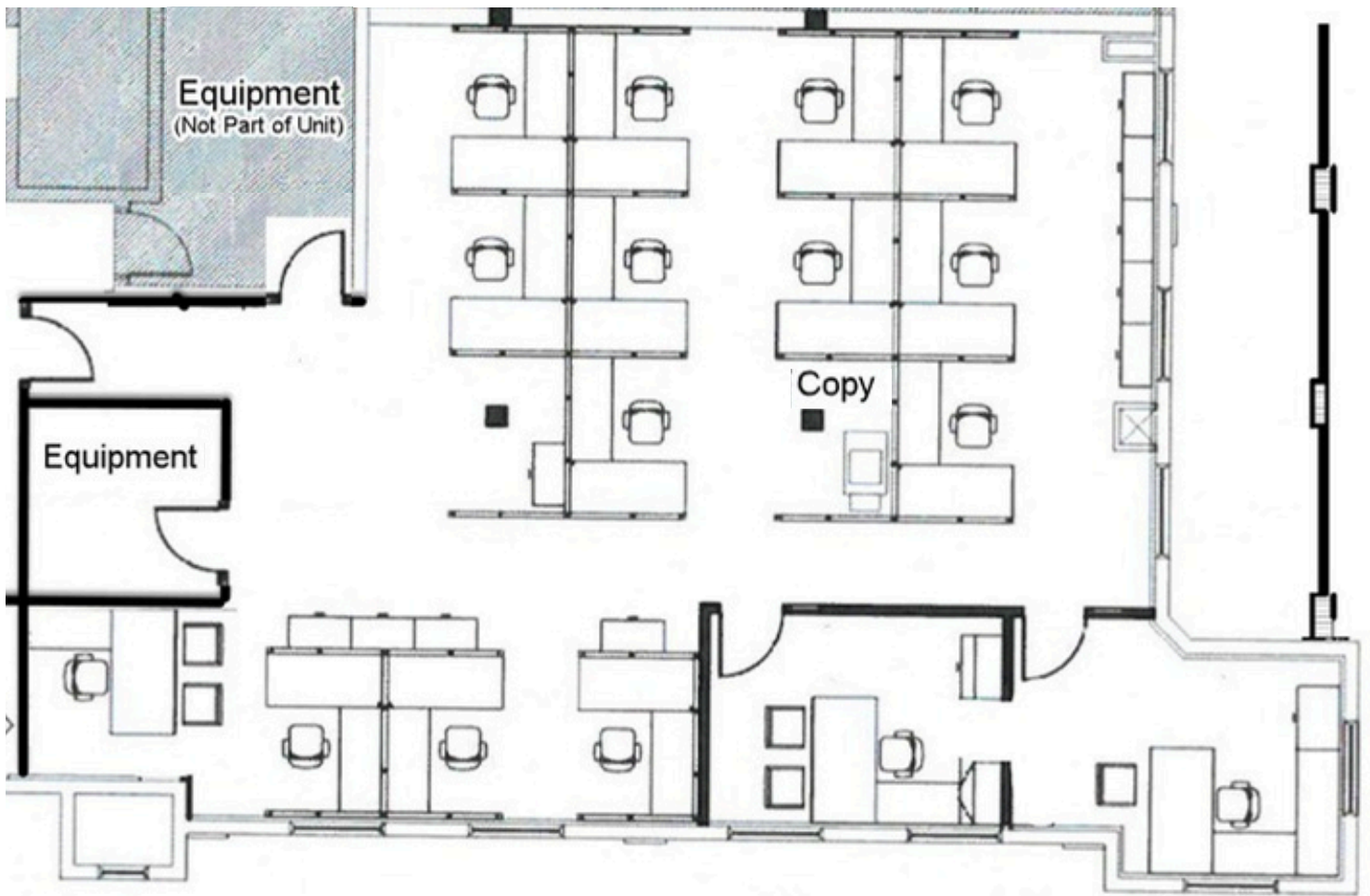
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625 Building - Unit 302 - For Lease

Unit 303

UNIT #	OFFERING STATUS	UNIT STATUS	TOTAL USABLE SQ FT	TOTAL LEASABLE SQ FT	BASE RENT	CAM	MONTHLY RENT INCL SALES TAX
303	FOR LEASE	VACANT	1,994.04	2,339.93	\$ 22.50	\$ 9.00	\$6,265.19

Unit 303 is currently vacant and a bright wide open space, Includes an enclosed executive office that has an adjoining office for an assistant. The floorplan below includes a sample furniture layout and can be a great work environment.



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Location Info

US-41 Frontage
Close to Naples Community Hospital
Easy Access

Map

