

NAPLES VILLAGE SQUARE

OFFICE / FLEX SPACE AVAILABLE FOR LEASE

3060 - 3066 TAMiami TRAIL N, NAPLES, FL 34103

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**TWO MONTHS
FREE RENT!**
with 5-Year
Lease



PROPERTY FEATURES

- Renovations Recently Completed Include New Blacktop, Landscaping, Lighting, Paint, & More!
- Three-Story Office / Flex Building
- One (1) Truck-Well
- Two (2) Grade-Level Doors
- 3.5 / 1,000 Parking Ratio
- Zoned C-4 (Commercial)



Strategically positioned in the heart of Midtown Naples, this property offers a seamless combination of office, retail, and flex space. Two key highlights include: a climate-controlled warehouse, which features a convenient truck well and two roll-up bay doors, perfectly suited for a variety of commercial or operational uses, and the office space with balcony access for the premises.

The property provides excellent accessibility to downtown Naples while benefiting from its strategic location just beyond the town center. Zoned C-4, it allows for a wide range of commercial applications. Overall, the property presents a rare opportunity to capitalize on flexibility, convenience, and location.

Please Contact:

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SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY TOTAL
3066-101	5,941	\$16.00	\$7,921.33	\$8.16	\$4,039.88	\$11,961.21

YOUR LOCAL MARKET **EXPERT**

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SUITE 101 - 5,941 SF



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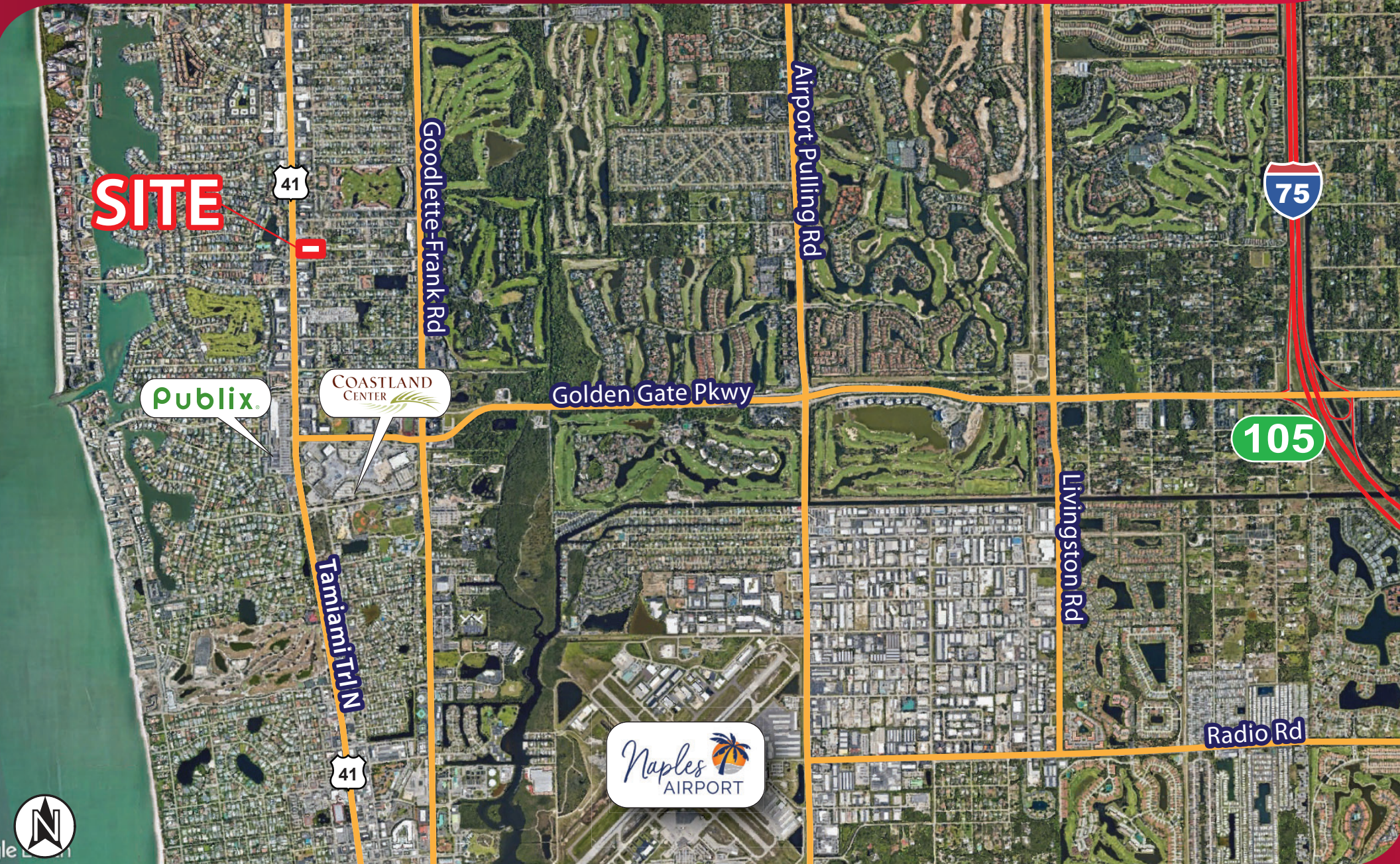
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