

2335 9<sup>TH</sup> STREET N  
NAPLES, FL 34102



FOR LEASE

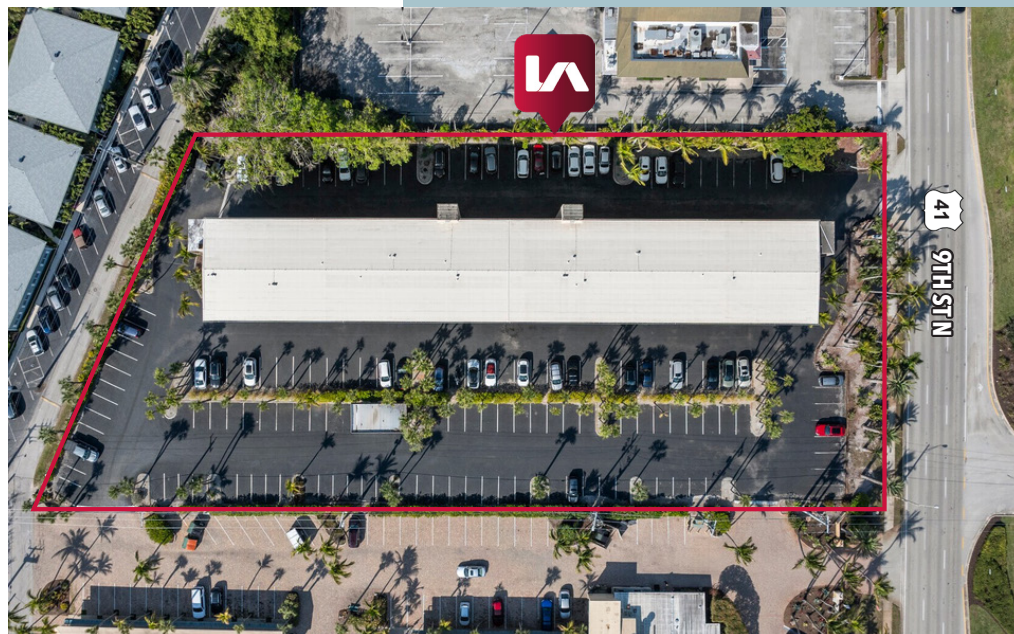
# PROFESSIONAL OFFICE SPACE

MOORINGS PROFESSIONAL BUILDING

# LEASE RATE **\$23.50 PSF NNN**

UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
307	1,130	\$23.50	\$2,212.92	\$10.50	\$988.75	\$3,201.67

SIZE:	<b>1,130± SF</b>
YEAR BUILT:	<b>1984</b>
PARKING:	<b>90 Surface Spaces   1 Covered Space</b>
ZONING:	<b>HC - Highway Commercial</b> <a href="#">Click Here for Uses</a>



## PROPERTY OVERVIEW

Located in the prestigious Moorings Professional Building along US 41 (Tamiami Trail N), this move-in ready third-floor office suite offers an exceptional opportunity for professional or medical users in one of Naples' most established business corridors. The well-appointed suite features a welcoming reception area, six private offices, one newly refinished restroom, and a private balcony that fills the space with abundant natural light while providing attractive views. The efficient layout is well suited for medical practices, attorneys, financial professionals and a variety of other office users. Tenants benefit from ample on-site parking, including one reserved covered parking space, along with association services that include exterior maintenance, trash removal, and recycling. These conveniences, combined with the building's established professional setting and highly accessible location, create an ideal environment for a wide range of office users.

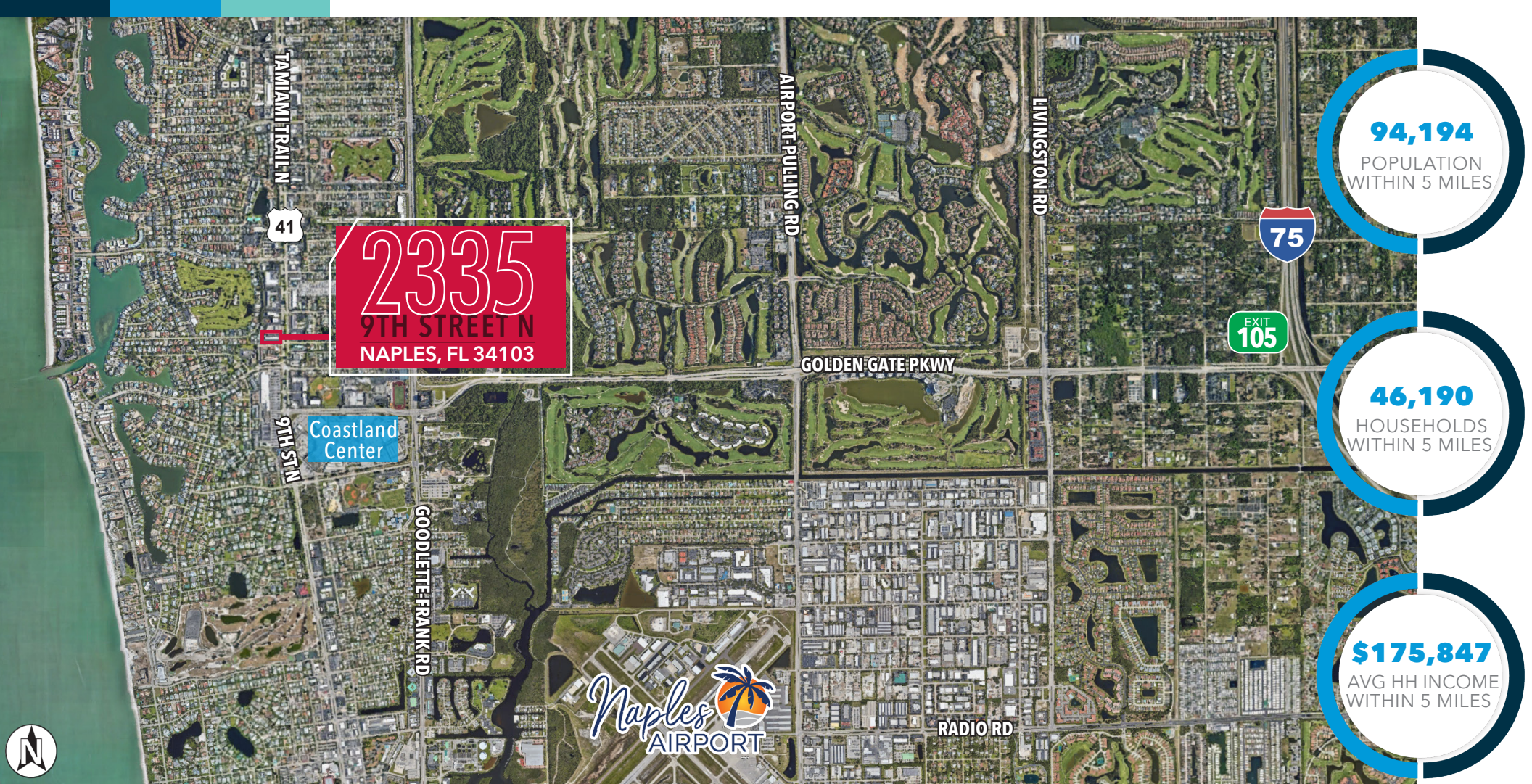
# UNIT 307 PHOTOS



# LOCATION OVERVIEW

Strategically located along US 41 (Tamiami Trail North), the Moorings Professional Building offers exceptional accessibility in the heart of Naples. The property is just minutes from NCH, downtown Naples, and the renowned shopping and dining destinations of Fifth Avenue South and Third Street South. Surrounded by established residential communities, medical offices, and professional businesses, the location provides convenient access for both clients and employees while benefiting from the strong demographics and year-round activity that make central Naples one of Southwest Florida's most desirable business environments.





## LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	6,553	34,884	94,194
HOUSEHOLDS	3,372	17,834	46,190
MEDIAN HOUSEHOLD INCOME	\$132,023	\$121,716	\$102,791
AVG. HOUSEHOLD INCOME	\$227,346	\$209,273	\$175,847

## TRAFFIC COUNTS

VOLUME (AADT)	YEAR
---------------	------

41,500 2025

**2335** 9<sup>TH</sup> STREET N  
NAPLES, FL 34102

**EXCLUSIVE LEASING CONTACTS:**

**BRYAN FLORES**

Senior Vice President

**239.682.7444**

[bflores@lee-associates.com](mailto:bflores@lee-associates.com)

**CODY SHADLEY**

Senior Vice President

**239.398.7349**

[cshadley@lee-associates.com](mailto:cshadley@lee-associates.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

07/8/26