



**LSI**  
COMPANIES

OFFERING MEMORANDUM

**2180 IMMOKALEE ROAD**

1,690± SQ. FT. OFFICE SPACE FOR LEASE IN NORTH NAPLES, FL



## PROPERTY SUMMARY

**Property Address:** 2180 Immokalee Rd., Ste 215  
Naples, FL 34110

**County:** Collier

**Property Type:** Professional Office/Medical

**Property Size:** 1,690± Sq. Ft.

**Monthly Rent:** \$5,633 Per Month

LEASE RATE:

**\$25 PSF NNN  
+ \$10 CAM**

**LSI**  
**COMPANIES**  
LSICOMPANIES.COM

## SALES EXECUTIVE



**Eric Edwards, CCIM**  
Senior Broker Associate



### DIRECT ALL OFFERS TO:

**Eric Edwards, CCIM**

eedwards@lsicompanies.com

o: (239) 427-3400 m: (239) 877-3958

### OFFERING PROCESS

Offers should be sent via Letter of Intent to include, but not limited to, lease rate and basic terms.

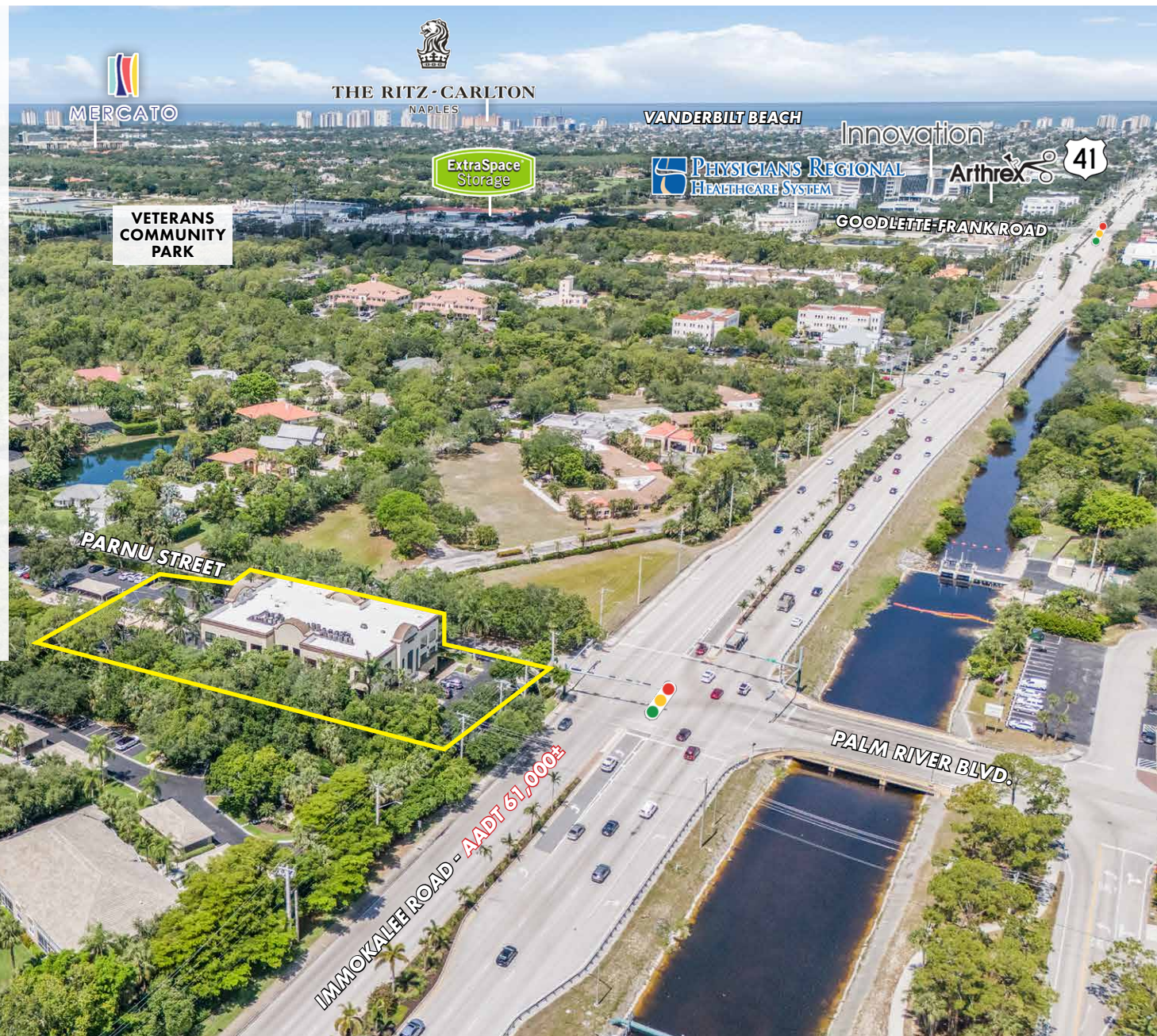


## EXECUTIVE SUMMARY

Located in a prestigious Class A building in North Naples, this recently remodeled second-floor office unit is approved for professional or medical use. The suite features new carpeting, fresh paint, updated lighting, and new baseboards, creating a clean and inviting workspace.

Situated at the signalized intersection of Immokalee Road and Parnu Street/Palm River Boulevard, the unit offers easy access between Goodlette-Frank Road and Airport-Pulling Road. It is conveniently located near Veterans Park and NCH North, enhancing its accessibility. Enjoy abundant natural light from large windows and a serene view of the atrium, all just steps from the elevator.

Ample parking is available, with covered spaces offered for an additional fee. This unit is ready for immediate occupancy.





## PROPERTY AERIAL





## FLOOR PLAN



## UNIT INTERIOR





## LOCATION

### SURROUNDING NOTABLE RETAIL

#### 1. GRANADA SHOPPES/RIVERCHASE PLAZA



#### 2. MARKET PLACE AT PELICAN BAY



#### 3. GALLERIA SHOPPES AT VANDERBILT

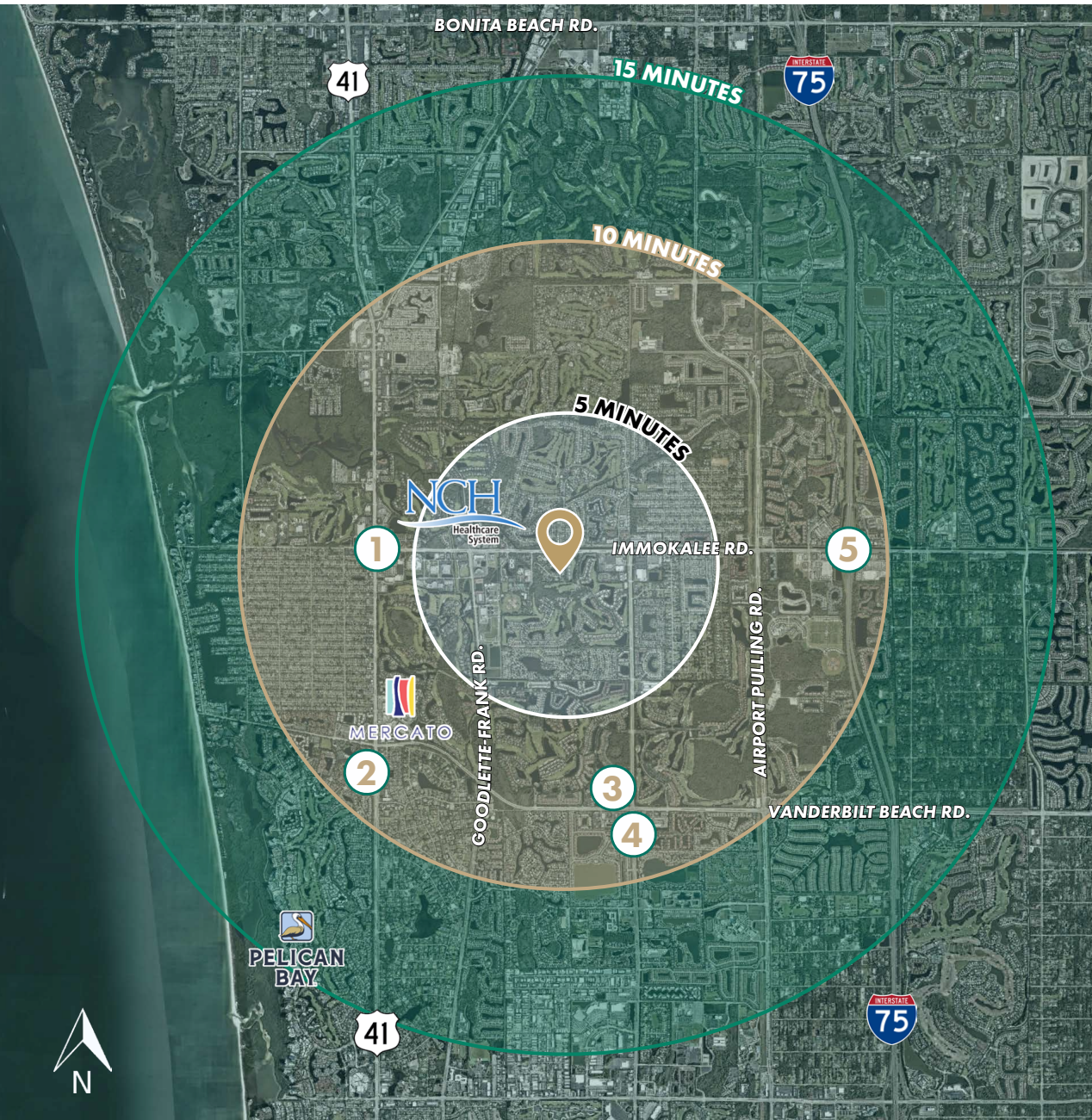


#### 4. IMMOKALEE ROAD/I-75



### LOCATION HIGHLIGHTS

- 1.5± miles to NCH Hospital
- 3.5± miles to I-75
- 0.5± miles to US-41
- 1.5± miles to Airport Pulling Road
- 3± miles to Vanderbilt Beach Road







## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.