

Cambridge Square Office Park

Turnkey Medical Office Space

3447 Pine Ridge Road
Naples, FL 34109
www.cbre.com



Call Broker
Lease
Rate



2,000 SF
Available
Space



3,634 SF
Building
RBA



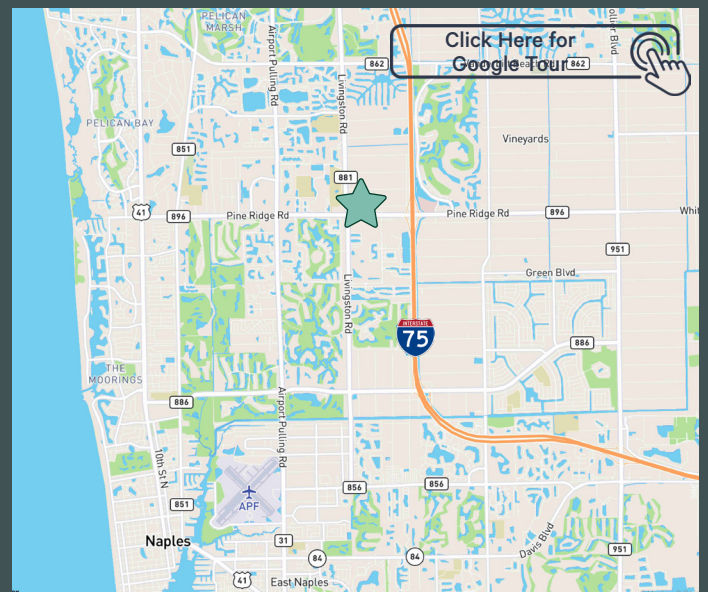
2000
Year
Built



4.17/1K SF
Parking
Ratio

Key Property Highlights

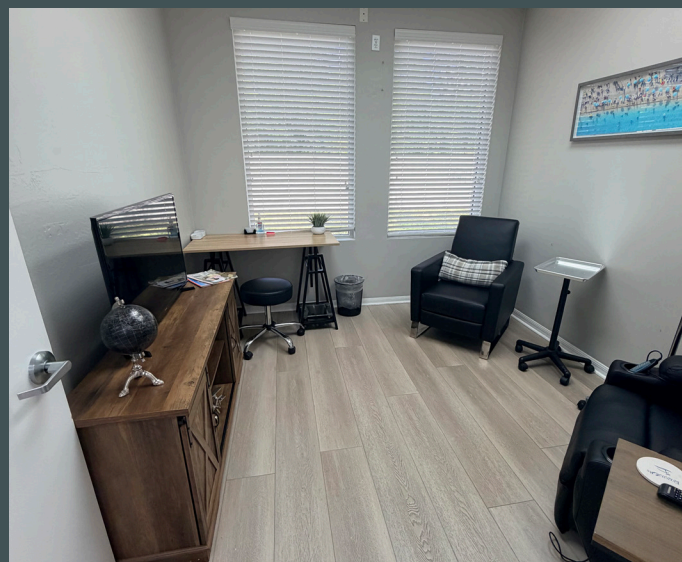
- + Turnkey infusion clinic available for lease
- + 2,000 square-foot space available
- + Full buildout in place with multiple private rooms
- + Centrally-located with easy access to arterial roadways and I-75
- + Monument signage opportunities available
- + Building is well-maintained and recently remodeled
- + Pine Ridge Road AADT: 72,000 AADT (2025)
- + Livingston Road AADT: 33, 500 AADT (2025)



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For Lease

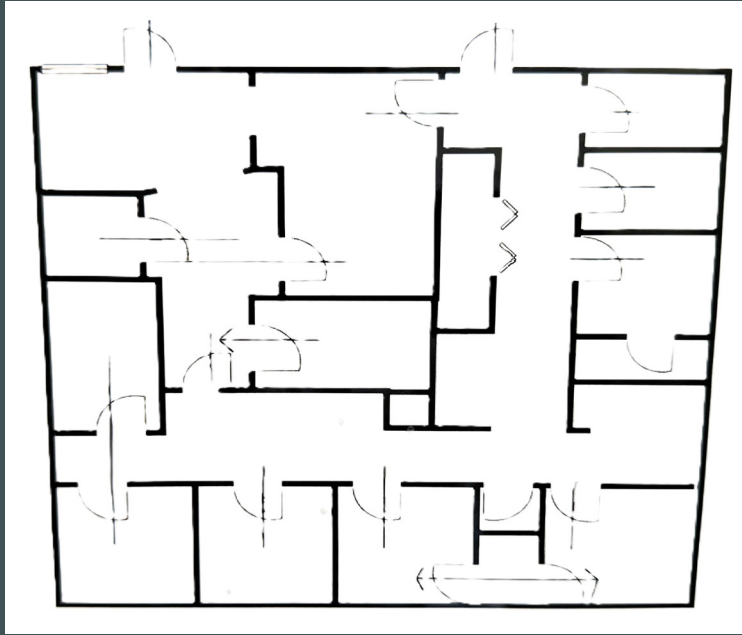


CBRE

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For Lease



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	2025 Demographics	1 Mile	3 Mile	5 Mile
	Population	5,690	48,973	154,583
	Avg. HH Income	\$117,453	\$125,404	\$125,599
	Daytime Employment	3,962	4,150	90,325
	Median Age	43	50	53

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