

900 N COLLIER BOULEVARD
MARCO ISLAND, FL 34145



FOR LEASE

PROFESSIONAL OFFICE
PRIME MARCO ISLAND LOCATION

LEASE RATE: **\$25.00-\$40.00 PSF NNN**

(SF)	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)
Level 1	4,869	\$40.00	\$20,625	TBD
Level 2	4,869	\$25.00	\$20,625	TBD
Level 3 Mezzanine	1,301	\$25.00	\$20,625	TBD

BUILDING SIZE (SF): **13,672± SF**

AVAILABILITY: **1,301 - 4,869± SF**

YEAR BUILT: **1986**

ZONING: **C4 - Commercial** [Click Here for Uses](#)

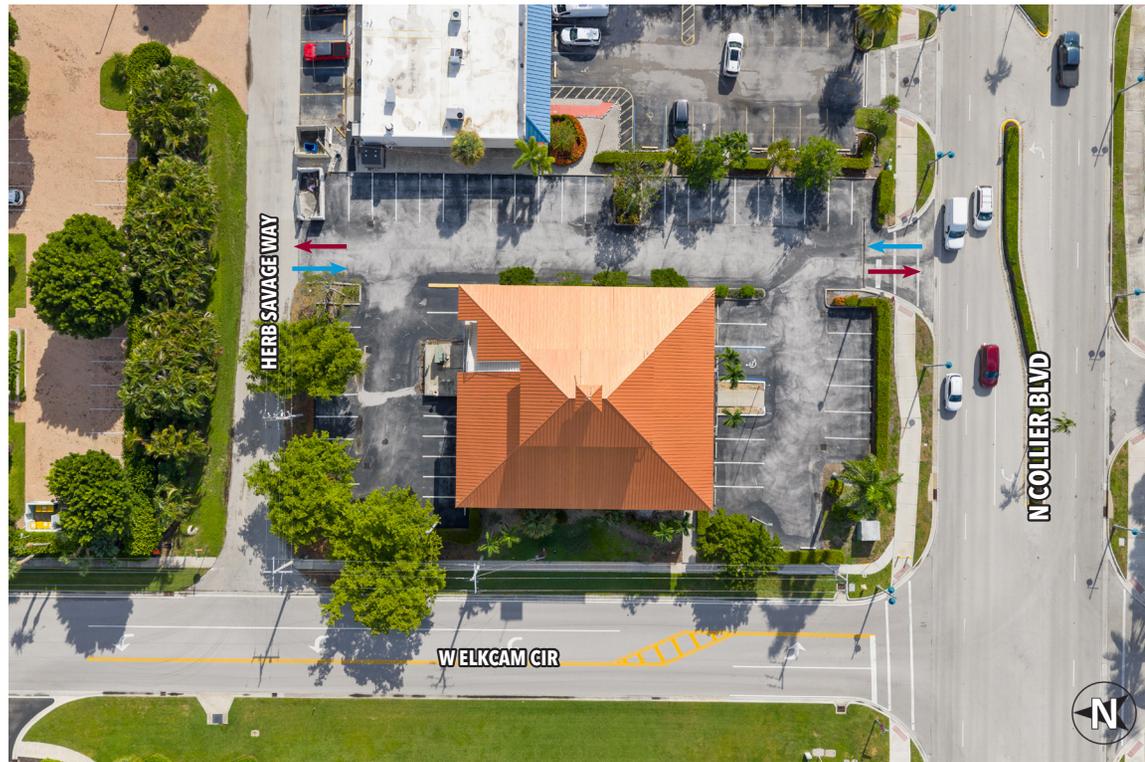
This office building offers a modern and professional environment for businesses seeking space along Marco Island’s primary commercial corridor. The property features flexible floor plans designed to accommodate a variety of office, medical, and professional service users, supported by ample parking and strong visibility along N Collier Boulevard. With beautiful panoramic views and convenient access for both tenants and visitors, the property provides an attractive setting for businesses looking to establish a presence within one of Southwest Florida’s most desirable coastal communities.



LOCATION OVERVIEW

Located in the heart of Marco Island along N Collier Boulevard, the property is surrounded by many of the island's premier retail, dining, and hospitality destinations. Nearby amenities include Island Plaza, the Esplanade Shoppes, and a variety of boutique retail and dining options, all contributing to the area's vibrant commercial environment.

The location also provides convenient connectivity to key island destinations including the JW Marriott Marco Island Beach Resort and Marco Island Executive Airport. With steady activity generated by both full-time residents and seasonal visitors, the area supports strong demand for professional and medical office users seeking visibility and accessibility within the Marco Island market.





4,703
POPULATION
WITHIN 5 MILES

2,499
HOUSEHOLDS
WITHIN 5 MILES

\$173,639
AVG HH INCOME
WITHIN 5 MILES

LOCATION DEMOGRAPHICS

	5 MINUTE	10 MINUTES	15 MINUTES
2025 POPULATION	6,782	14,013	23,247
HOUSEHOLDS	3,624	7,351	12,035
MEDIAN HOUSEHOLD INCOME	\$111,882	\$113,447	\$99,432
AVG. HOUSEHOLD INCOME	\$161,618	\$175,065	\$156,787

TRAFFIC COUNTS

VOLUME (AADT)	YEAR
15,100	2024

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LEASING CONTACTS:

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