

625 9TH ST. NORTH
NAPLES, FL 34102
625 Building - Units for Lease

THE 625 BUILDING



THE PROPERTY

- US-41 Signage
- Next to NCH
- Medical / Professional
- Nicely Appointed

MULTIPLE UNITS AVAILABLE FOR LEASE

- US-41 Signage
- Built in 2010
- Repainted in 2019
- Beautiful Interiors
- Close to NCH
- Medical & Office Tenants
- Easy Access
- Plenty of Parking

UNITS FOR LEASE

- 1ST FLOOR \$28.00 - \$35.00 PER LEASABLE SQ FT
- 2ND FLOOR \$25.00 PER LEASABLE SQ FT
- 3RD FLOOR \$22.50 - \$36.00 PER LEASABLE SQ FT
- CAM \$9.00 PER LEASABLE SQ FT

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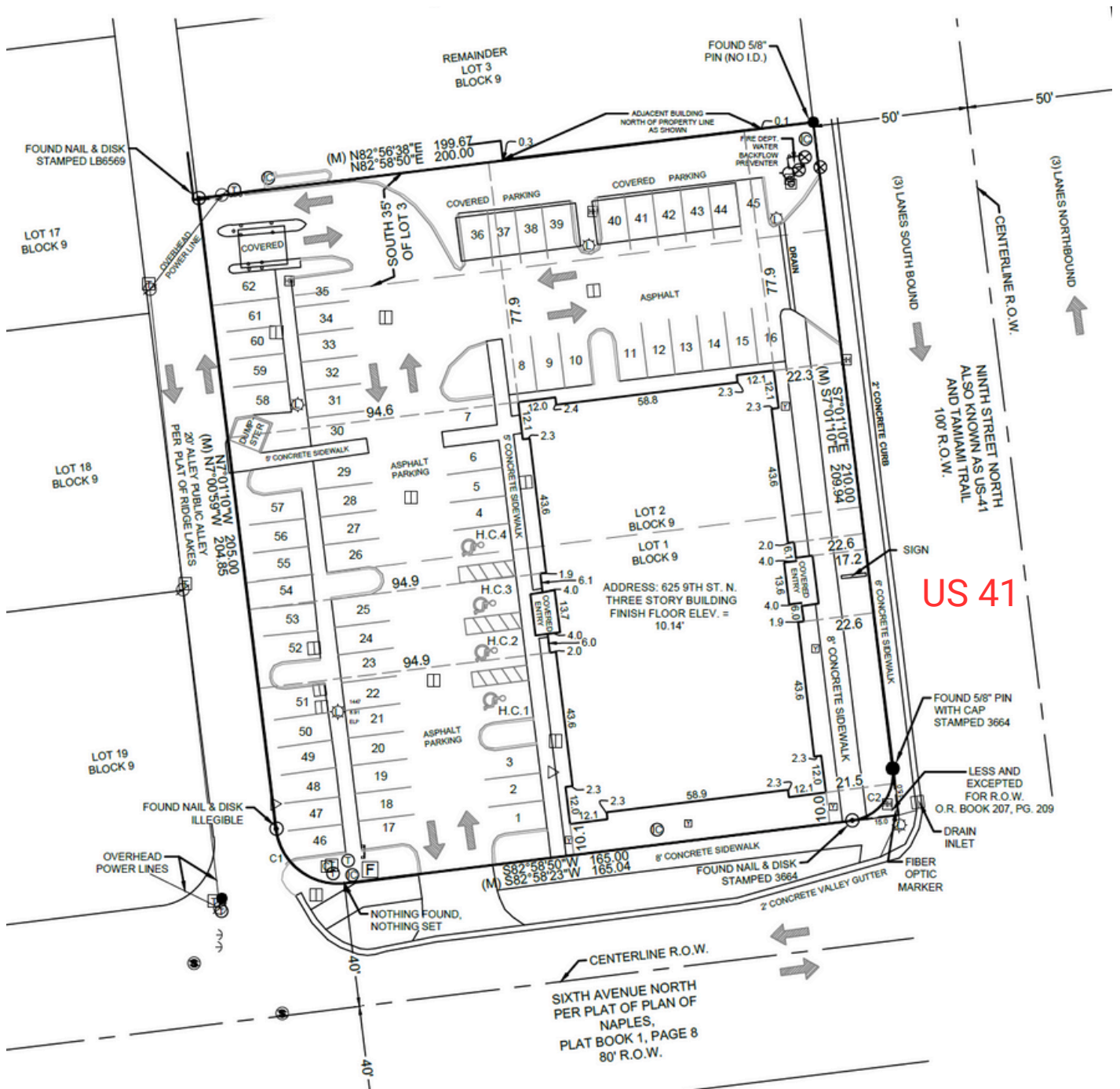
Property Overview



625 9TH ST. NORTH NAPLES, FL 34102

625 Building - Units for Lease

Site Plan

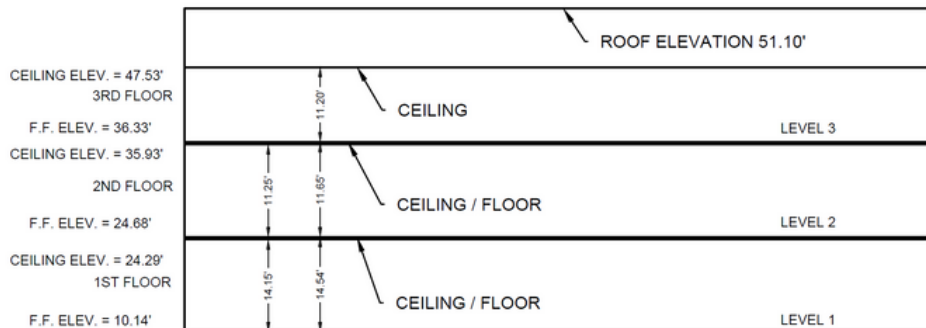
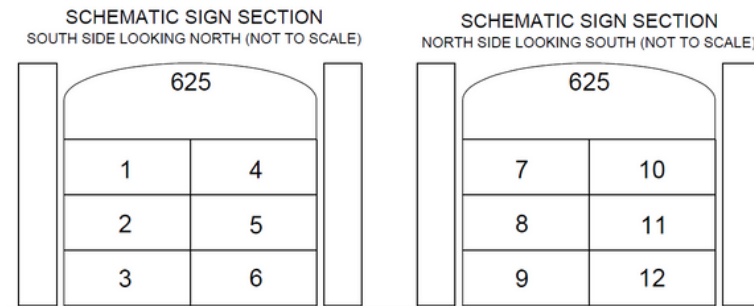


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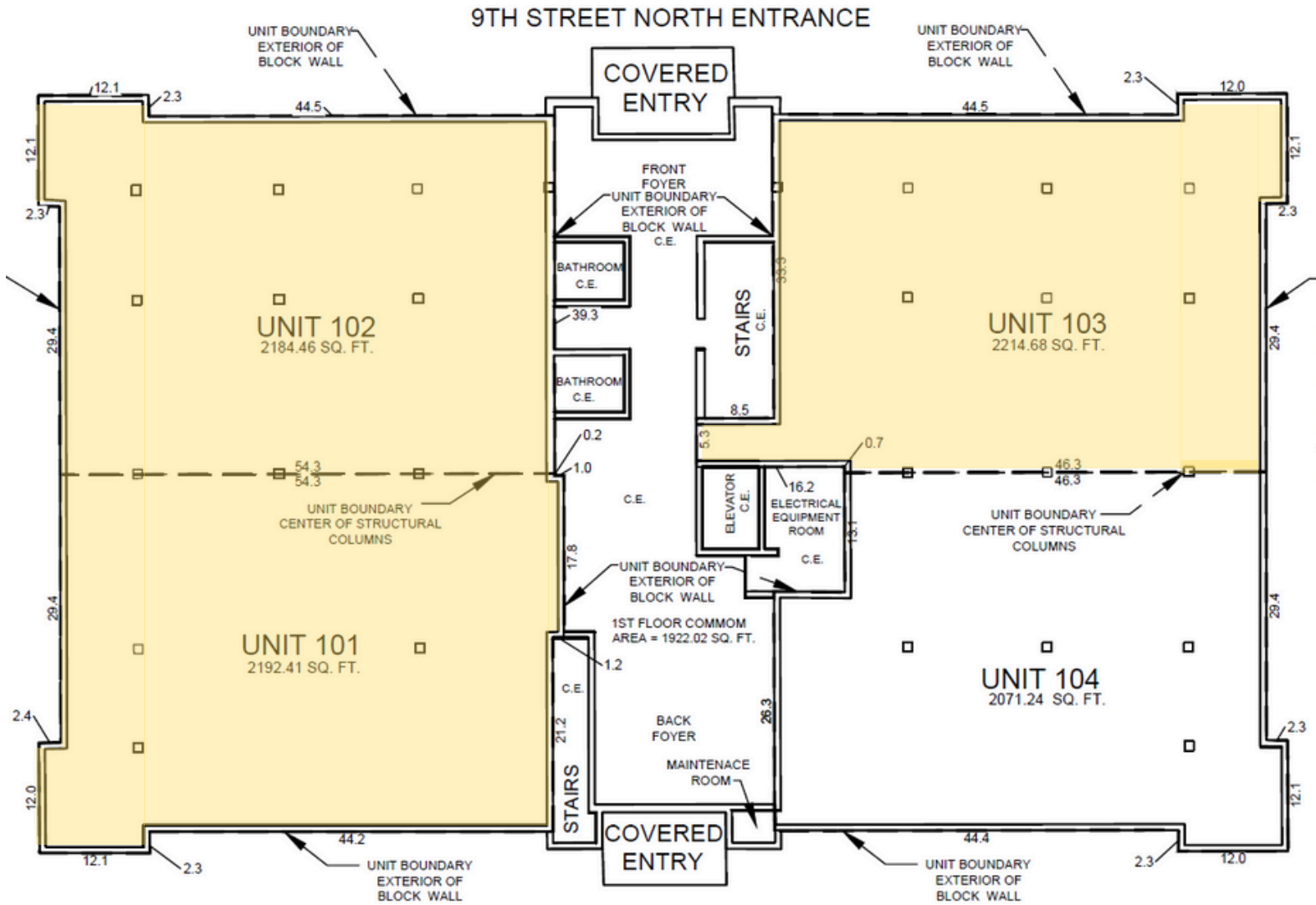
Unit Listings

UNIT #	OFFERING STATUS	UNIT STATUS	TOTAL USABLE SQ FT	TOTAL LEASABLE SQ FT	BASE RENT	CAM	MONTHLY RENT INCL SALES TAX
101	FOR LEASE	VACANT	2,192.41	2,572.71	\$ 28.00	\$ 9.00	\$8,091.21
102	FOR LEASE	VACANT	2,184.46	2,563.38	\$ 28.00	\$ 9.00	\$8,061.83
103	FOR LEASE	VACANT	2,214.68	2,598.83	\$ 35.00	\$ 9.00	\$9,719.66
203	FOR LEASE	VACANT	2,010.58	2,782.79	\$ 22.50	\$ 9.00	\$7,450.96
302	FOR LEASE	VACANT	1,853.88	2,175.46	\$ 28.00	\$ 9.00	\$6,841.85
303	FOR LEASE	VACANT	1,994.04	2,339.93	\$ 22.50	\$ 9.00	\$6,265.19



FLOOR SCHEMATIC SECTION
(NOT TO SCALE)

1st Floor



1ST FLOOR UNIT BOUNDARY

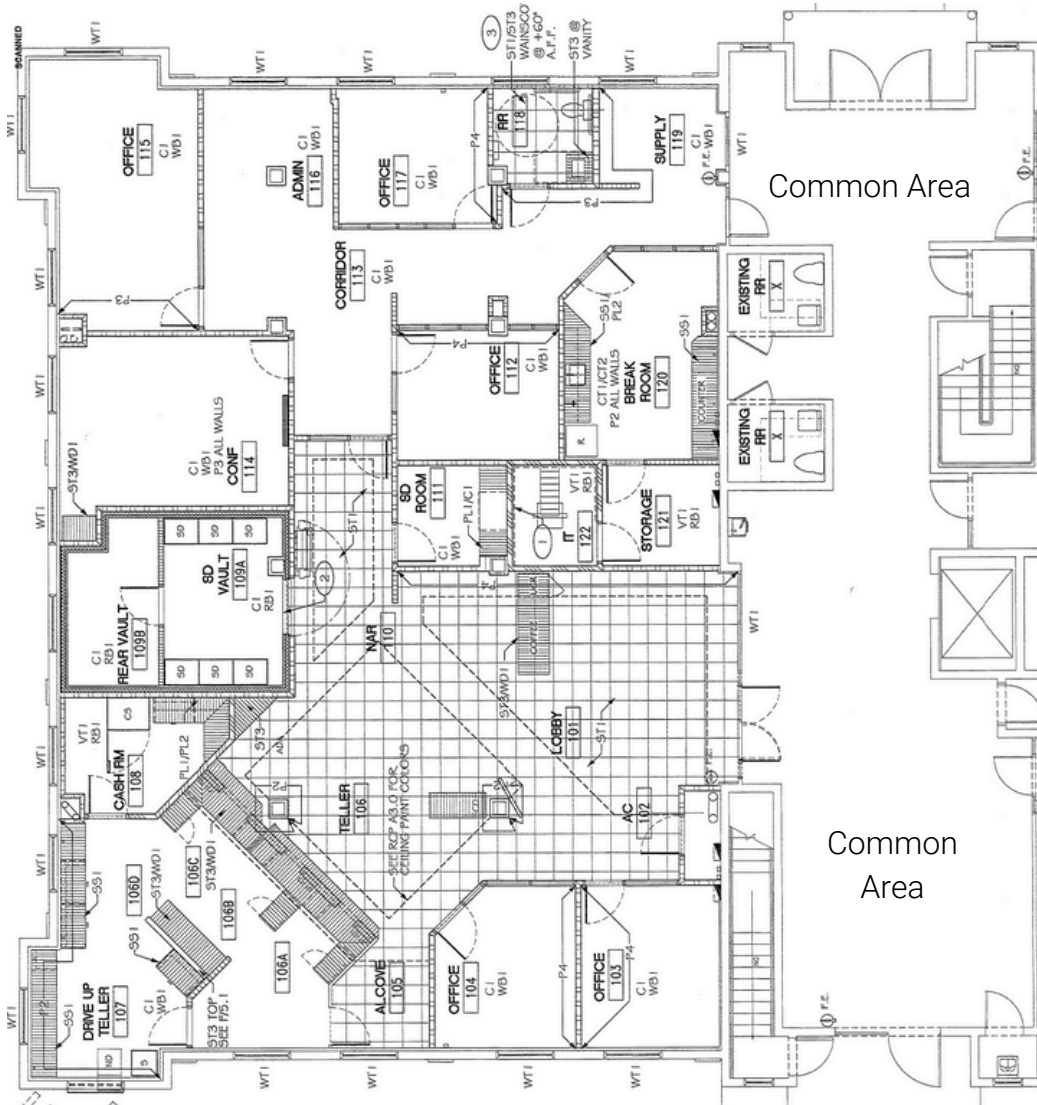
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625 Building - Unit 101 & 102 - For Lease

Units 101 & 102

UNIT #	OFFERING STATUS	UNIT STATUS	TOTAL USABLE SQ FT	TOTAL LEASABLE SQ FT	BASE RENT	CAM	MONTHLY RENT INCL SALES TAX
101	FOR LEASE	VACANT	2,192.41	2,572.71	\$ 28.00	\$ 9.00	\$8,091.21
102	FOR LEASE	VACANT	2,184.46	2,563.38	\$ 28.00	\$ 9.00	\$8,061.83

This unit is a former bank with a drive-thru, vault room, well-appointed lobby, six executive offices, large conference and break room perfect for a new bank or executive office. (Can be divided, please inquire.)



BUILD-OUT ARCHITECTURAL
 DRAWINGS AVAILABLE

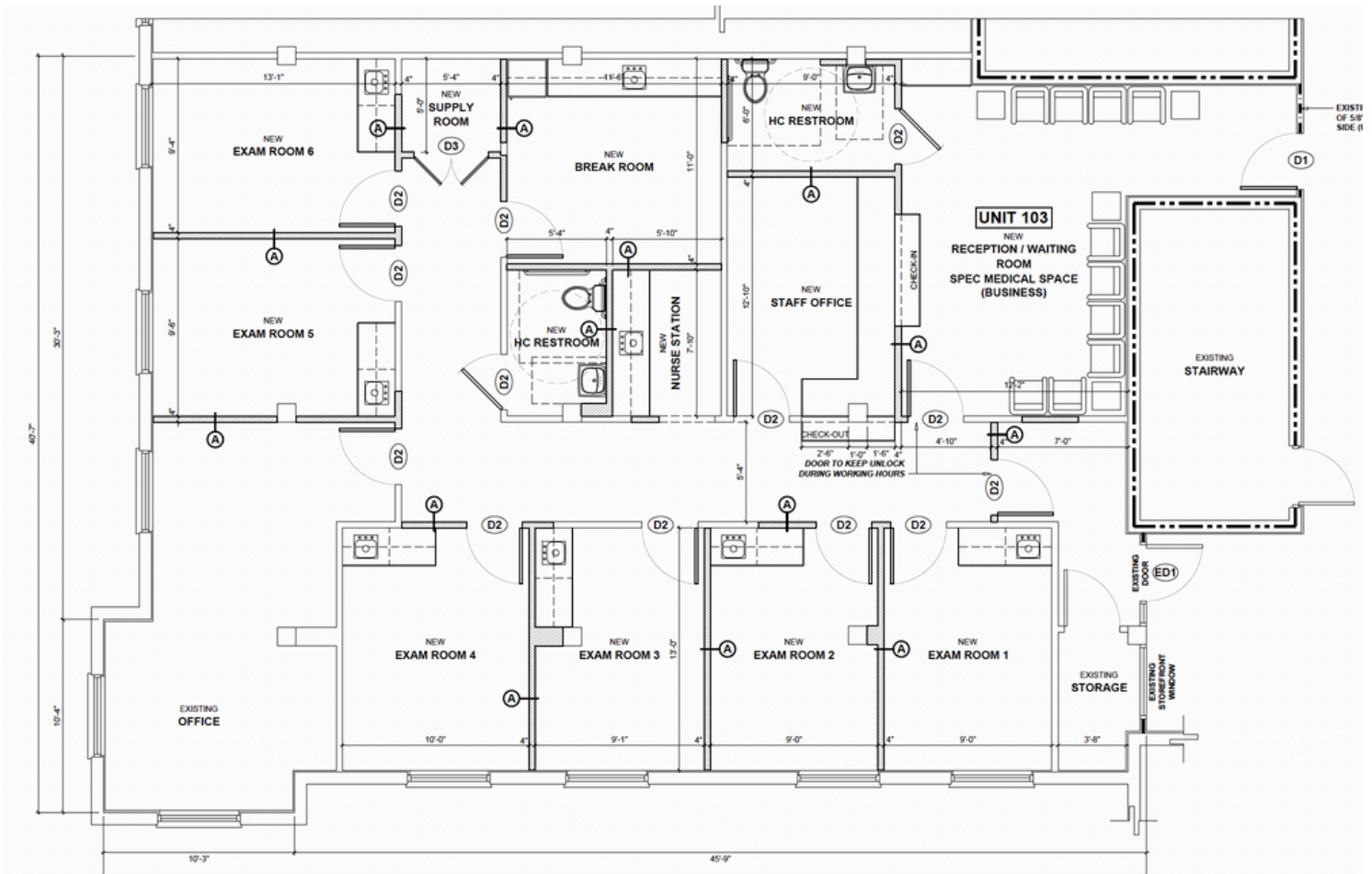
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625 Building - Unit 103 - For Lease

Unit 103

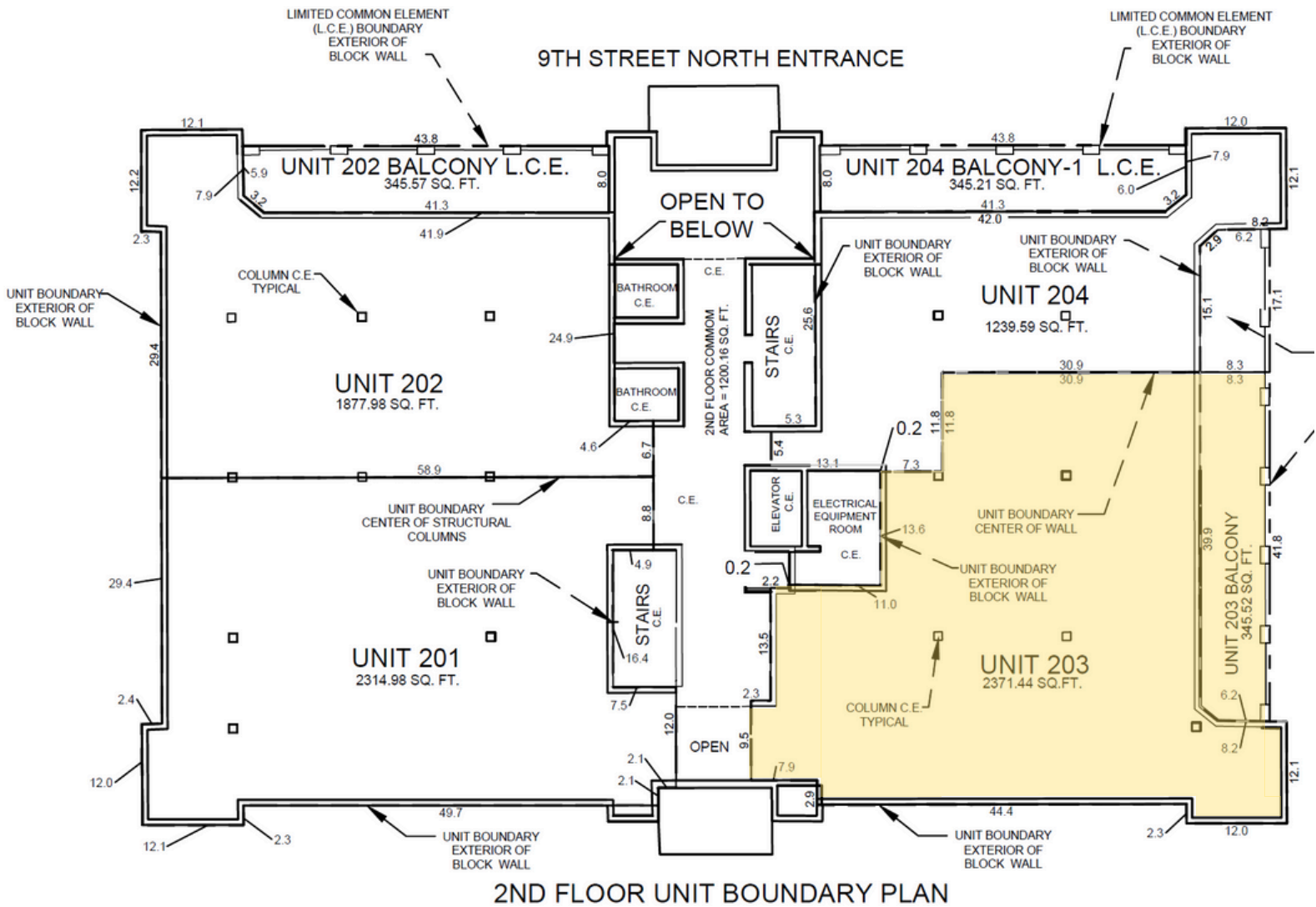
UNIT #	OFFERING STATUS	UNIT STATUS	TOTAL USABLE SQ FT	TOTAL LEASABLE SQ FT	BASE RENT	CAM	MONTHLY RENT INCL SALES TAX
103	FOR LEASE	VACANT	2,214.68	2,598.83	\$ 35.00	\$ 9.00	\$9,719.66

This space will be undergoing a fresh update for a state of the art medical office as shown in the plan below. If you act fast you can customize it for your needs. Plans include new flooring, paint, sinks and cabinetry in exam rooms and remodeling of Dr.'s offices, main entry, waiting room, reception and restroom.



CURRENT BUILD-OUT ARCHITECTURAL
 DRAWINGS AVAILABLE

2nd Floor



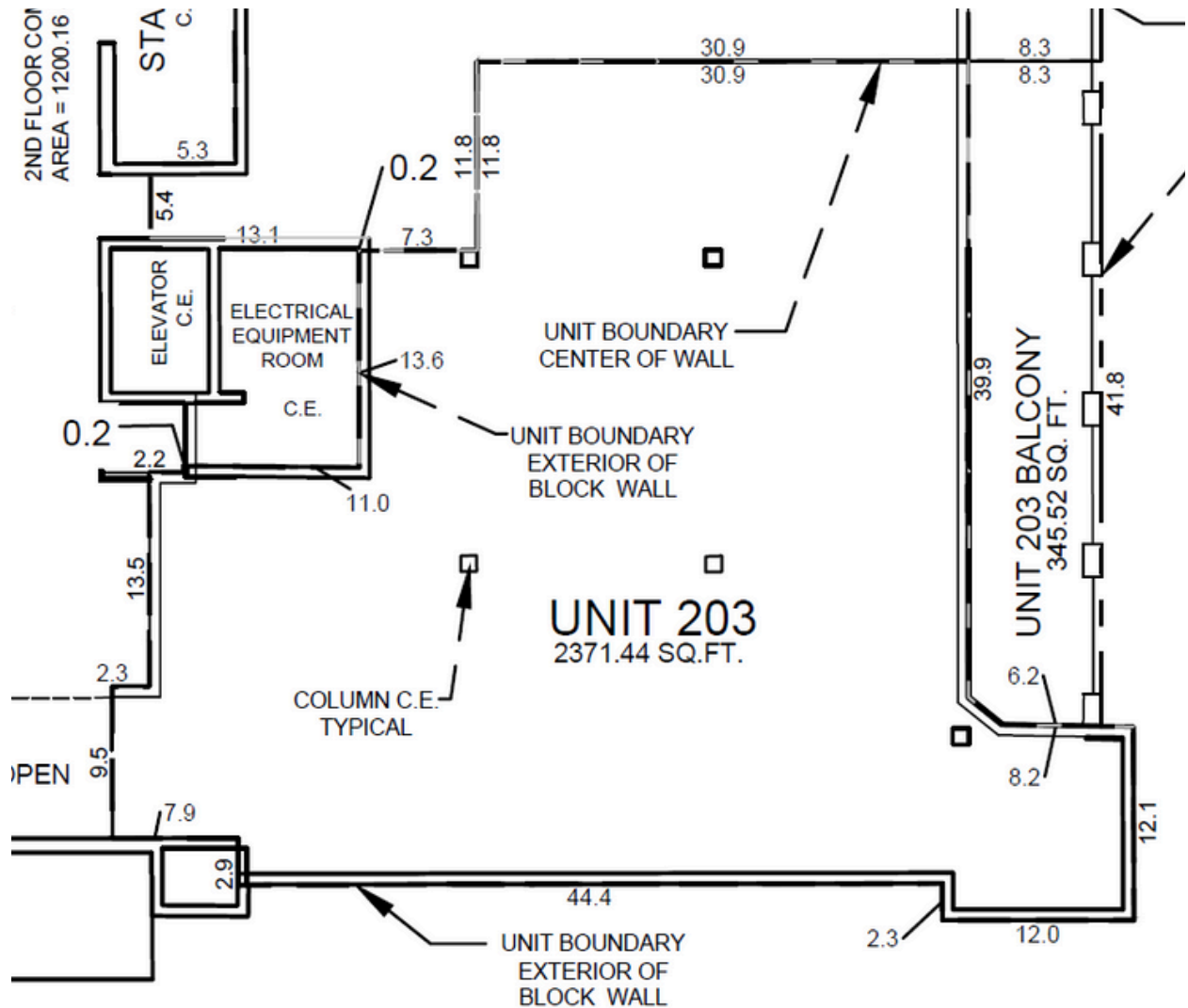
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625 Building - Unit 203 - For Lease

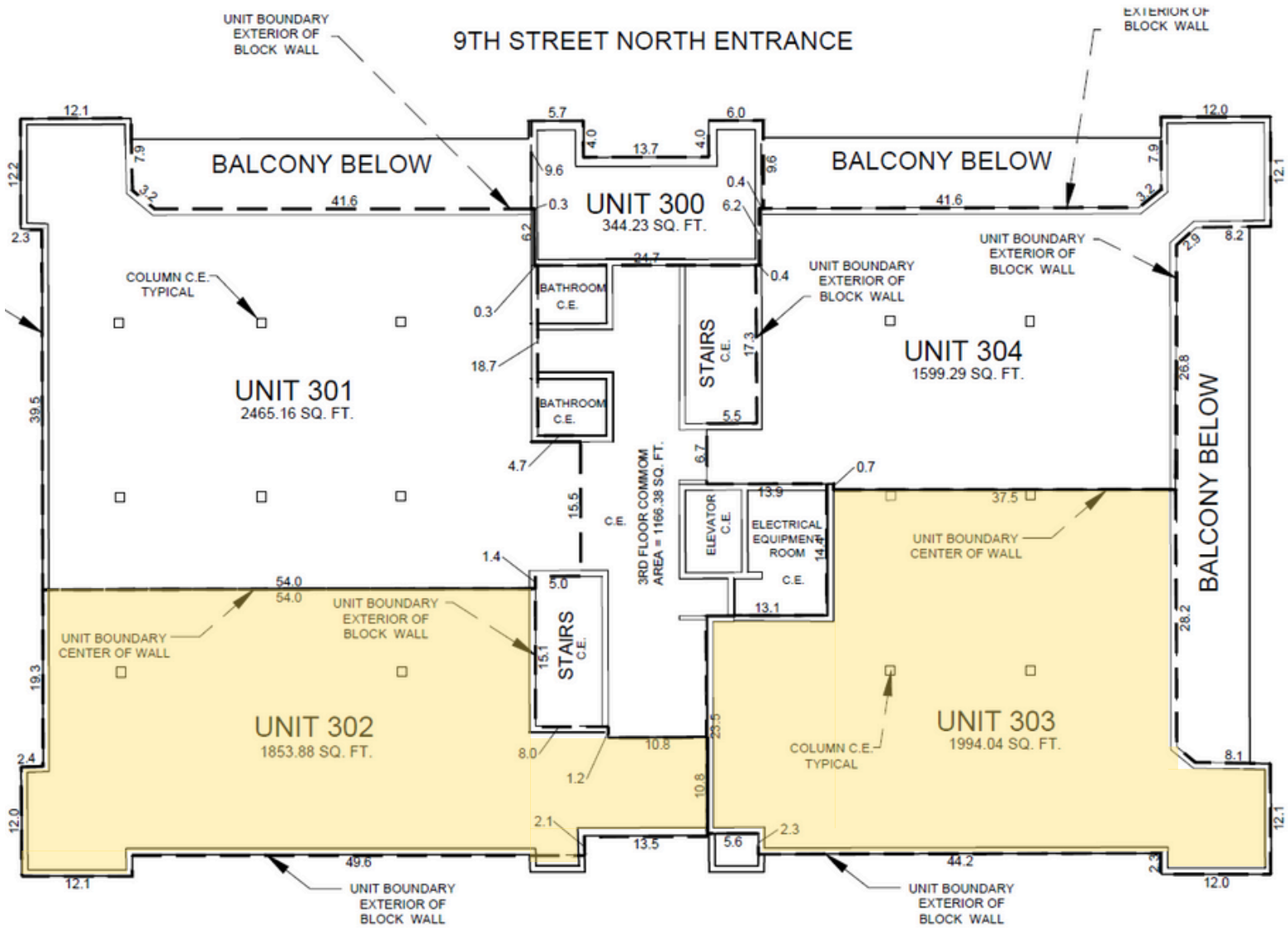
Unit 203

UNIT #	OFFERING STATUS	UNIT STATUS	TOTAL USABLE SQ FT	TOTAL LEASABLE SQ FT	BASE RENT	CAM	MONTHLY RENT INCL SALES TAX
203	FOR LEASE	VACANT	2,371.44	2,782.79	\$ 22.50	\$ 9.00	\$7,450.96

Private balcony. Space previously home of a law office.



3rd Floor



3RD FLOOR UNIT BOUNDARY PLAN

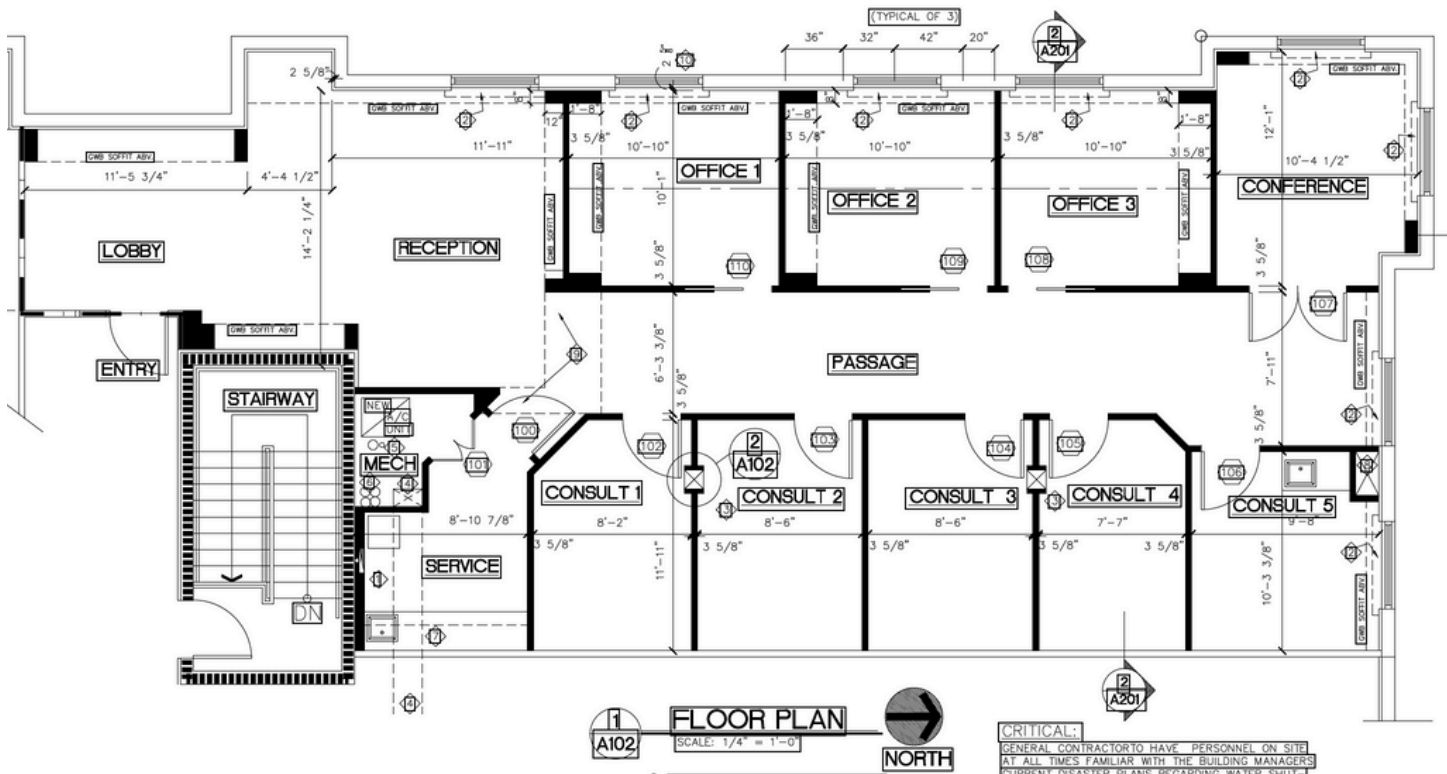
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625 Building - Unit 302 - For Lease

Unit 302

UNIT #	OFFERING STATUS	UNIT STATUS	TOTAL USABLE SQ FT	TOTAL LEASABLE SQ FT	BASE RENT	CAM	MONTHLY RENT INCL SALES TAX
302	FOR LEASE	VACANT	1,853.88	2,175.46	\$ 28.00	\$ 9.00	\$6,841.85

Unit 302 is a beautifully built out medical space. Great for orthopedic or specialty practice



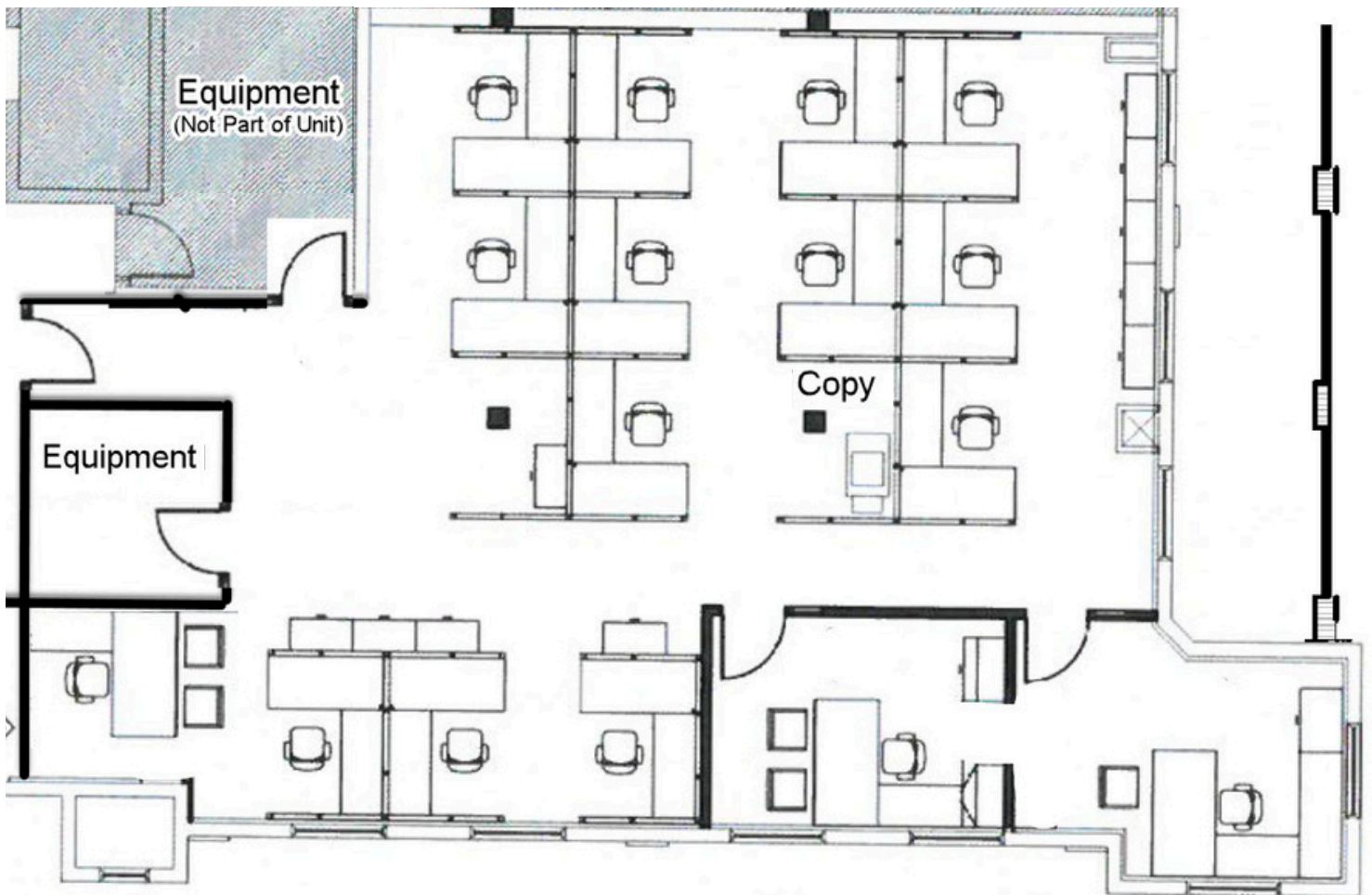
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 NAPLES, FL 34102**

625 Building - Unit 302 - For Lease

Unit 303

UNIT #	OFFERING STATUS	UNIT STATUS	TOTAL USABLE SQ FT	TOTAL LEASABLE SQ FT	BASE RENT	CAM	MONTHLY RENT INCL SALES TAX
303	FOR LEASE	VACANT	1,994.04	2,339.93	\$ 22.50	\$ 9.00	\$6,265.19

Unit 303 is currently vacant and a bright wide open space, Includes an enclosed executive office that has an adjoining office for an assistant. The floorplan below includes a sample furniture layout and can be a great work environment.



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Location Info

US-41 Frontage
Close to Naples Community Hospital
Easy Access

Map

