

PROFESSIONAL OFFICE SPACE

CLASS A SPACE IN PRIME LOCATION



FOR SALE OR LEASE

599 9TH STREET N, SUITE 101, NAPLES, FL, 34102



- PRICE:** \$2,600,000 (\$849.12 PSF)
- LEASE RATE:** \$35.00 PSF NNN
- SIZE:** 3,062± SF
- LOCATION:** Frontage on 9th Street N (US 41), just north of the 5th Avenue N intersection
- ZONING:** PD - Planned Development (City of Naples)
- YEAR BUILT:** 2002
- PARKING:** 3.5/1,000 SF (2 Deeded Exclusive Covered Parking Spaces)
- RE TAXES:** \$9,011.70 (2023)
- PARCEL ID:** 20440000022

FIRST FLOOR OFFICE SPACE

Discover an unparalleled office experience for discerning professionals seeking a sophisticated, prime location in downtown Naples. Located within a prestigious Class A building on 9th Street N (US 41), this first floor office space, furnished with the exception of some artwork, provides seamless access to a myriad of amenities, from upscale restaurants to boutique shops and various businesses. The combination of this prime location with luxurious features makes this office space the ideal choice for professionals seeking the epitome of excellence in Naples.

CONTACT

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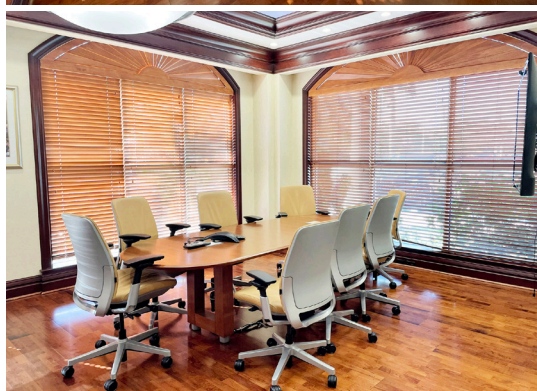
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SUITE 101
3,062± SF

- Well appointed first floor space
- Expansive private offices with floor-to-ceiling windows, providing ample natural light
- Break room with kitchenette
- Welcoming reception area sets a professional tone for clients
- Elegant interior finishes with refined wood wainscoting and crown molding, delivering an elegant and sophisticated aesthetic



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06/19/24

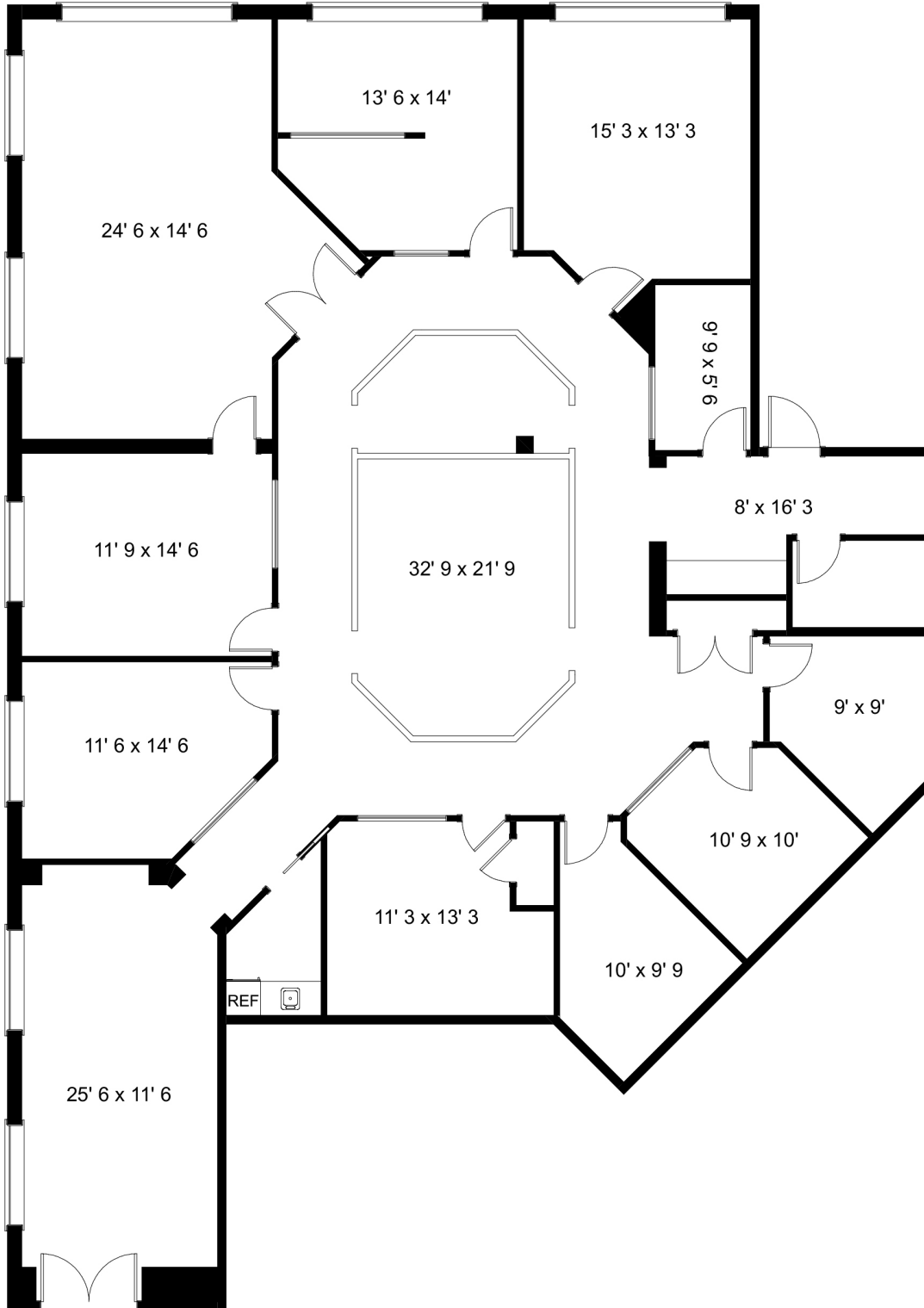
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HIGHLIGHTS

- High quality first floor office space
- 2 Deeded exclusive covered parking spaces
- Close proximity to NCH and 5th Ave
- Highly sought after Downtown Naples location provides easy access to medical facilities, as well as a variety of amenities such as restaurants, shops, and other businesses that are important to medical professionals and their patients

KEY TENANTS

- First Horizon Bank
- High Tide Dermatology Center
- Hermes O. Koop, MD, PL
- Nuclear Medicine of Naples
- Naples Internal Medicine Associates
- Concierge Medical Of Naples
- Nelson A. Maldonado, MD



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2023 DRIVE-TIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,384	49,810	140,232
EST. HOUSEHOLDS	4,659	23,619	64,416
EST. MEDIAN HOUSEHOLD INCOME	\$87,224	\$79,166	\$74,327
TRAFFIC COUNTS (2023)	36,000 AADT		

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DEVELOPMENTS

- 1 METROPOLITAN
- 2 WHOLE FOODS (Proposed)
- 3 RESTORATION HARDWARE (Proposed)
- 4 GULFSHORE PLAYHOUSE
- 5 NAPLES BEACH CLUB

HOTELS & RESORTS

- 1 FOUR SEASONS NAPLES RESORT
- 2 INN ON FIFTH
- 3 BAYFRONT INN
- 4 AC HOTEL BY MARRIOTT
- 5 HYATT HOUSE
- 6 NAPLES BAY RESORT
- 7 NAPLES BAY CLUB
- 8 CHARTER CLUB RESORT
- 9 COVE INN ON NAPLES BAY
- 10 THE ELLINGTON (Proposed)
- 11 CAPRI INN

SHOPPING & DINING

- 1 FIFTH AVENUE SOUTH
- 2 THIRD STREET SOUTH
- 3 TIN CITY
- 4 NAPLES SQUARE
- 5 BAYFRONT SHOPS
- 6 NAPLES DESIGN DISTRICT

RESIDENTIAL CONDOS

- 1 SOCE FLATS
- 2 850 CENTRAL
- 3 STELLA NAPLES
- 4 THE MARK ON 8TH
- 5 QUATTRO AT NAPLES SQUARE
- 6 ELEVEN ELEVEN CENTRAL
- 7 THE TIDES AT BAYFRONT
- 8 ROSEWOOD RESIDENCES
- 9 LA PERLE
- 10 METROPOLITAN
- 11 PARKVIEW AT CAMBIER
- 12 875 SIXTH AVENUE



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