

625 9th Street North

US-41 · Tamiami Trail North · Naples, Florida 34102

AVAILABLE NOW

2,340 – 5,136 SF



A three-story medical and professional office building on US-41 in the heart of Naples, 0.3 miles north of NCH Baker Hospital Downtown and under a mile from Fifth Avenue South. Two spaces are available: a contiguous 5,136 RSF open ground-floor block combining Suites 101 and 102, and Suite 303, a 2,340 SF third-floor suite.

AVAILABILITY

SUITE	RENTABLE SF	PSF/YR	AVAILABLE
Suite 101 & 102	5,136 RSF	\$35.00 NNN	Immediately
Suite 303	2,340 SF	\$35.00 NNN	Immediately

BUILDING

- Three-story elevator building
- 66 parking spaces · 10 covered
- Covered entries, front and rear
- Medical & professional office
- ±210 ft of US-41 frontage
- Signalized corner ±750 ft north

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LEASE RATE

\$35.00

PSF / YEAR · NNN

CAM \$7.88 PSF.

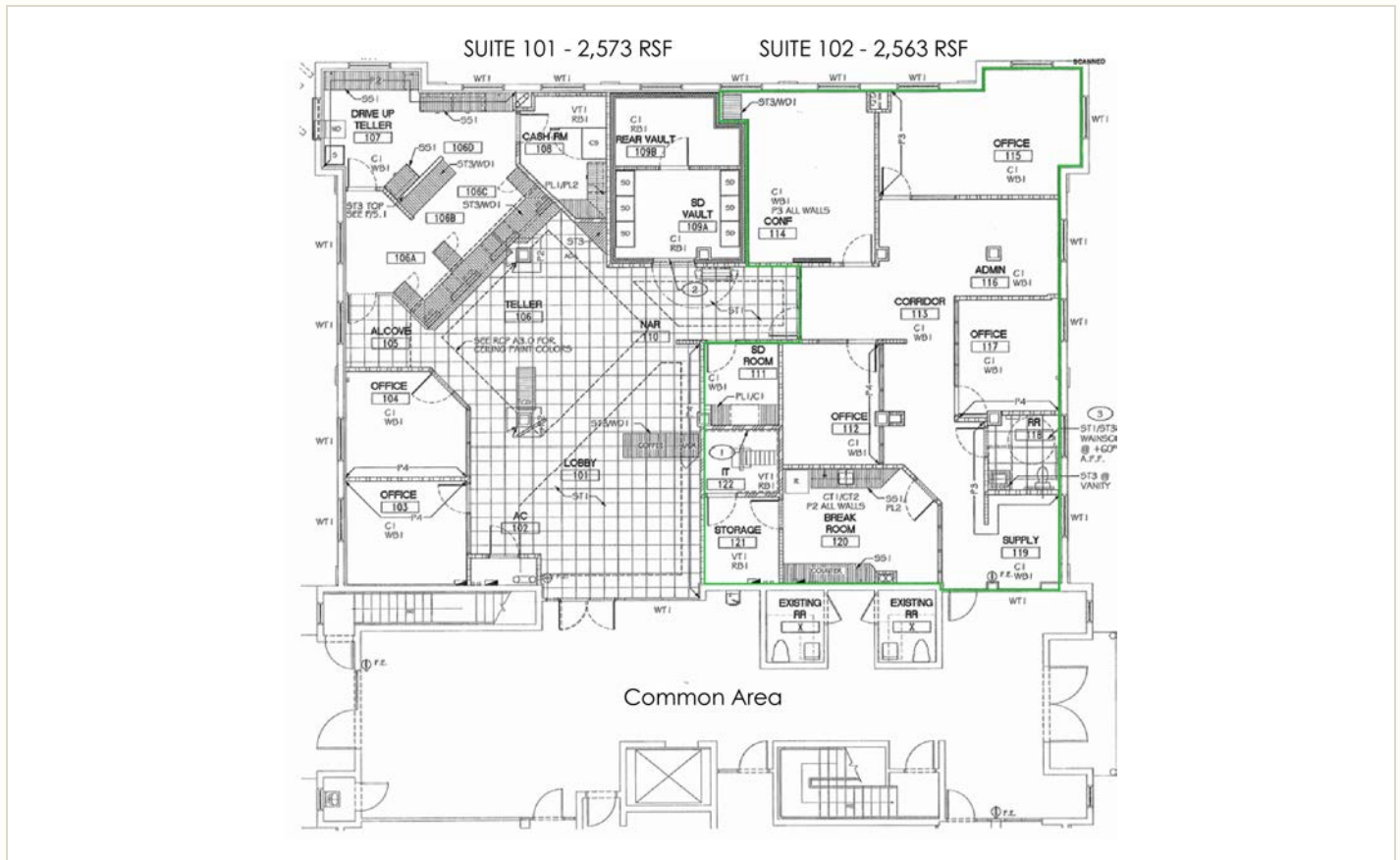
NEARBY

NCH Baker Hospital	0.3 mi
Fifth Avenue South	0.9 mi
Coastland Center	1.1 mi
Naples Airport	1.4 mi

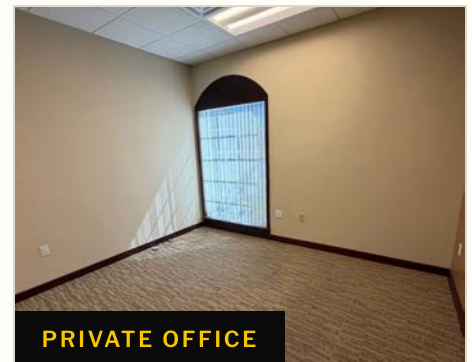
TRAFFIC

36,000

AADT ON US-41 · FDOT 2025



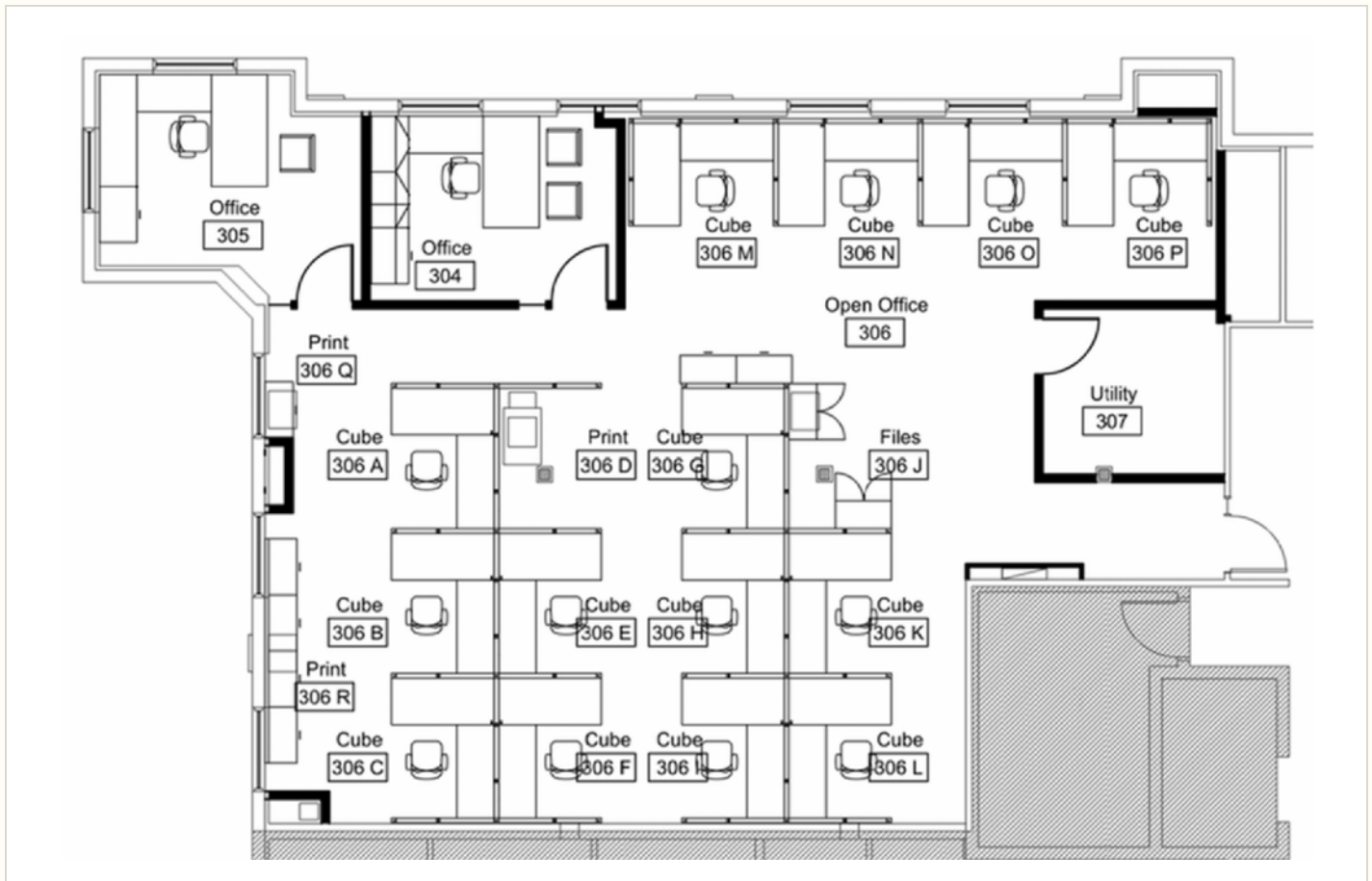
Two adjoining ground-floor suites offered together as one 5,136 RSF block, or separately at 2,573 RSF (Suite 101) and 2,563 RSF (Suite 102). Vacant and partitioned into offices and open rooms, with a tiled kitchenette with sink and built-in cabinetry and the building's arched windows on the exterior walls. The plan shows the earlier bank build-out and the demising line between the two suites; plan shown as provided, tenant to verify all dimensions.



5,136
RSF COMBINED

\$35.00
PSF / YEAR · NNN

Divisible
2,573 OR 2,563 RSF



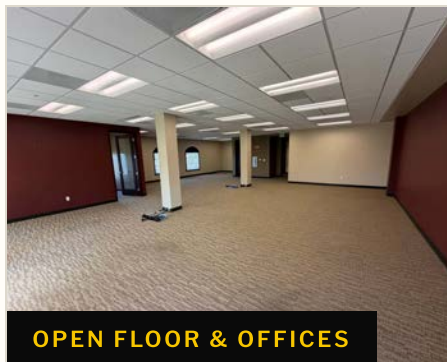
Third-floor suite, open today — a clear floor with perimeter private offices and arched windows, ready for a tenant's own layout. Reached by elevator from either covered entry. The plan shows an earlier furniture layout; the suite is vacant today. Plan shown as provided, tenant to verify all dimensions.



OPEN FLOOR

2,340

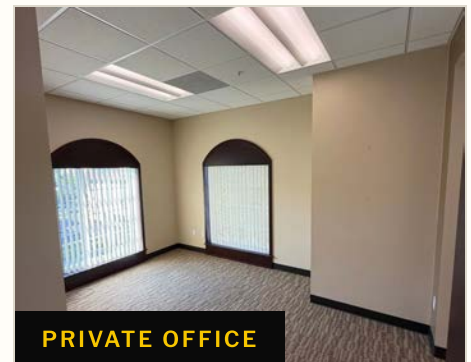
SF · THIRD FLOOR



OPEN FLOOR & OFFICES

\$35.00

PSF / YEAR · NNN

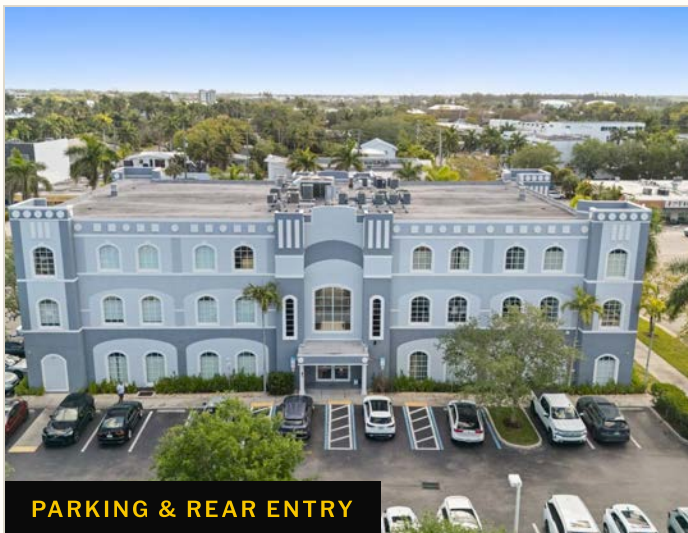


PRIVATE OFFICE

\$7.88

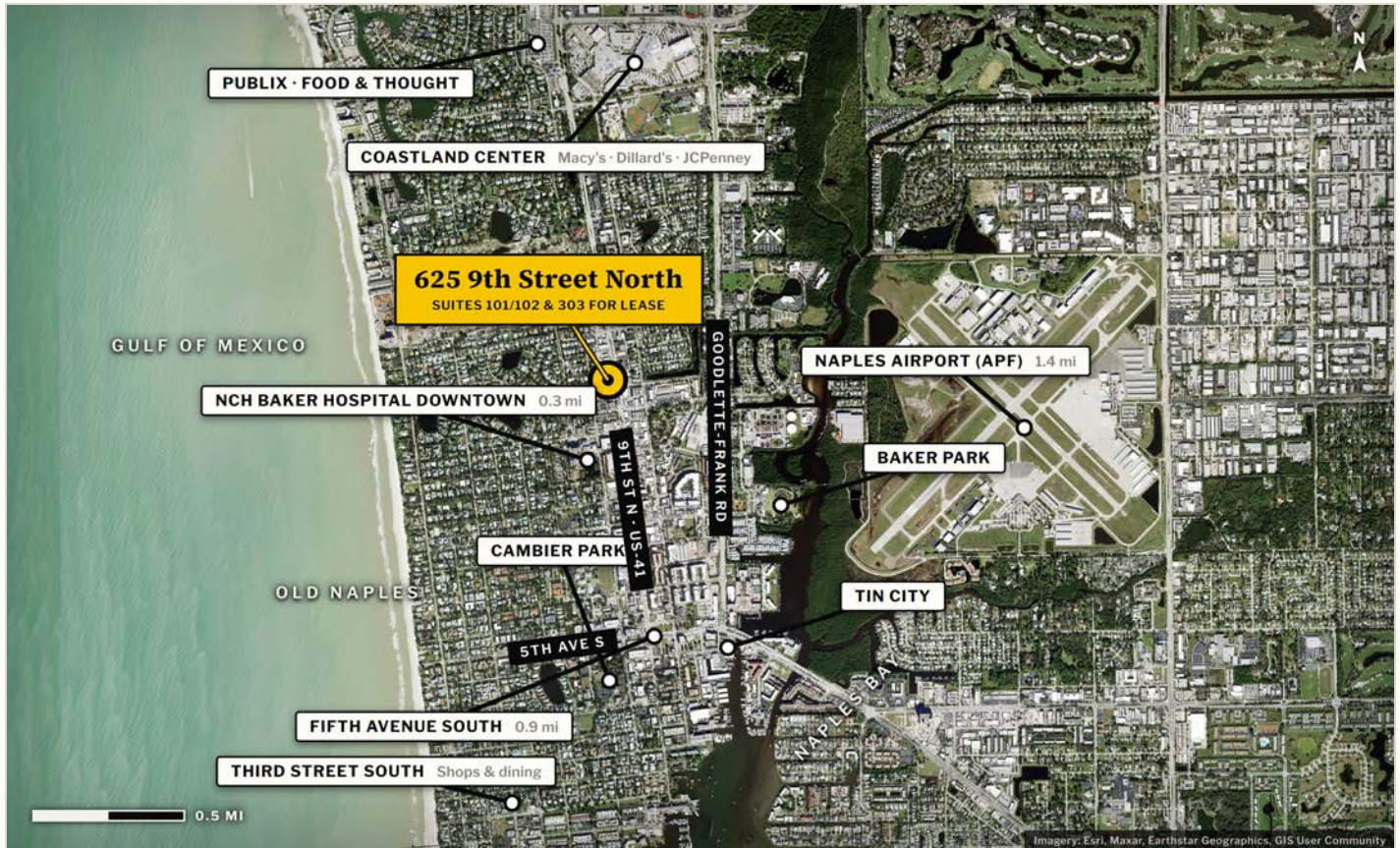
CAM PSF

Frontage, entries and covered parking



LOCATION

In the heart of downtown Naples



WHY HERE

- Directly on US-41 (Tamiami Trail North) with ± 210 ft of frontage and 36,000 vehicles per day
- 0.3 miles north of NCH Baker Hospital Downtown, anchor of the downtown medical cluster
- Under a mile to Fifth Avenue South and the Third Street South shopping and dining districts
- Signalized access at 7th Avenue North, ± 750 ft north
- Naples Airport (APF) 1.4 mi east; Coastland Center 1.1 mi north

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DISTANCES

NCH Baker Hospital Downtown	0.3 mi
Baker Park	0.7 mi
Fifth Avenue South	0.9 mi
Tin City	1.0 mi
Cambier Park	1.0 mi
Coastland Center	1.1 mi
Naples Airport (APF)	1.4 mi
Third Street South	1.5 mi

ADDRESS

625 9th Street North
Naples, FL 34102 · Collier County



ACCESS & PARKING

The site fronts the west side of US-41 immediately north of 6th Avenue North, with covered entries on both the 9th Street North elevation and the parking side. Surface parking wraps the rear of the building and is served from 6th Avenue North and the 20-foot public alley behind the site. The nearest signalized intersection is 7th Avenue North, ± 750 ft north.

Site dimensions, right-of-way and parking counts taken from the recorded condominium survey for 625 9th Street North; buyer/tenant to verify.

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SITE FACTS

Frontage on 9th St N (US-41)	± 210 ft
Right-of-way width	100 ft
Standard parking spaces	62
ADA spaces	4
Covered spaces	10
Parking ratio	$\pm 2.3 / 1,000$ SF
Building area	29,009 RSF · 13 units
Stories	3, elevator-served