



633 9th STREET NORTH SUITE 102 - DOWNTOWN NAPLES

633 9TH Street N Naples, FL 34102

PROPERTY OVERVIEW

Pricing	\$45.00/sf + \$12.50/sf NNN
Rentable SF	#102 -2,350 RSF
Bldg Features	Direct frontage along 9 th St N (US 41), covered parking, monument signage, X Flood Zone
Zoning	City of Naples D – Downtown District
Number of Parking Spaces for the Building	39

AVAILABLE SEPTEMBER 1, 2026



PROPERTY SUMMARY

Award winning designed, Class A mixed-use building fronting 9th Street North (Tamiami Trail) in Downtown Naples, FL. The building is prominently positioned on the west side of 9th Street North (Tamiami Trail) with a visually impressive facade that commands attention. The boutique and dynamic tenant mix includes wealth management, interior design, architectural firm and aesthetic medical office. Only blocks away from 5th Avenue South and the new Four Seasons Residences & Hotel.

Unit 102 is on the ground floor with 2,350 rsf, a former luxury lighting showroom with a Class A interior build-out. Custom interior improvements of a luxury home along with high ceilings and open floor plan provide a "wow" factor for clients upon entering the space. Ceiling heights are approximately 12' and there are no columns obstructing the entire 1st floor area. The unit has two built-out rooms with large windows facing Tamiami Trail N which can be utilized as for display, conference room or executive offices.

Great ingress and egress from 9th Street N and from alleyway west of the building. Key fob building access ensures security, privacy and 24hr accessibility for the tenants. The covered entryway provides a benefit to clients and tenants during inclement weather.

Building & Monument signage and along 9th Street North (Tamiami Trail) is available.

*Some of the interior improvements are trade fixtures of the current tenant and are being removed, call agent to review in further detail.

INTERIOR PHOTOS



INTERIOR PHOTOS



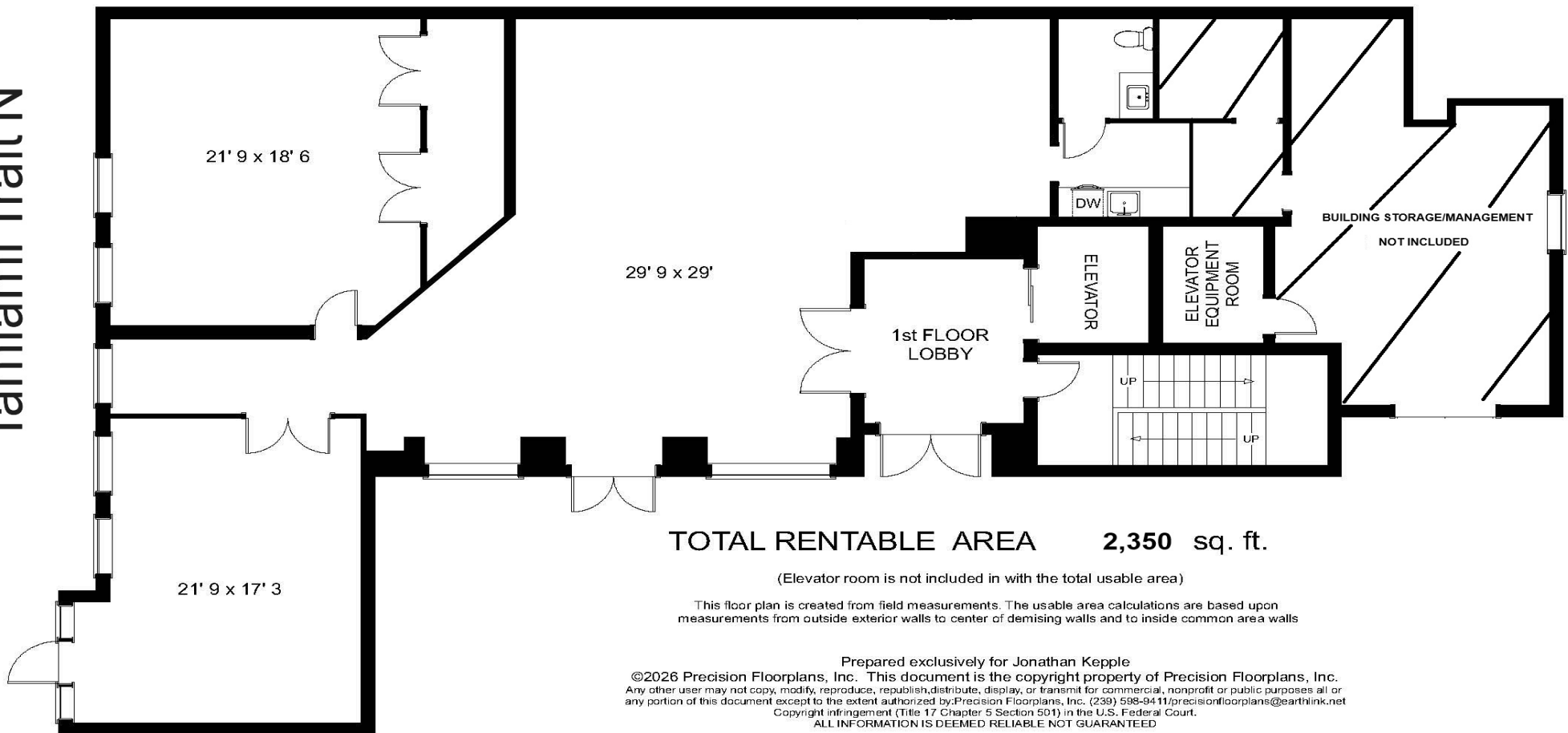
INTERIOR PHOTOS



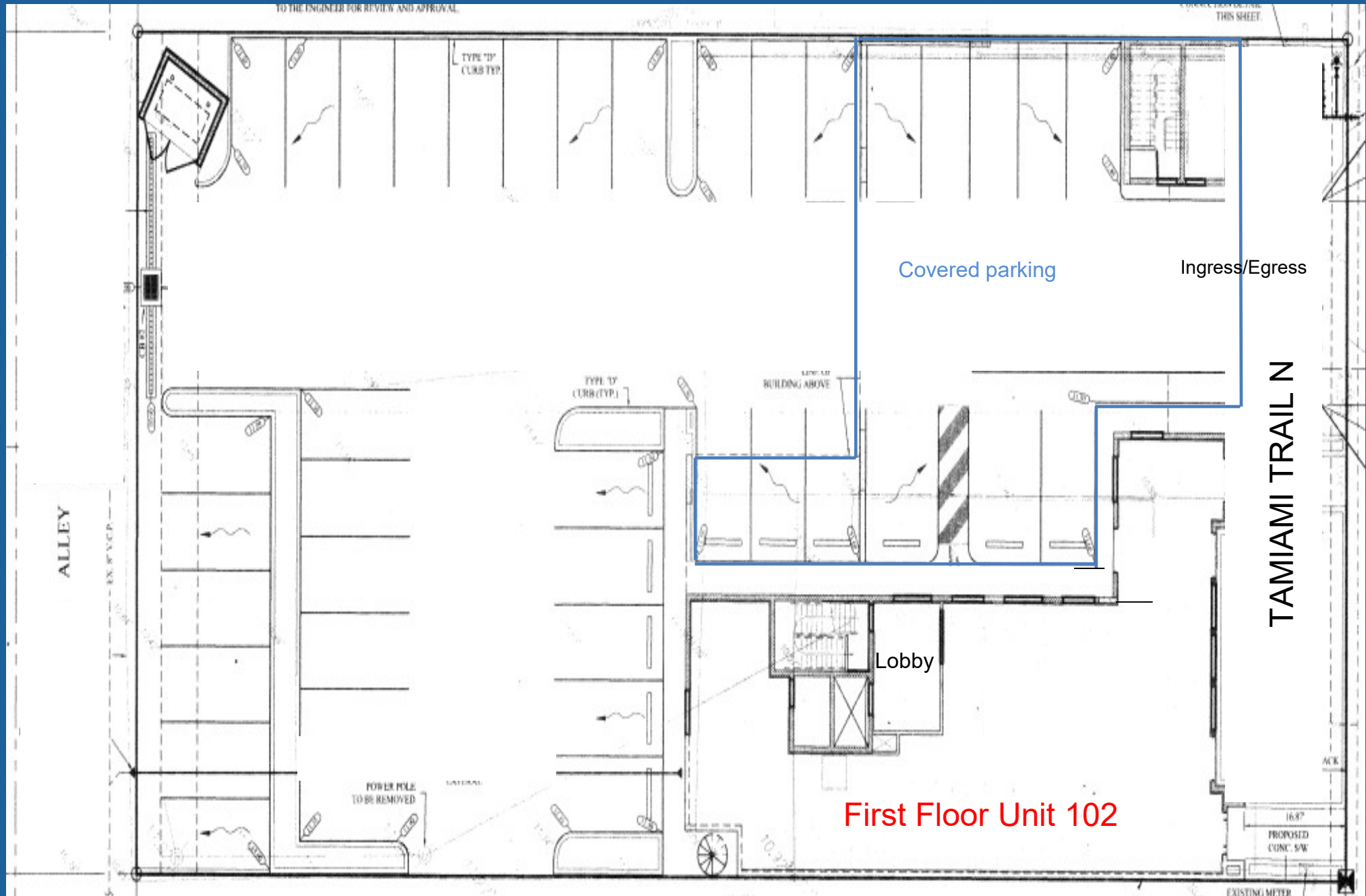
FLOOR PLAN

633 9th STREET NORTH
SUITE 102
NAPLES, FL

Tamiami Trail N



SITE PLAN





633 9th Street N



Naples Airport

FOUR SEASONS
NAPLES BEACH CLUB

NCH Hospital
Baker Downtown

5th Avenue South

Bayfront

Tin City

Metropolitan Naples
Avra • Ascent
Davis Blvd & Tamiami Trail

JW Marriott Naples
Under Construction
2096 Tamiami Trail E

Third Street South
South of map

DISCLAIMER & BROKERAGE DISCLOSURE

The information contained herein has been obtained from sources believed to be reliable; however, Diversified Real Estate Group, Inc. and the property owner make no representation or warranty as to its accuracy or completeness. All information, including square footage, dimensions, rental rates, operating expenses, taxes, zoning, permitted uses, property features, and availability, is subject to independent verification and may be changed or withdrawn without notice.

Prospective tenants are responsible for independently verifying all information and determining the suitability of the property for their intended use, including applicable zoning, permitting, licensing, and governmental requirements.

Diversified Real Estate Group, Inc. is a Florida licensed real estate brokerage firm. Brokerage services and relationships in connection with this property and any prospective tenant shall be provided and disclosed in accordance with applicable Florida law.

All lease terms are subject to Landlord approval and execution of a mutually acceptable lease agreement.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE DIVERSIFIED REAL ESTATE GROUP, INC ADVISOR
FOR MORE DETAILS.

EXCLUSIVELY
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