



LSI
COMPANIES

OFFERING MEMORANDUM

1185 IMMOKALEE ROAD

OFFICE / MEDICAL SPACES FOR LEASE

PROPERTY SUMMARY

Property Address: 1185 Immokalee Rd.
Naples, FL, 34110

County: Collier

Property Type: Office/ Medical Spaces

Property Size: 36,149± Sq. Ft.

Available Spaces: Unit 105: 4,253± Sq. Ft.
Unit 200: 1,800± Sq. Ft.
Unit 210: 2,456± Sq. Ft.

Year Built: 2002

Property ID Number: 69586500447

LEASE RATE

\$26-\$32.00 PSF NNN

\$9.49 PSF CAM (2024 EST.)

LSI
COMPANIES



SALES EXECUTIVES



Alexis North, CCIM
Sales Associate



Laura Cari, CCIM
Senior Broker



DIRECT ALL OFFERS TO:

Alexis North, CCIM - anorth@lsicompanies.com

Laura Cari, CCIM - lcari@lsicompanies.com

(239) 427-3400

OFFERING PROCESS

Offers should be sent via Letter of Intent to include, but not limited to, lease rate and basic terms.

PROPERTY HIGHLIGHTS



1185 Immokalee Road in Collier County is a true "Class A" three-story office building consisting of 36,149± square feet of rentable floor area. The site is conveniently located along Immokalee Road in North Naples with quick access to US41 and I-75, providing accessibility to Naples, Bonita, and Fort Myers.

The building is surrounded by notable corporations such as Arthex, NCH and Radiology Regional, in addition to a wide variety of retail and restaurants. Meticulously maintained property boasting porte-cochere drop-off and ample parking.

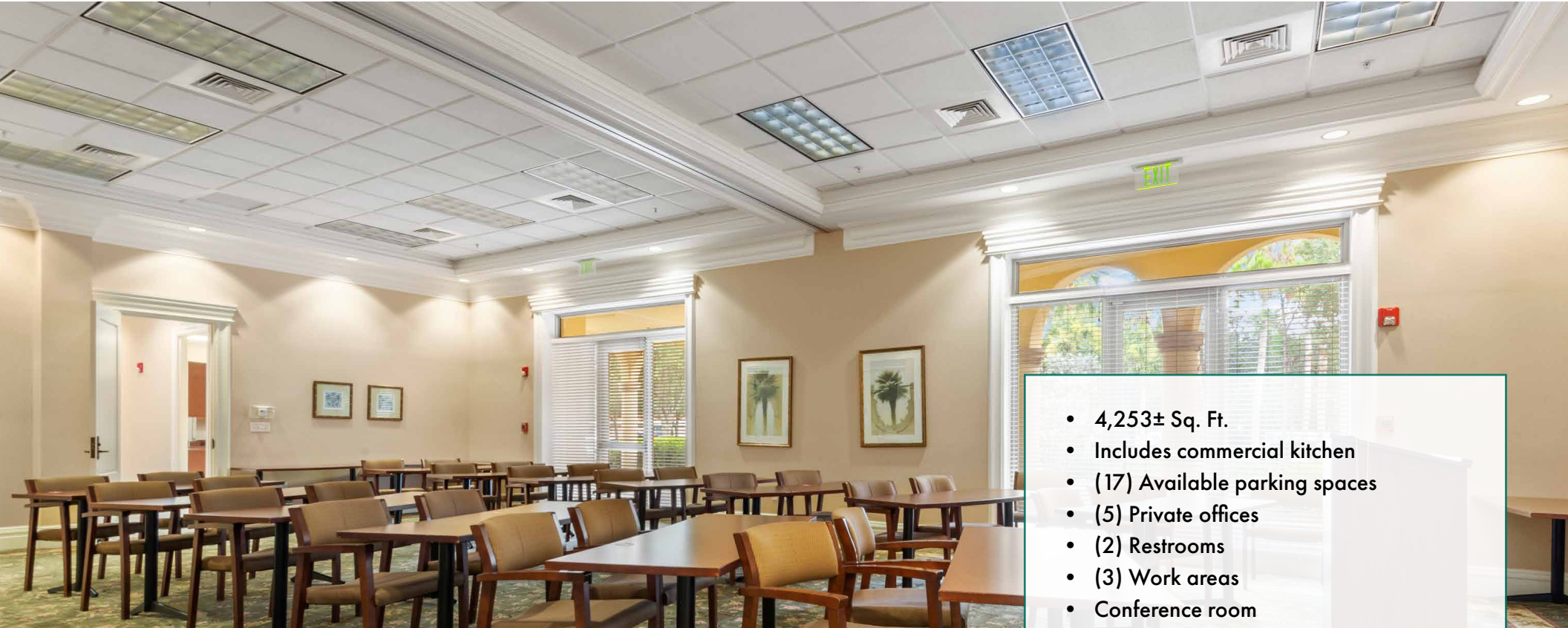
APPROVED USES

- Professional office
- Medical office
- Jewelry Store
- Real Estate Sales

**A full list of approved uses available upon request*

TENANT MIX / AVAILABILITIES		
UNIT	SF	TENANT
First Floor		Advisory Trust
First Floor		John R. Wood
First Floor		TIAA Bank
105	4,253	Available
Second Floor		BKS
200	1,800	Available
210	2,456	Available
Second Floor		Peaceful Mind Therapy
Third Floor		Naples Daily News
Third Floor		Bulloch Taylor Law Firm

105 - UNIT FEATURES

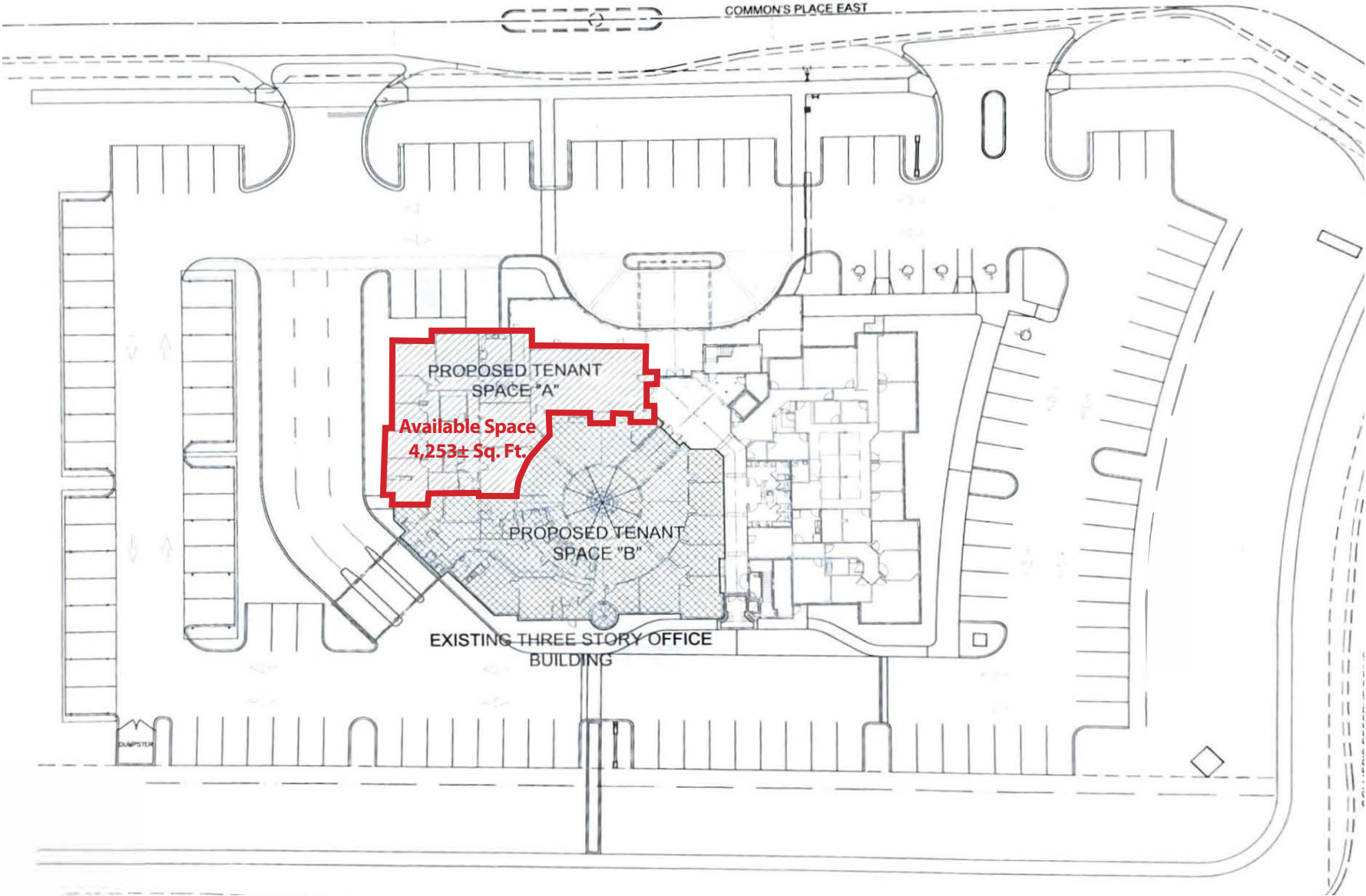


- 4,253± Sq. Ft.
- Includes commercial kitchen
- (17) Available parking spaces
- (5) Private offices
- (2) Restrooms
- (3) Work areas
- Conference room
- Event hall



Lease Rate	Per. Sq. Ft.	Per Month
BASE RENT NNN	\$32.00	\$11,341.33
CAM	\$9.49	\$3,363.41
SALES TAX	2%	\$294.09
Total Monthly		\$14,998.84

UNIT 105 - FLOOR PLAN



UNIT 105 - INTERIOR



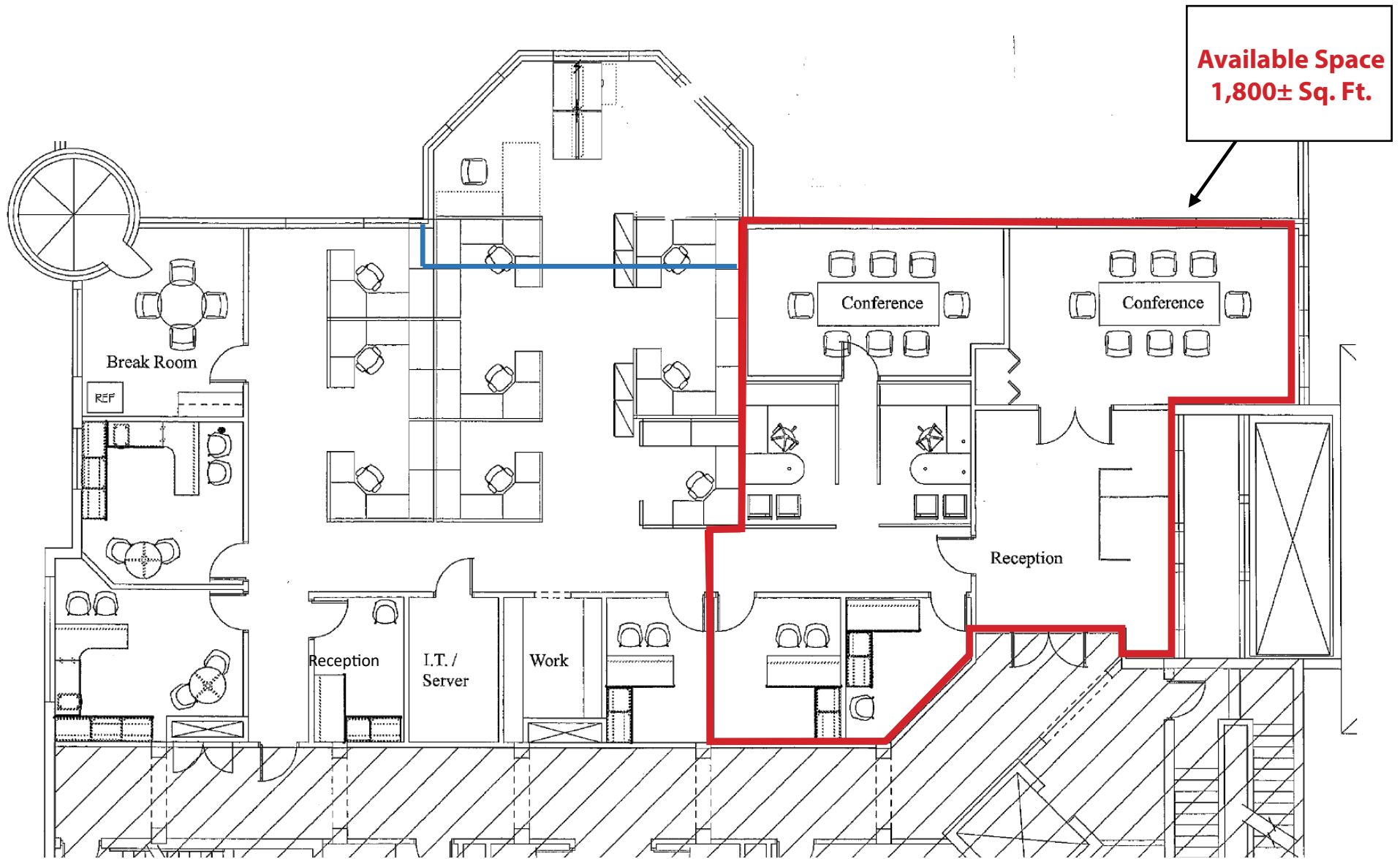
UNIT 200 - FEATURES

- 1,800± Sq. Ft.
- 6 Available parking spaces
- (2) Offices
- Conference room
- Work space area
- Reception

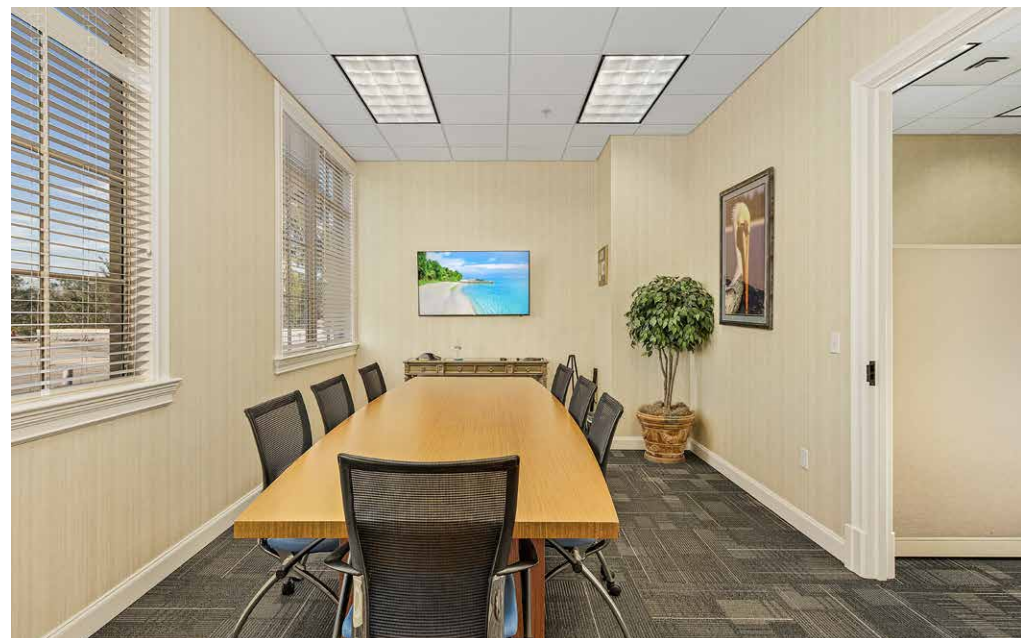
Lease Rate	Per. Sq. Ft.	Per Month
BASE RENT NNN	\$26.00	\$3,900.00
CAM	\$9.49	\$1,423.50
SALES TAX	2%	\$106.47
Total Monthly		\$5,429.97



UNIT 200 - FLOOR PLAN



UNIT 200 - INTERIOR



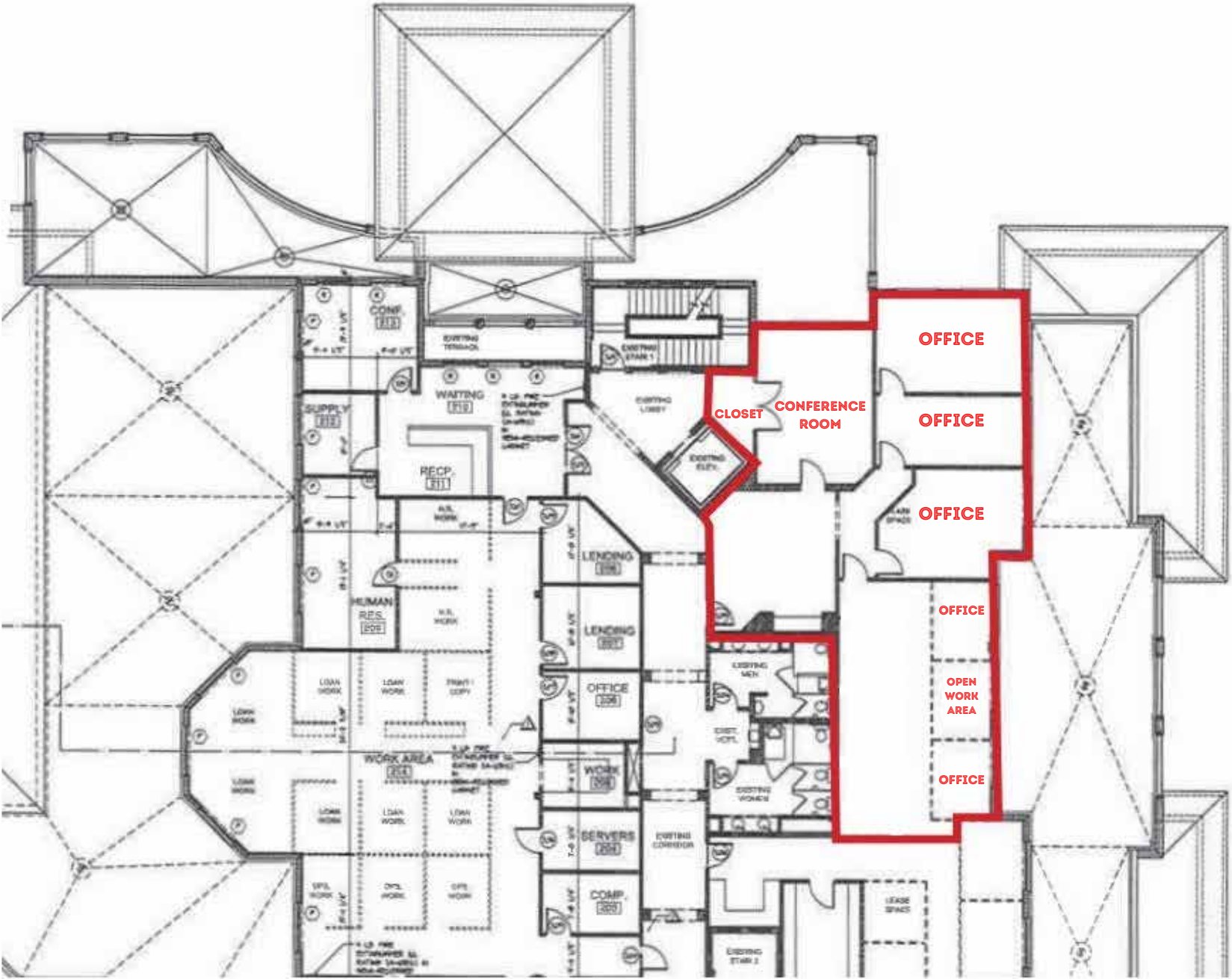
UNIT 210 - FEATURES

- 2,456± Sq. Ft.
- (8) Available parking spaces
- (4) Offices
- (2) Conference rooms
- Reception with wet bar
- Break/ Work space area

Lease Rate	Per. Sq. Ft.	Per Month
BASE RENT NNN	\$26.00	\$5,321.33
CAM	\$9.49	\$1,942.29
SALES TAX	2%	\$145.27
Total Monthly		\$7,408.89



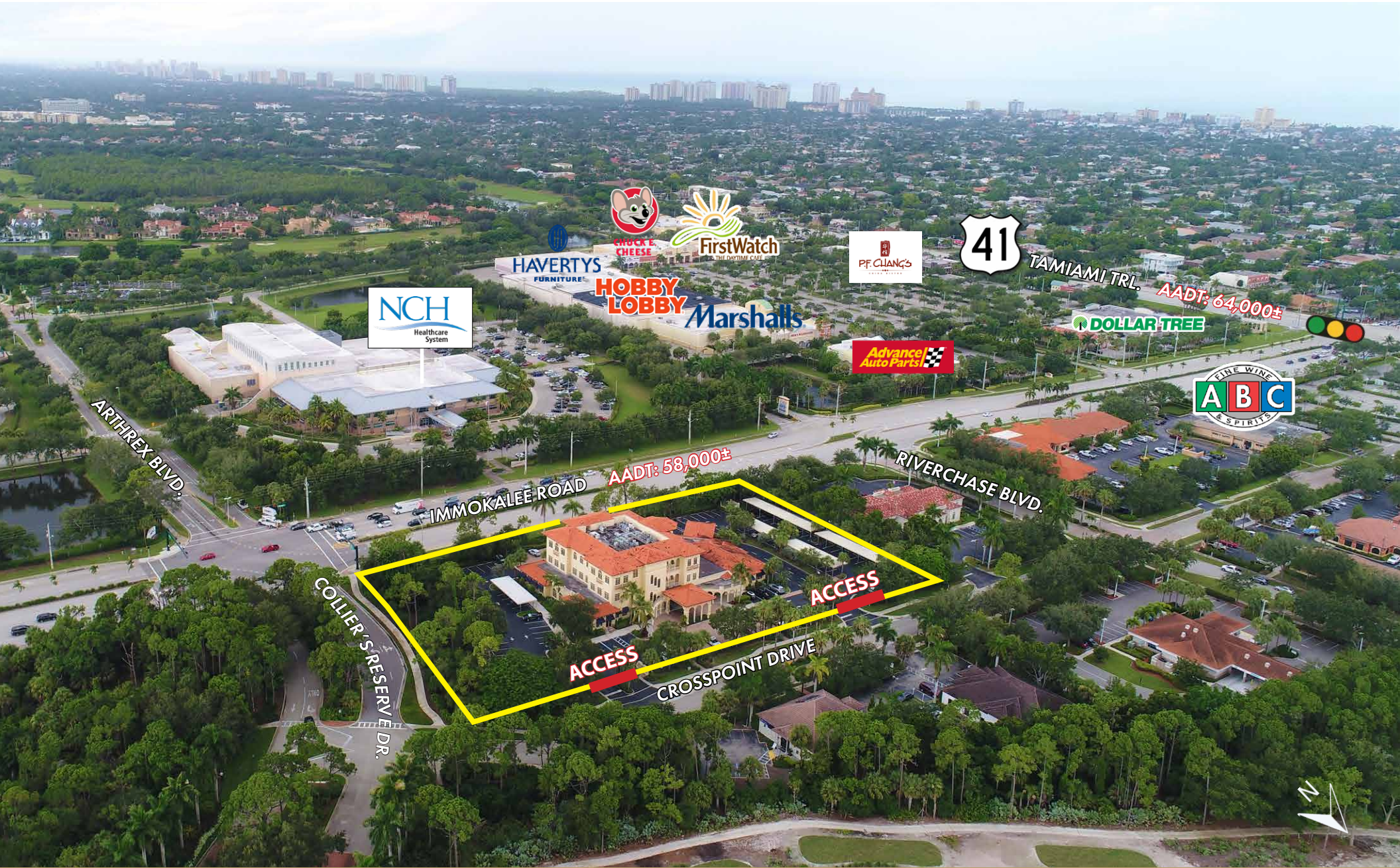
UNIT 210 - FLOOR PLAN



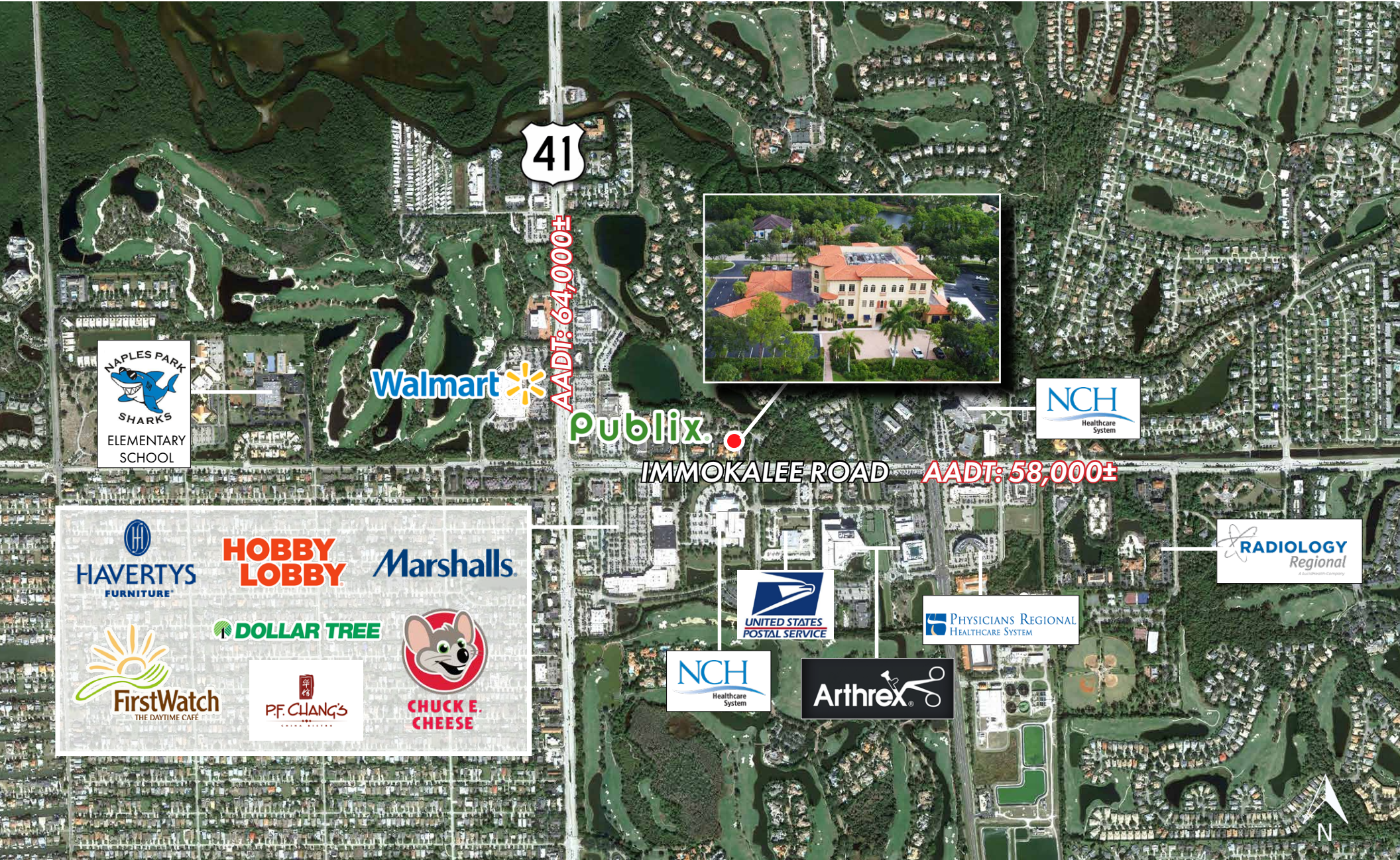
BUILDING EXTERIOR



PROPERTY AERIAL



NOTABLE SURROUNDINGS



41

AADT: 64,000±



Walmart

Publix

NCH
Healthcare System

IMMOKALEE ROAD

AADT: 58,000±

NAPLES PARK
SHARKS
ELEMENTARY
SCHOOL

HAVERTYS
FURNITURE

HOBBY
LOBBY

Marshalls

DOLLAR TREE

FirstWatch
THE DAYTIME CAFE

P.F. CHANG'S

CHUCK E.
CHEESE

UNITED STATES
POSTAL SERVICE

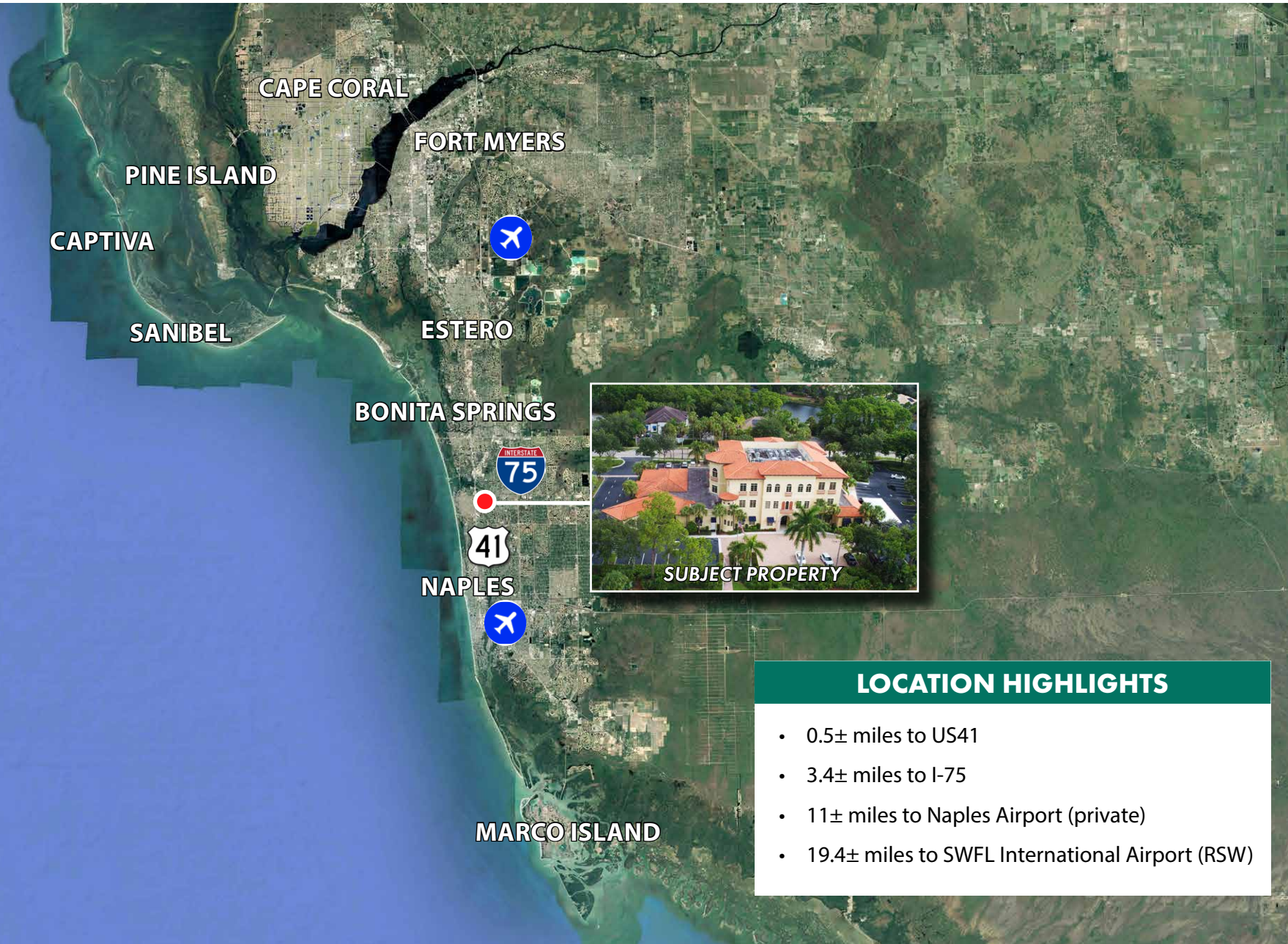
PHYSICIANS REGIONAL
HEALTHCARE SYSTEM

RADIOLOGY
Regional

NCH
Healthcare System

Arthrex

LOCATION MAP



LOCATION HIGHLIGHTS

- 0.5± miles to US41
- 3.4± miles to I-75
- 11± miles to Naples Airport (private)
- 19.4± miles to SWFL International Airport (RSW)



LIMITATIONS AND DISCLAIMERS

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