

# OFFICES AT MAGNOLIA SQUARE

1421 Pine Ridge Road | Naples, FL 34109

Office For Lease



LQ Commercial  
REAL ESTATE SERVICES

LQCRE.COM



CALL FOR  
RATES



1,500-9,495 SF  
SIZE



37,000 SF  
GLA



\$10.56 PSF  
CAM



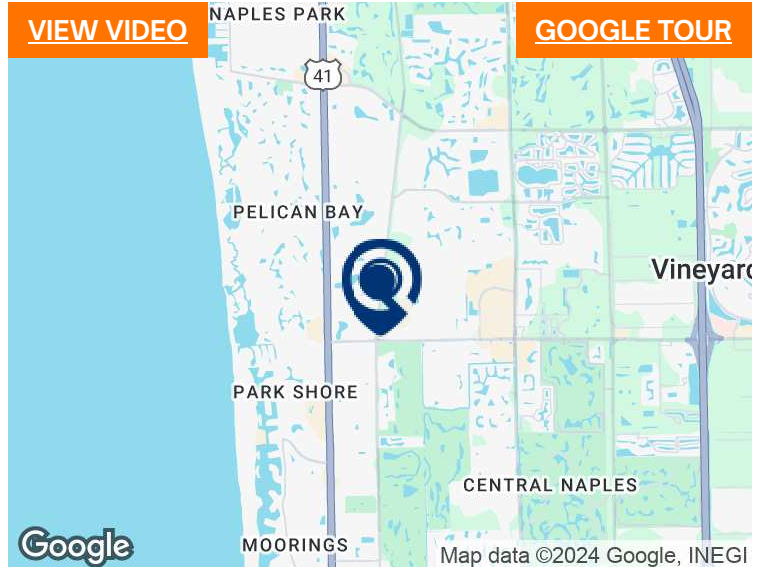
2006  
BUILT

- Available for immediate occupancy.
- Recently renovated exterior and ample parking.
- Tesla charging stations at development.
- Amenities include wellness opportunities such as yoga, massage, fitness and spa services.
- Adjacent to the new Magnolia Square Apartments, a 290-unit apartment complex and Magnolia Square Shopping Center.
- Immediate walking distance to Starbucks and other restaurants.
- Abundant parking and frontage on Pine Ridge Road.
- Proximity to other restaurant/retail including the prestigious Waterside Shops, South Street, Five Guys, Sushi One, Paradise Nails, Sport Clips, Naples Wax and many more.
- Pine Ridge Road AADT: 52,000 CCPD

VIEW VIDEO

NAPLES PARK

GOOGLE TOUR



[PROPERTIES.LQCRE.COM/OFFICES-MAGNOLIA-SQUARE](https://PROPERTIES.LQCRE.COM/OFFICES-MAGNOLIA-SQUARE)



TOTAL POPULATION  
**107,076**



AVERAGE HH INCOME  
**\$205,628**



# EMPLOYEES  
**93,082**



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3555 Kraft Rd #260

Naples, FL 34105

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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.



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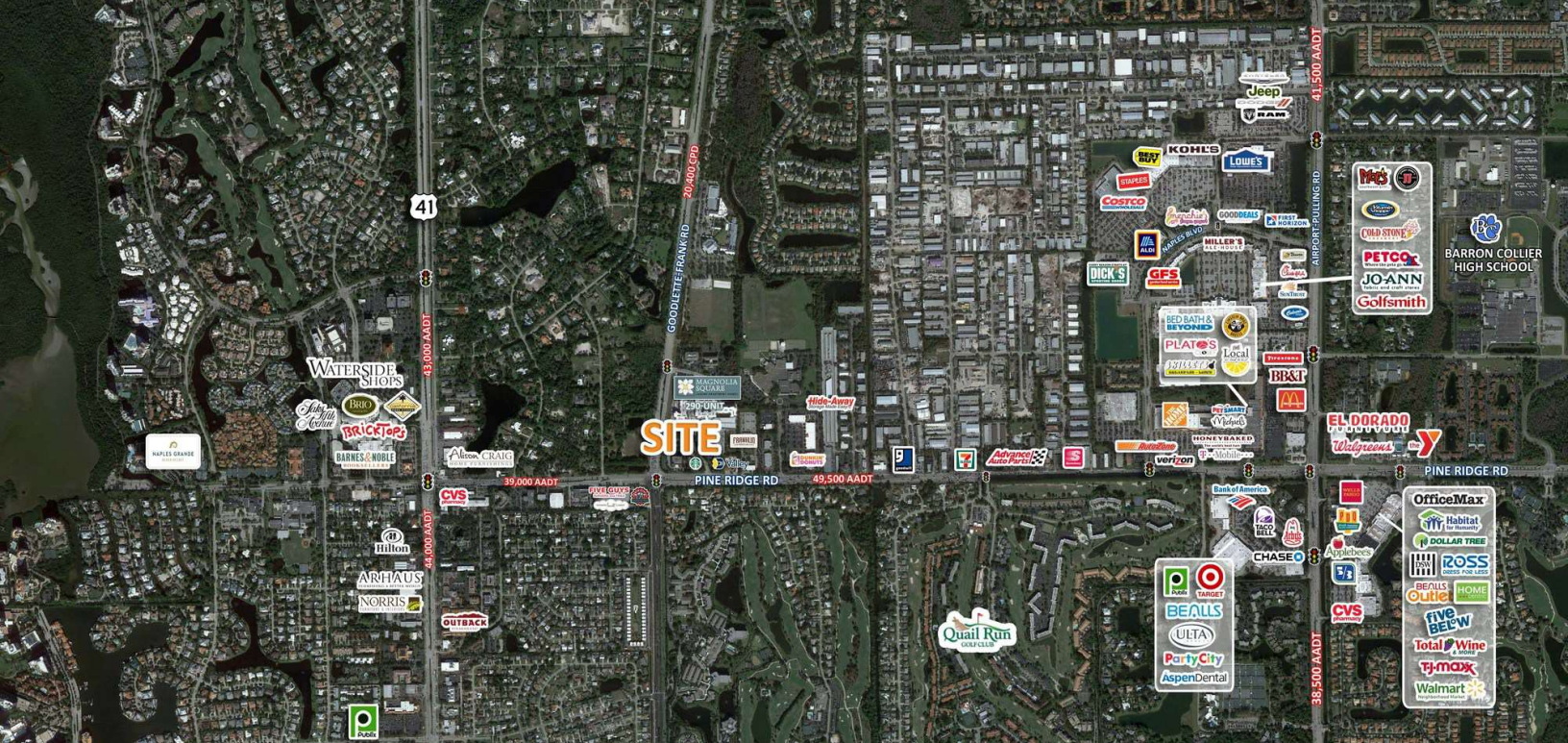
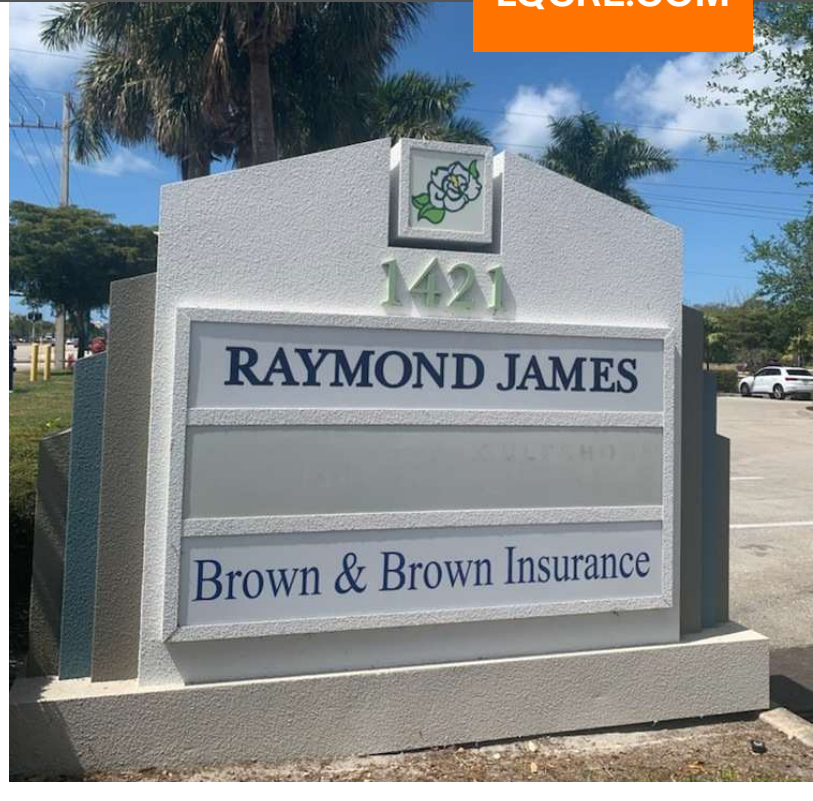
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