

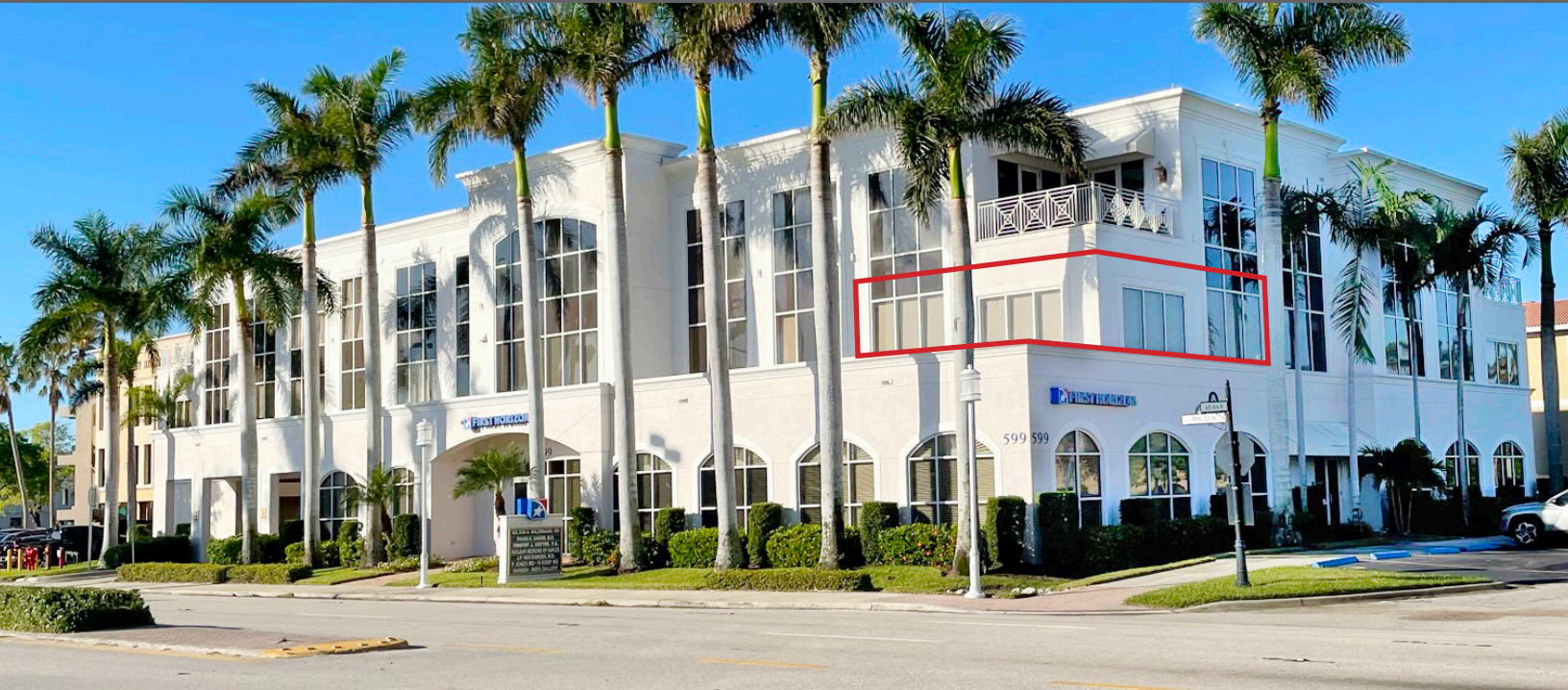
UPSCALE MEDICAL/OFFICE CONDO

FULLY FURNISHED CORNER SUITE



FOR SALE

599 9TH STREET N, SUITE 200, NAPLES, FL, 34102



- PRICE:** Call for Information
- SIZE:** 1,571± 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 Parking Garage Spaces Included)
- RE TAXES:** \$3,817.27 (2022)
- PARCEL ID:** 20440000048

ABSOLUTE MUST SEE IN DOWNTOWN NAPLES

This corner office condo is an exceptional space for executive or medical office professionals looking for a high-end, well-appointed space in a prime location in downtown Naples. The space has an exquisite build-out which includes a large reception area, three private offices, an impressive conference room, and a spacious break room/kitchen, providing ample space for a team to work comfortably and efficiently. The attention to detail and high-end finishes, including the 8" wide plank hardwood floors, white quartz countertops, mahogany cabinets and a 204-bottle wine chiller, create a luxurious atmosphere that would be appreciated by professionals. This modern suite comes with all designer furnishings, and includes three large flat screen TV's, sound system and security system. The location of this corner office condo is definitely one of its major selling points. Situated within a Class A building on 9th Street N (US 41) in downtown Naples, the space offers easy access to a variety of amenities, including restaurants, shops, and other businesses. The proximity to NCH (Naples Community Hospital) is also a plus for medical professionals who need to be near the hospital. The combination of the prime location and the luxury features make this corner office condo an attractive option for professionals looking for a top-tier office space in Naples.

CONTACT

DAVE WALLACE, CCIM, SIOR
Senior Vice President
239.659.1447 x218
dave.wallace@creconsultants.com

DAVID WALLACE
Senior Associate
239.659.1447 x223
david.wallace@creconsultants.com

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 404
Naples, FL 34102

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. 09/14/23

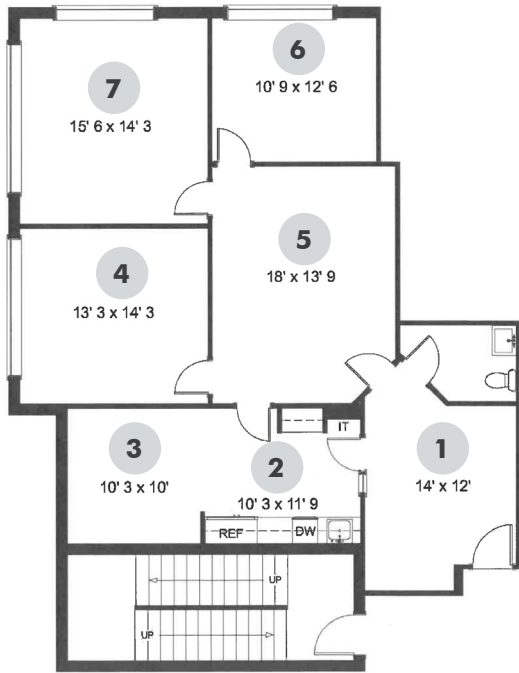
UPSCALE MEDICAL/OFFICE CONDO

FULLY FURNISHED CORNER SUITE

FOR SALE

599 9TH STREET N, SUITE 200, NAPLES, FL, 34102

SUITE 200
1,571± SF



CONTACT
DAVE WALLACE, CCIM, SIOR
Senior Vice President
239.659.1447 x218
dave.wallace@creconsultants.com

DAVID WALLACE
Senior Associate
239.659.1447 x223
david.wallace@creconsultants.com

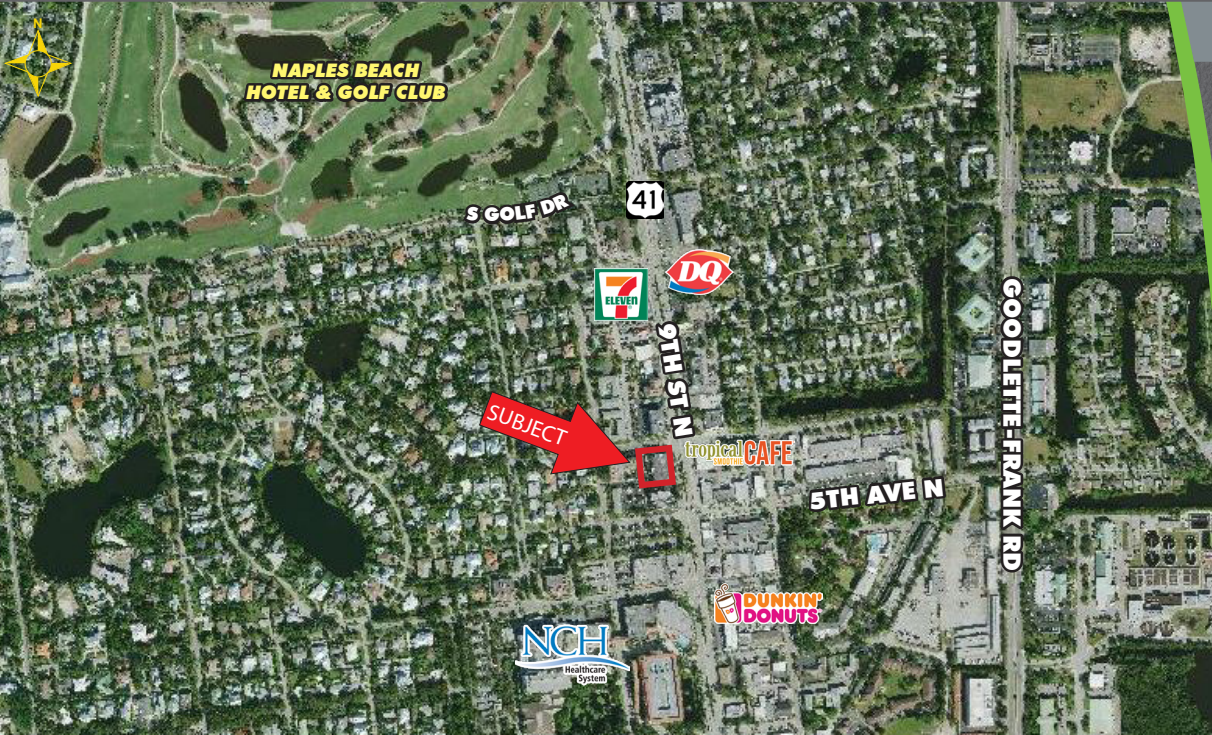
CRE
CONSULTANTS
Commercial Real Estate Consultants, LLC
www.creconsultants.com
09/14/23

UPSCALE MEDICAL/OFFICE CONDO

FULLY FURNISHED CORNER SUITE

FOR SALE

599 9TH STREET N, SUITE 200, NAPLES, FL, 34102



HIGHLIGHTS

- Newly renovated immaculate condition
- Premium, state-of-the-art, high-end finishes
- Two (2) deeded covered parking spaces
- Professionally decorated and furnished
- Enjoy a strategic location on US 41, near 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

- 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
- First Horizon Bank



CONTACT

DAVE WALLACE, CCIM, SIOR
Senior Vice President
239.659.1447 x218
dave.wallace@creconsultants.com

DAVID WALLACE
Senior Associate
239.659.1447 x223

david.wallace@creconsultants.com

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 (2022)	33,000 AADT		

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.