

PROFESSIONAL / MEDICAL FIRST FLOOR OFFICE CONDO



FOR LEASE

1044 CASTELLO DRIVE, UNIT 105, NAPLES, FL 34103



| UNIT | SIZE (PSF) | LEASE RATE (RSF) | MONTHLY BASE RENT | CAM (RSF) | MONTHLY CAM | MONTHLY SALES TAX | MONTHLY TOTAL |
|------|------------|------------------|-------------------|-----------|-------------|-------------------|---------------|
| 105 | 800 | \$18.00 | \$1,200.00 | \$7.18 | \$478.67 | \$109.11 | \$1,787.78 |

- LEASE RATE:** \$18.00 PSF NNN
- CAM:** \$7.18 PSF
- SIZE:** 800± RSF
- LOCATION:** Just south of Pine Ridge Road, off US 41 on Castello Drive
- ZONING:** C3 - Commercial (Collier County)
- YEAR BUILT:** 1991

CASTELLO PROFESSIONAL CENTER

Beautifully renovated office space featuring a lobby, a spacious open work area, and three private offices. Currently operating as a Med Spa, this space has previously served as a Chiropractic and Holistic Doctor's office, highlighting its adaptability. Conveniently located in North Naples, it offers easy access from Tamiami Trail N (US 41) and Goodlette-Frank Road.

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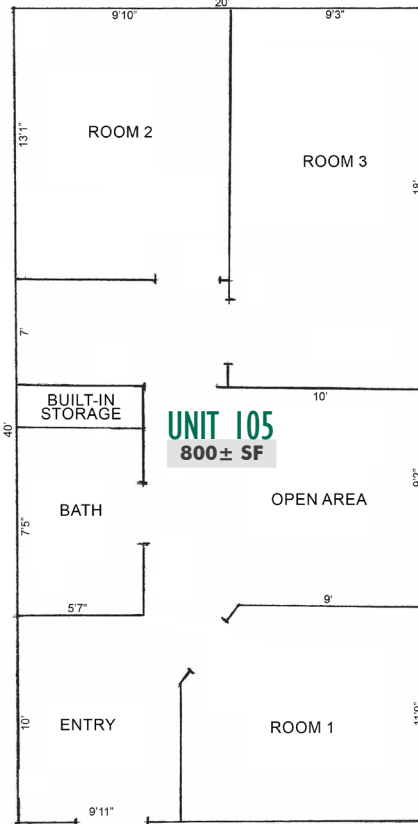
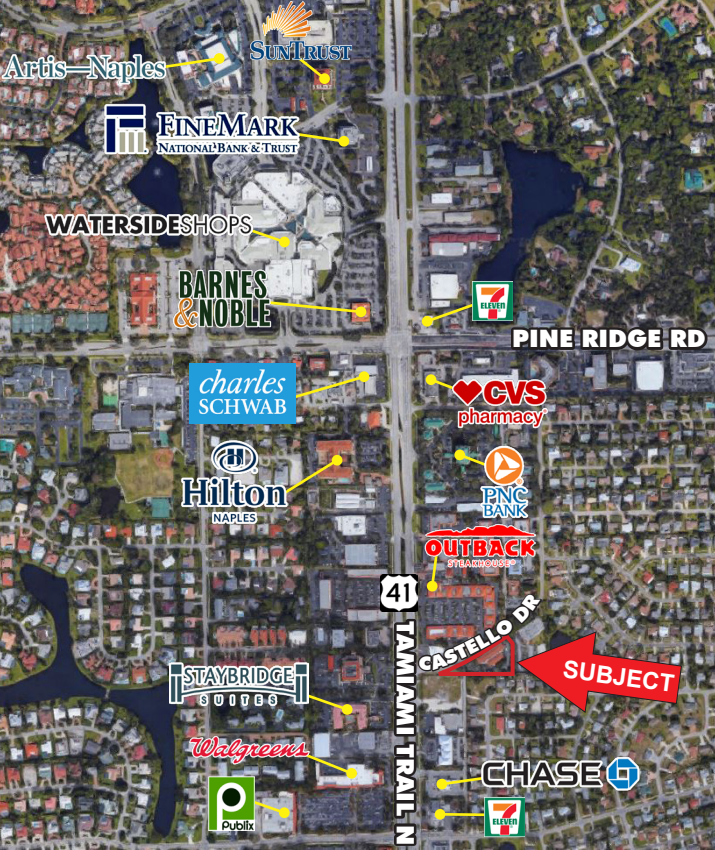
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 Naples, FL 34102

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HIGHLIGHTS

- Move-in ready
- Ample parking
- Central Naples location just off US 41



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| 2023 DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|----------|-----------|----------|
| EST. POPULATION | 7,493 | 42,220 | 92,276 |
| EST. HOUSEHOLDS | 3,410 | 21,226 | 44,729 |
| EST. MEDIAN HOUSEHOLD INCOME | \$88,369 | \$104,867 | \$93,297 |

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