

# PROFESSIONAL/MEDICAL OFFICE

## UPSCALE SPACE IN PRIME LOCATION



### FOR LEASE

599 9<sup>TH</sup> STREET N, NAPLES, FL, 34102



FLOOR	SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
3	311	584	\$55.00	\$2,676.67	\$10.14	\$493.48	\$142.66	\$3,312.80

- 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

### DOWNTOWN NAPLES OFFICE SPACE

Discover an unparalleled office experience for discerning professionals seeking a sophisticated, prime location in downtown Naples. Nestled within a prestigious Class A building on 9th Street N (US 41), this office space provides seamless access to a myriad of amenities, from upscale restaurants to boutique shops and various businesses. The vicinity to NCH (Naples Community Hospital) is particularly advantageous for medical professionals requiring close proximity to the hospital. The combination of this prime location with luxurious features makes this office space the ideal choice for professionals seeking the epitome of excellence in Naples.

### CONTACT

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**SUITE 311**  
584± SF

- Well appointed space
- Expansive private offices with floor-to-ceiling windows, providing ample natural light
- Break room with kitchenette
- Welcoming reception area sets a professional tone for clients
- Elegant interior finishes with refined wood wainscoting and crown molding, delivering an elegant and sophisticated aesthetic
- One (1) deeded reserved covered parking space



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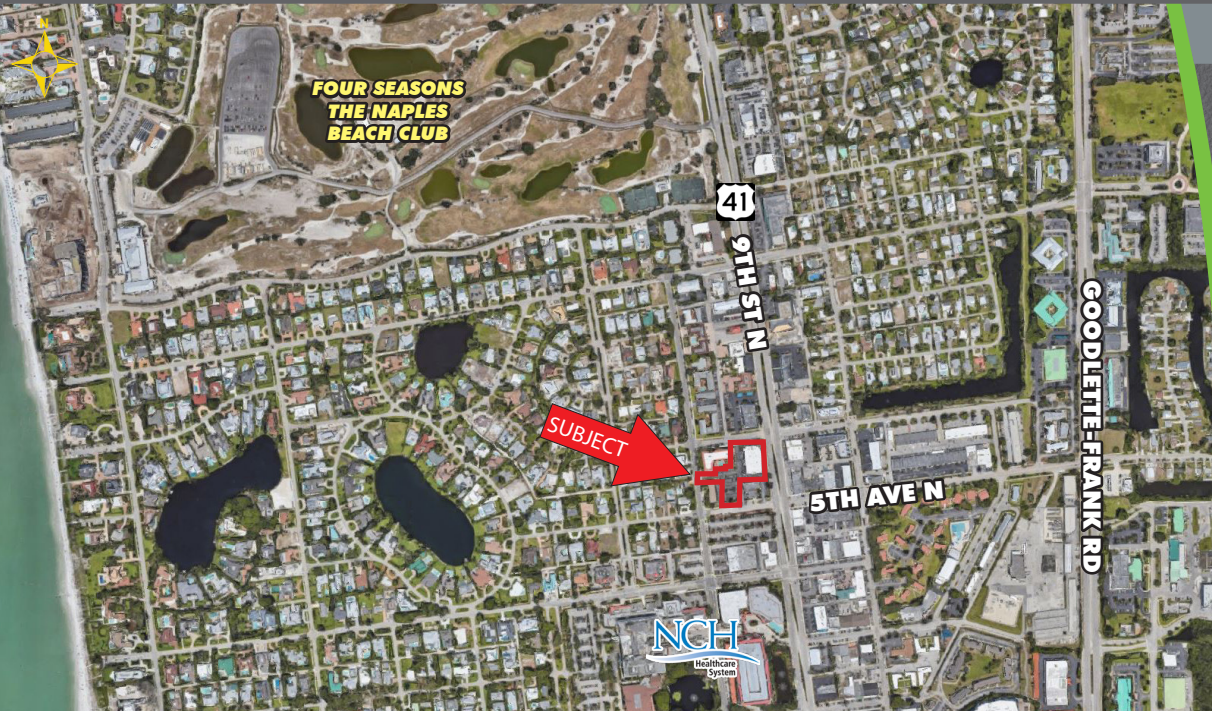
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### HIGHLIGHTS

- High quality office space in a prime location
- Reserved covered parking
- Close proximity to 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

- First Horizon Bank
- 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



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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		

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