

# PROFESSIONAL OFFICE SPACE

## CLASS A SPACE IN PRIME LOCATION



# FOR SALE OR LEASE

599 9<sup>TH</sup> STREET N, SUITE 101, NAPLES, FL, 34102



- PRICE:** \$2,600,000 (\$849.12 PSF)
- LEASE RATE:** \$55.00 PSF NNN
- SIZE:** 3,062± 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 Deeded Exclusive Covered Parking Spaces)
- RE TAXES:** \$9,011.70 (2023)
- PARCEL ID:** 20440000022

### FIRST FLOOR OFFICE SPACE

Discover an unparalleled office experience for discerning professionals seeking a sophisticated, prime location in downtown Naples. Located within a prestigious Class A building on 9th Street N (US 41), this first floor office space, furnished with the exception of some artwork, provides seamless access to a myriad of amenities, from upscale restaurants to boutique shops and various businesses. 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

**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.



# PROFESSIONAL OFFICE SPACE

## CLASS A SPACE IN PRIME LOCATION

### FOR SALE OR LEASE

599 9<sup>TH</sup> STREET N, SUITE 101, NAPLES, FL, 34102



**SUITE 101**  
3,062± SF

- Well appointed first floor 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



**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  
CRECONSULTANTS.COM  
03/25/24



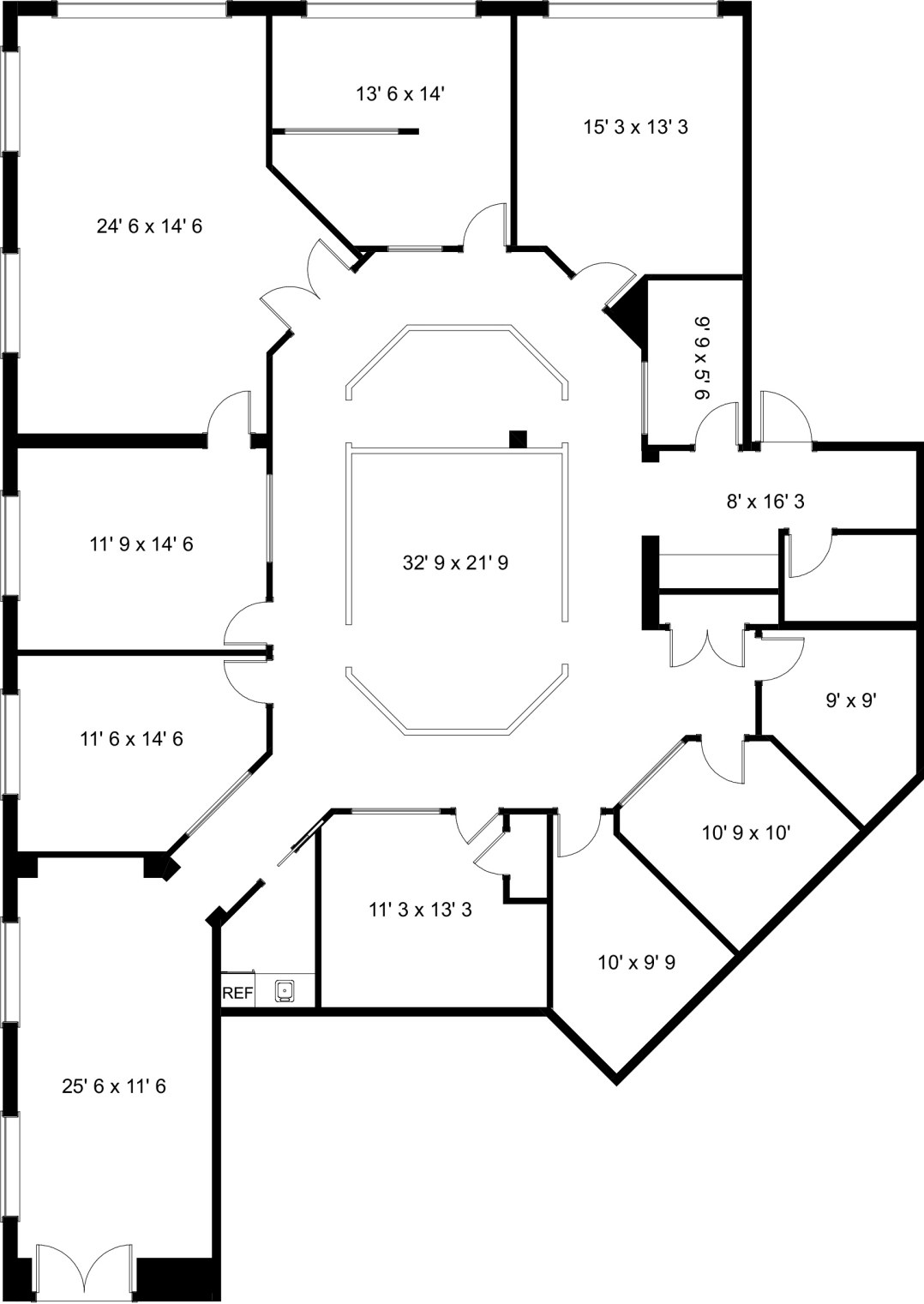
# PROFESSIONAL OFFICE SPACE

## CLASS A SPACE IN PRIME LOCATION

### FOR SALE OR LEASE

599 9<sup>TH</sup> STREET N, SUITE 101, NAPLES, FL, 34102

**SUITE 101**  
3,062± 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





# PROFESSIONAL OFFICE SPACE

## CLASS A SPACE IN PRIME LOCATION

# FOR SALE OR LEASE

599 9<sup>TH</sup> STREET N, SUITE 101, NAPLES, FL, 34102



## HIGHLIGHTS

- High quality first floor office space
- 2 Deeded exclusive covered parking spaces
- 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



## CONTACT

**DAVE WALLACE, CCIM, SIOR**  
Senior Vice President  
239.659.1447 x218  
[dave.wallace@creconsultants.com](mailto:dave.wallace@creconsultants.com)

**DAVID WALLACE**  
Senior Associate  
239.659.1447 x223

[david.wallace@creconsultants.com](mailto: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.



# PROFESSIONAL OFFICE SPACE

## CLASS A SPACE IN PRIME LOCATION

### FOR SALE OR LEASE

599 9<sup>TH</sup> STREET N, SUITE 101, NAPLES, FL, 34102

#### DEVELOPMENTS

- 1 METROPOLITAN
- 2 WHOLE FOODS (Proposed)
- 3 RESTORATION HARDWARE (Proposed)
- 4 GULFSHORE PLAYHOUSE
- 5 NAPLES BEACH CLUB

#### HOTELS & RESORTS

- 1 FOUR SEASONS NAPLES RESORT
- 2 INN ON FIFTH
- 3 BAYFRONT INN
- 4 AC HOTEL BY MARRIOTT
- 5 HYATT HOUSE
- 6 NAPLES BAY RESORT
- 7 NAPLES BAY CLUB
- 8 CHARTER CLUB RESORT
- 9 COVE INN ON NAPLES BAY
- 10 THE ELLINGTON (Proposed)
- 11 CAPRI INN

#### SHOPPING & DINING

- 1 FIFTH AVENUE SOUTH
- 2 THIRD STREET SOUTH
- 3 TIN CITY
- 4 NAPLES SQUARE
- 5 BAYFRONT SHOPS
- 6 NAPLES DESIGN DISTRICT

#### RESIDENTIAL CONDOS

- 1 SOCE FLATS
- 2 850 CENTRAL
- 3 STELLA NAPLES
- 4 THE MARK ON 8TH
- 5 QUATTRO AT NAPLES SQUARE
- 6 ELEVEN ELEVEN CENTRAL
- 7 THE TIDES AT BAYFRONT
- 8 ROSEWOOD RESIDENCES
- 9 LA PERLE
- 10 METROPOLITAN
- 11 PARKVIEW AT CAMBIER
- 12 875 SIXTH AVENUE



#### 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

