



3459 Pine Ridge Road Naples, Florida

Rarely available 3,000± SF fully built-out office suite located in the highly sought-after central Naples corridor. This remodeled space offers immediate functionality for users who need some larger open areas. The use is approved for medical users, however, the layout is a general office with two larger open areas suitable for meeting, training or cubicle style configuration.

Positioned along Pine Ridge Road, the property provides exceptional accessibility to all areas of Naples, making it ideal for serving a broad client base.

Available for occupancy: July 1 (tenants current lease extends to June 30)

SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RATE	CAM (PSF)	MONTHLY CAM	MONTHLY TOTAL
3,000	\$18.00	\$4,500.00	\$11.25	\$2,812.50	\$7,312.50

CONTACT



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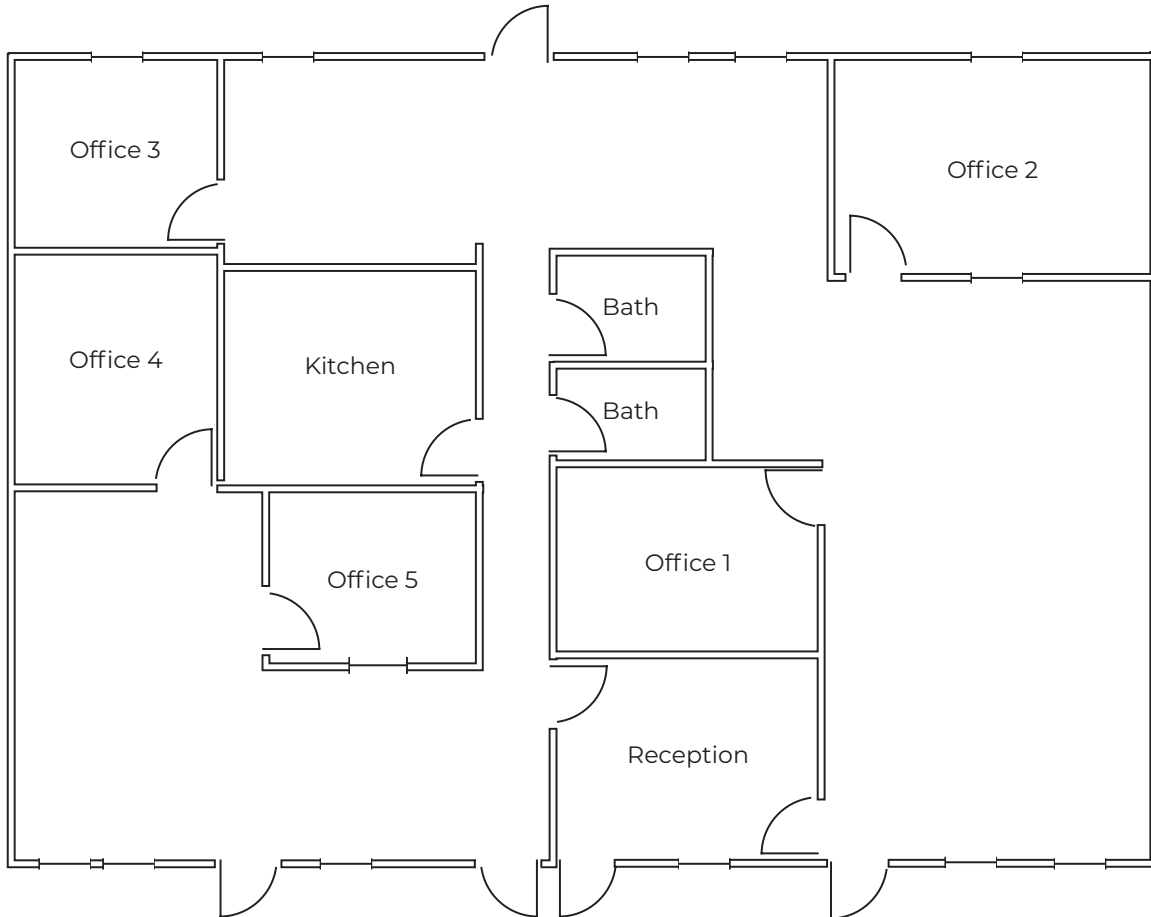
1100 5TH Ave S., Suite 404
Naples, FL 34102
12140 Carrissa Commerce Ct, Ste 102
Fort Myers, FL 33966



More Details Here

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Key Highlights

- 3,000± SF office suite
- Fully built-out - move-in ready
- Central Naples location with strong demographics
- Recently renovated / modern finishes
- Excellent access and visibility
- Rare leasing opportunity in a supply-constrained submarket

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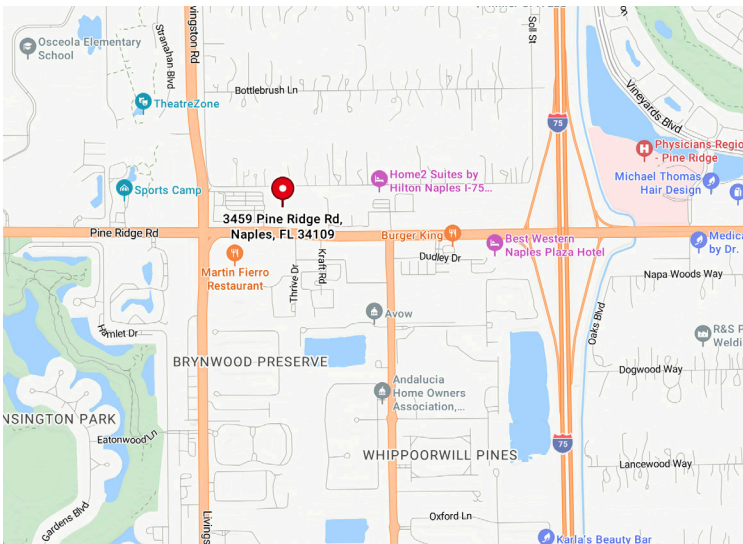
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This is a hard-to-find, turnkey office in one of Naples' most desirable corridors. Ideal for medical, dental, or specialty practice users seeking immediate occupancy without build-out delays.

- Reception and waiting area
- 5 offices rooms
- Breakroom with full kitchen
- 2 separate restrooms (incl. ADA)
- Multiple open areas suitable for training, therapy, work areas
- 3 dedicated covered parking spaces

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