

FOR LEASE

OFFICE / MEDICAL



COLLIER COMMERCIAL BUILDING

851 5th Avenue N., STE 303
Naples, FL 34102

SPACE FEATURES

- Size: 1,186± RSF
- Lease Rate: \$24.00 / SF
- NNN Expenses: \$10.18 / SF (2026 est.)
- Occupancy: December 1, 2026

PROPERTY OVERVIEW

- Well maintained office building
- Centrally located in downtown Naples with excellent visibility on US-41
- Walking distance to Naples Community Hospital and less than 1-mile from 5th Avenue South shopping and dining
- Multiple ingress/egress points to US-41
- Located on the corner of US-41 and 5th Avenue North



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PREMIER
COMMERCIAL



NEW 5 STORY 189,000 SF EXPANSION OF THE R. M. SCHULZE FAMILY HEART AND STROKE CRITICAL CARE CENTER

NCH BRIGGS WELLNESS CENTER

MILLENNIUM PHYSICIAN GROUP

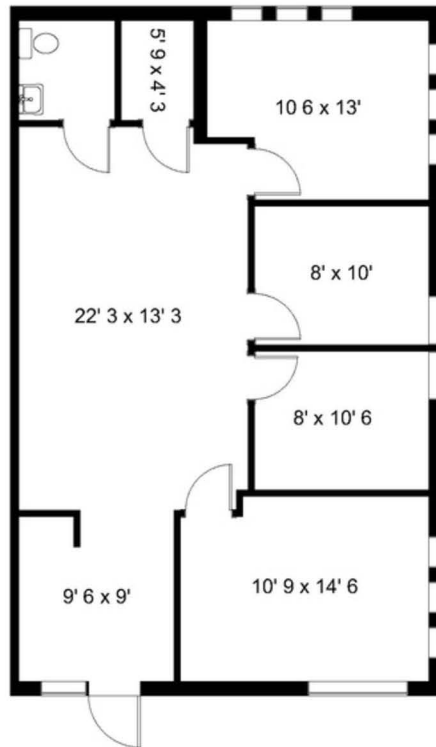
NCH BAKER HOSPITAL EMERGENCY CENTER

NCH REGIONAL CANCER INSTITUTE

SUBJECT PROPERTY

5TH AVENUE N

41



PREMIER
COMMERCIAL