

Cambridge Square Office Park

Turnkey Medical | Professional Office Space

3447 Pine Ridge Road
Naples, FL 34109
www.cbre.com



Call Broker
Lease
Rate



1,600 SF
Available
Space



3,634 SF
Building
RBA



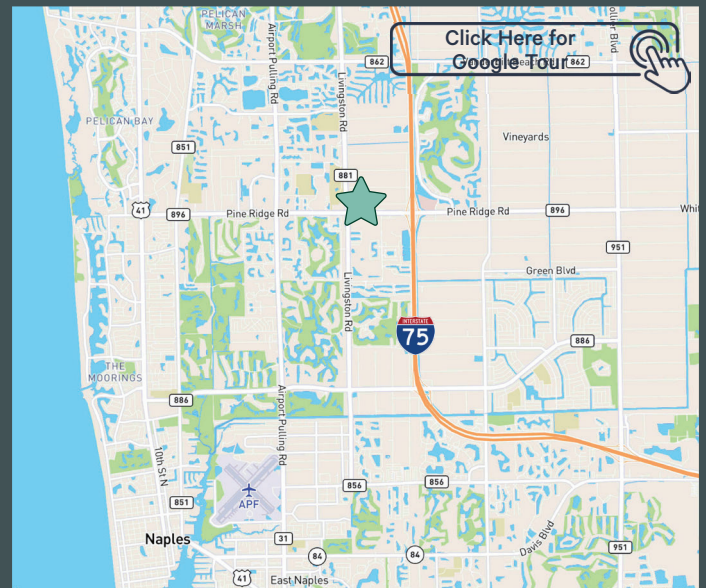
2000
Year
Built

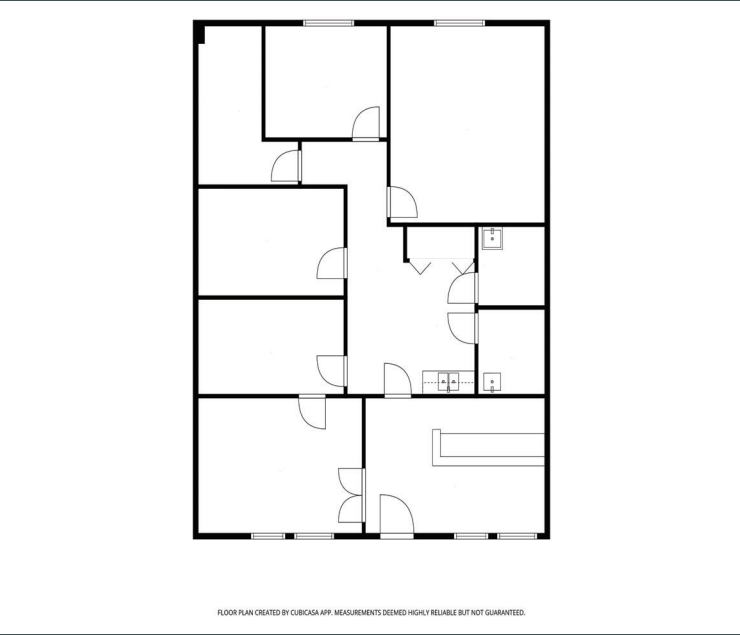


4.17/1K SF
Parking
Ratio

Key Property Highlights

- + Turnkey office available for lease
- + 1,600 square-foot space available
- + Full buildout in place with multiple private rooms
- + Centrally-located with easy access to arterial roadways and I-75
- + Monument signage opportunities available
- + Building is well-maintained and recently remodeled
- + Pine Ridge Road AADT: 72,000 AADT (2025)
- + Livingston Road AADT: 33, 500 AADT (2025)





Contact Us

Adam Palmer, CCIM, SIOR
Executive Vice President
+1 239 898 8686
adam@cbre.com

Edward Larsen
Associate
+1 239 200 8194
Edward.Larsen@cbre.com

	2025 Demographics	1 Mile	3 Mile	5 Mile
	Population	5,690	48,973	154,583
	Avg. HH Income	\$117,453	\$125,404	\$125,599
	Daytime Employment	3,962	4,150	90,325
	Median Age	43	50	53

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.