

FOR LEASE

FLEX OFFICE • SHOWROOM • WAREHOUSE • STORAGE

3935 Enterprise Ave, Naples, FL 34104



1,150 SF

Office / Flex Area

800 SF

Warehouse / Storage / Car
Parking

10+

Potential Parking Spaces

PRIVATE

Multiple Entrances

**VERSATILE COMMERCIAL SPACE DESIGNED FOR OFFICE, CUSTOMER-FACING,
STORAGE, VEHICLE & FLEX USE**

OFFICE & CUSTOMER-FACING AREA

- Approximately **1,150 SF of multiple office spaces**
- Waiting-room / foyer-style entrances for a professional client experience
- **Multiple private entrances** for separate access and operational flexibility
- Existing showroom/office character suitable for customer-facing businesses

WAREHOUSE / STORAGE / VEHICLE SPACE

- Approximately **800 SF of warehouse, storage or car-parking/flex space**
- Rear garage area with potential to be converted to a **double-wide configuration**
- Rear office areas planned to be opened up for larger storage, vehicle or warehouse-type use
- **Up to 10+ parking spaces** may be available depending on final layout and use

Ideal for: automotive and vehicle-related businesses, contractors, trades, service companies, professional offices, showrooms, equipment/storage operations, light warehouse/flex users, and other commercial operators needing both a polished front-of-house and functional back-of-house area.

Build-out concept: The rear configuration is intended to provide greater usable open space for warehouse, storage or vehicle-related operations while preserving the front office area and its private entrances.

Note: Square footage, parking count, conversions and proposed rear-space improvements should be verified during due diligence and are subject to final plans, landlord approval, zoning, permitting, building requirements and applicable occupancy approvals.

LEASE TERMS & PRICING
Available upon request

3935 Enterprise Ave

Naples, FL 34104



SPACE OVERVIEW

A flexible commercial leasing opportunity offering approximately **1,950 SF of combined office/flex and warehouse/storage/vehicle-oriented space**, based on the proposed configuration: approximately 1,150 SF of offices and approximately 800 SF of rear warehouse/storage/car-parking space.

Component	Approx. Size / Feature	Concept
Office / Flex	1,150 SF	Multiple offices, waiting-room/foyer-style entrances, showroom/customer-facing area and private access.
Warehouse / Storage / Vehicle	800 SF	Flexible rear area for warehouse, storage or car parking; planned opening of rear offices.
Garage	Rear garage	Potential double-wide conversion to increase functional vehicle/storage capacity.
Parking	Up to 10+ spaces	Potential on-site parking subject to final layout, site conditions and permitted use.
Access	Multiple private entrances	Supports separate client, staff and operational access.

MARKETING HIGHLIGHTS

- **Professional front-of-house:** Multiple offices, waiting/foyer areas and private entrances.
- **Functional rear space:** Approximately 800 SF of potential warehouse, storage or vehicle-oriented use.
- **Vehicle-friendly:** Rear garage conversion concept plus up to 10+ potential parking spaces.
- **Flexible business model:** Keep the front office presence while maximizing the rear for operational needs.
- **Adaptable layout:** The proposed rear build-out can be tailored to the tenant's permitted commercial use.

Potential users: Automotive businesses, vehicle storage/showrooms, contractors, service companies, trades, equipment operators, professional offices, light warehouse/flex users and other businesses requiring a combination of office and storage/operational space.

Due diligence: Prospective tenants should independently verify square footage, permitted uses, zoning, parking, access, utilities, occupancy, dimensions and the feasibility/cost of proposed conversions or build-outs before entering into a lease.

Lease terms, asking rate and final build-out specifications available upon request.