

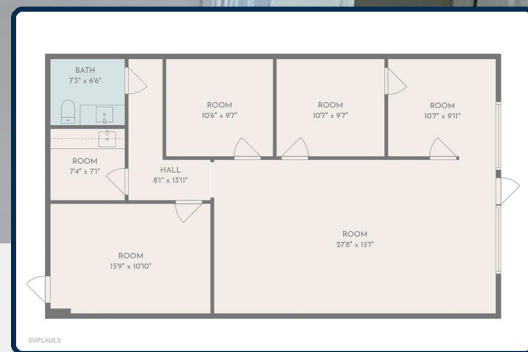
FOR LEASE

MARZUCCO

COMMERCIAL REAL ESTATE

North Naples Retail / Office Flex Space

APPROX. 1,175 SF



NEWLY RENOVATED PROFESSIONAL SPACE

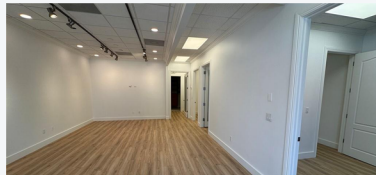
Welcome to approximately 1,175 square feet of fully built-out retail and office flex space. The efficient layout includes three private offices plus a conference room that may serve as a fourth office, a kitchen / utility break area, and a private bathroom.

Located in a prime North Naples commercial corridor with convenient access to banks, restaurants, and essential business services. Well suited for a builder's model, architect, interior designer, artist, insurance agency, mortgage company, showroom, or other professional service use.

PRICING SUMMARY

Base Rent	\$25.56 / SF
CAM	\$6.64 / SF
Annual Base Rent	\$30,033.00
Annual CAM	\$7,802.00
Total Annual Rent + CAM	\$37,835.00
Est. Monthly Base Rent	\$2,502.75
Est. Monthly CAM	\$650.17
Est. Monthly Total	\$3,152.92

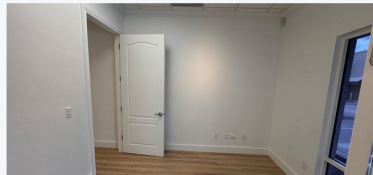
Plus applicable taxes and tenant-paid utilities.



OPEN FLEX AREA



OPEN FLEX AREA



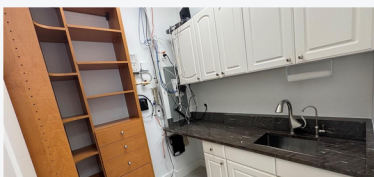
PRIVATE OFFICE



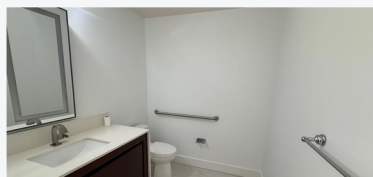
TAYLOR VILLAGE



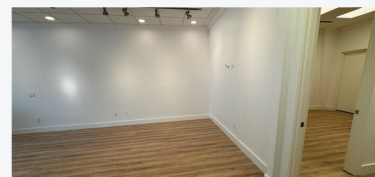
CONFERENCE ROOM / FOURTH OFFICE



KITCHEN / UTILITY BREAK AREA



PRIVATE BATHROOM



ADDITIONAL OFFICE

PROPERTY HIGHLIGHTS

- Newly renovated retail and office flex space
- Approximately 1,175 square feet
- Three private offices plus conference room / fourth office
- Kitchen / utility break area
- Private bathroom
- Prime North Naples commercial corridor
- Easy access to banks, restaurants, and business services
- Upgraded high-speed broadband internet
- Approximately four assigned parking spaces
- Window signage permitted for tenant business name
- No road signage permitted
- Existing equipment and shelving may be used by tenant
- Tenant pays taxes, CAM, electricity, and internet
- No additional build-out permitted
- Move-in ready opportunity

FOR MORE INFORMATION

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MARZUCCO COMMERCIAL REAL ESTATE

Professional retail / office flex opportunity in North Naples.