

# PROFESSIONAL/MEDICAL OFFICE JUST OFF US 41



## FOR LEASE

950 ENCORE WAY, NAPLES, FL 34110



UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
101	2,201	\$20.00	\$3,668.33	\$9.54	\$1,749.80	\$352.18	\$5,770.31

- LEASE RATE:** \$20.00 PSF NNN
- CAM:** \$9.54 PSF
- SIZE:** 2,201± SF
- LOCATION:** Just off US 41, north of Immokalee Road
- ZONING:** PUD - Planned Unit Development (Collier County)
- YEAR BUILT:** 2000 (Renovated in 2019)

### BEAUTIFUL CLASS "A" OFFICE

This North Naples location just off US 41 is convenient for servicing both the Naples and Bonita markets. Monument signage on US 41 provides significant visibility and exposure; building signage also available. Suite 101 is a corner suite with perimeter windows, private offices, open area, reception area and kitchen. Beautiful high ceilings and floor to ceiling windows allow for an open concept. **Approved for medical use "as-is".**

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# PROFESSIONAL/MEDICAL OFFICE

JUST OFF US 41

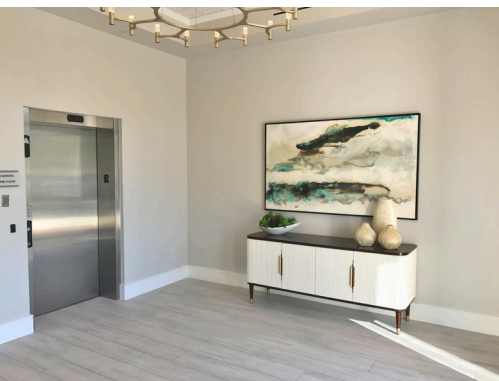
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### HIGHLIGHTS

- First floor unit
- Newly renovated in 2019
- High ceilings and floor to ceiling windows
- Approved for medical use
- Signage on US 41 (Tamiami Trail N)



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2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,356	44,197	109,670
EST. HOUSEHOLDS	2,466	21,888	52,393
EST. MEDIAN HOUSEHOLD INCOME	\$70,465	\$82,905	\$82,954

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