

# FREESTANDING OFFICE BUILDING

866 97th Ave N  
Naples, FL 34108

FOR LEASE



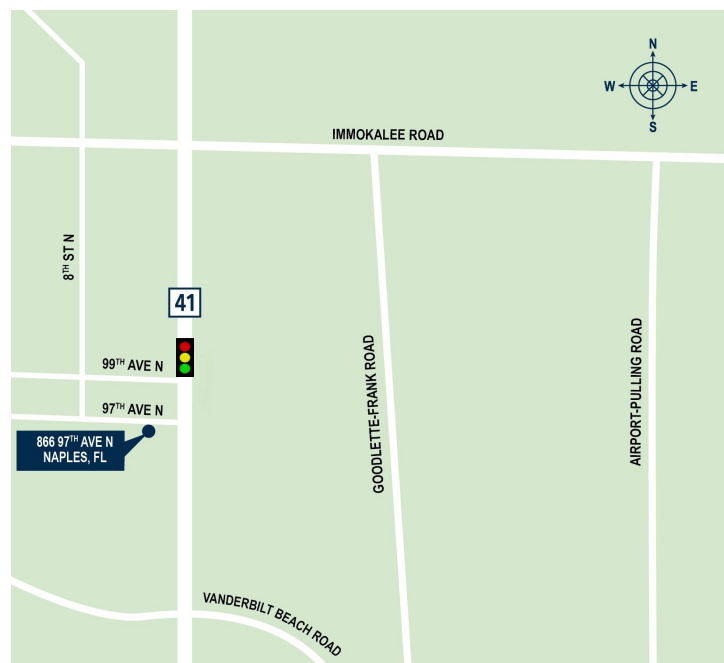
## PREMISES:

- 1,669 +/- SF
- Large open work area, 3 offices / conference room, 2 restrooms, kitchen and 2nd floor air conditioned storage area
- Built-out, ready for occupancy
- Recently renovated building with high end appliances to include refrigerator/freezer, cooktop and convection oven
- 8 total parking spaces (3 fenced spaces)
- Furnishings negotiable

**LEASE RATE:** \$15.00 PSF + NNN (est. \$8.55 PSF)

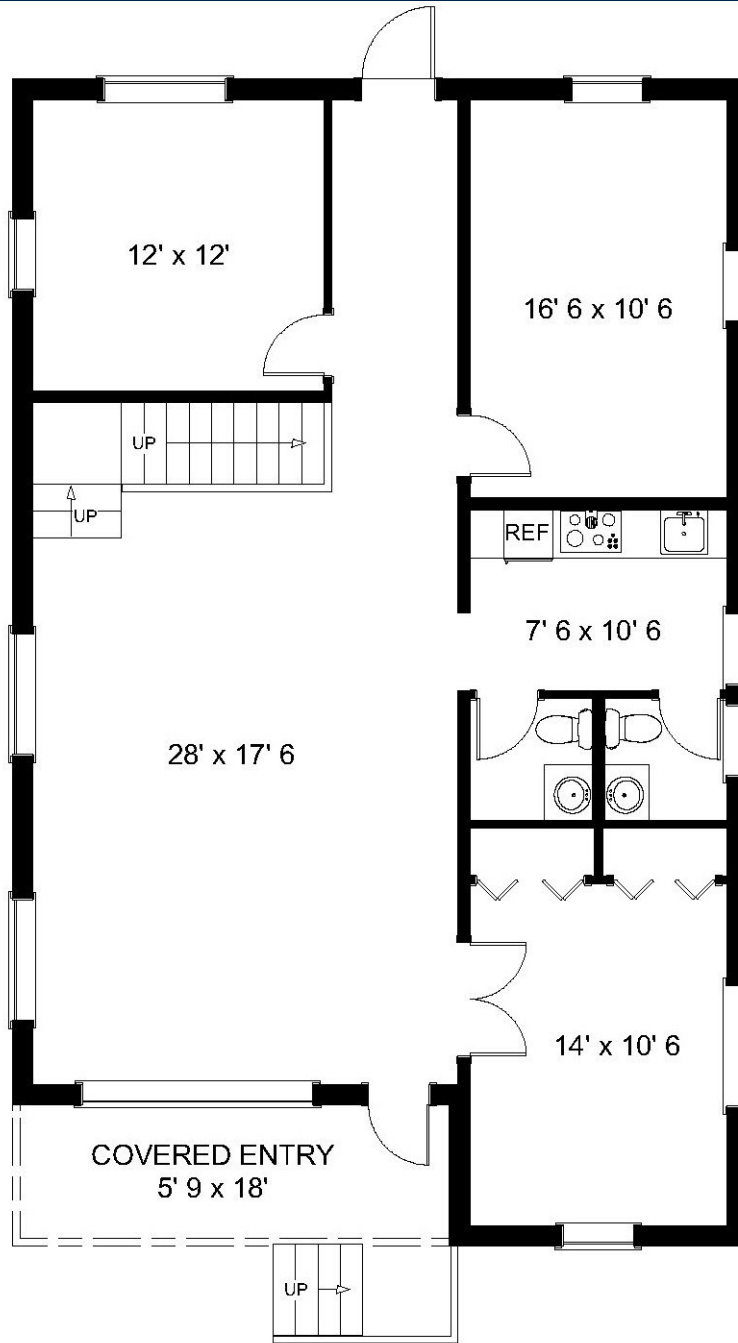
**ZONING:** C-3 (Approved for a variety of office and medical office uses)

- LOCATION:**
- Conveniently located in Naples Park off US-41 between Immokalee Road and Vanderbilt Beach Road
  - Signalized access at 99th Ave N for northbound egress



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## FLOOR PLAN



**LEASE RATE: \$15.00 PSF NNN**

**1,669 +/- SF**

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## INTERIOR PHOTOGRAPHS



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