

FULLY FURNISHED OFFICE MOVE-IN READY

FOR LEASE

1570 SHADOWLAWN DRIVE, NAPLES, FL 34104



| SIZE (SF) | LEASE RATE (PSF) | MONTHLY BASE RENT | CAM (PSF) | MONTHLY CAM | MONTHLY SALES TAX | MONTHLY TOTAL |
|-----------|------------------|-------------------|-----------|-------------|-------------------|---------------|
| 3,300 | \$26.00 | \$7,150.00 | \$12.95 | \$3,561.25 | \$214.23 | \$10,925.48 |

LEASE RATE: \$26.00 PSF NNN + \$12.95 PSF CAM

SIZE: 3,300± SF

LOCATION: One block north of Davis Boulevard, between Tamiami Trail E (US 41) & Airport-Pulling Rd, at the SW corner of Shadowlawn Drive & Terrace Ave

ZONING: C-4-GTZO-MXD - Commercial (Collier County)

PARKING: 4.5/1,000 SF

CONTACT

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Partner

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This fully furnished, move-in-ready office building offers a functional and modern design. Key features include a welcoming reception area, a well-appointed conference room for meetings, 10 offices with windows providing abundant natural light, a spacious breakroom for employee convenience, six-person workstations with stylish glass dividers for collaboration, and a dedicated supply room for organized storage. A contemporary grey color palette, open ceiling design, and energy-efficient LED lighting create a clean, professional atmosphere. Conveniently located in the heart of Naples, this property is close to downtown and offers ample parking at 4.5 spaces per 1,000 SF, ensuring accessibility for your team and clients.

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 100
Naples, FL 34102

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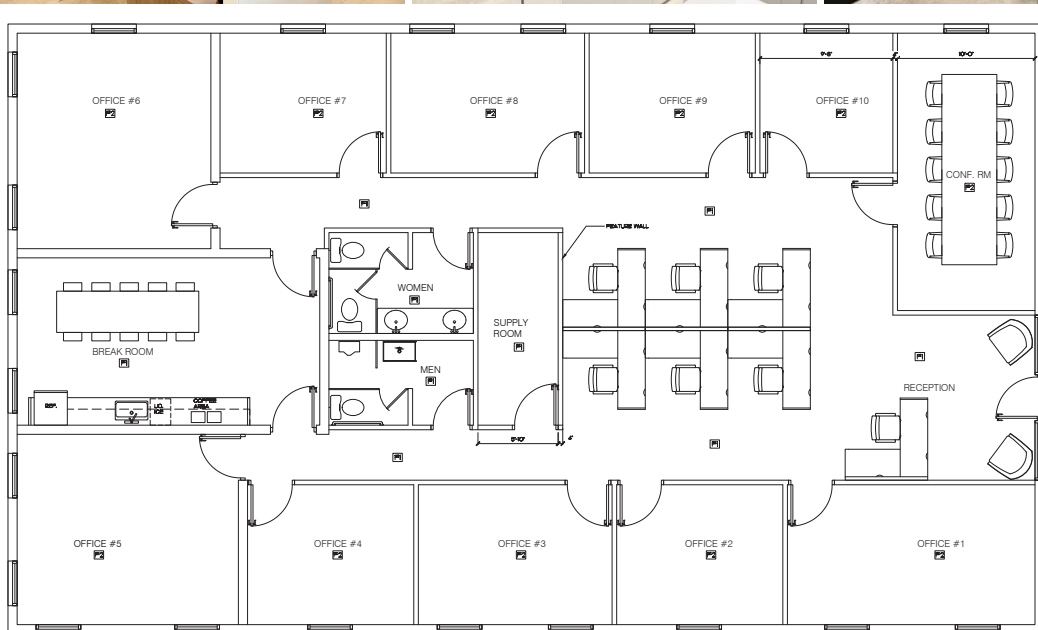
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HIGHLIGHTS

- Fully furnished and move-in ready
- 10 exterior private offices
- Modern design
- Centrally located near downtown Naples
- Easy access to I-75 & US 41



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