

# OFFICE CONDO PINE RIDGE ROAD

## FOR LEASE

1110 PINE RIDGE ROAD, UNIT 305, NAPLES, FL 34108



SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
305	1,058	\$25.00	\$2,204.17	\$10.00	\$881.67	\$61.72	\$3,147.55

**LEASE RATE:** \$25.00 PSF NNN

**CAM:** \$10.00 PSF

**SIZE:** 1,058± SF

**LOCATION:** Located on Pine Ridge Road, between Tamiami Trail N (US 41) and Goodlette-Frank Road

**ZONING:** MPUD - (Collier County)

**YEAR BUILT:** 2011

This office condo is located in a highly visible and prominent area just east of the intersection of Pine Ridge Road and US 41 (Tamiami Trail N), two of the busiest corridors in Naples. With easy access to all major routes and less than three miles from I-75, the location is ideal for convenience and connectivity. Surrounded by numerous dining and shopping options, including the upscale Waterside Shops only half a mile away, this property is well positioned for business. The unit features a modern open layout with three private offices, a kitchen, a storage area, sleek contemporary finishes, extensive glass walls, and 12-foot open ceilings. Ample parking is available, including covered spaces.

### CONTACT

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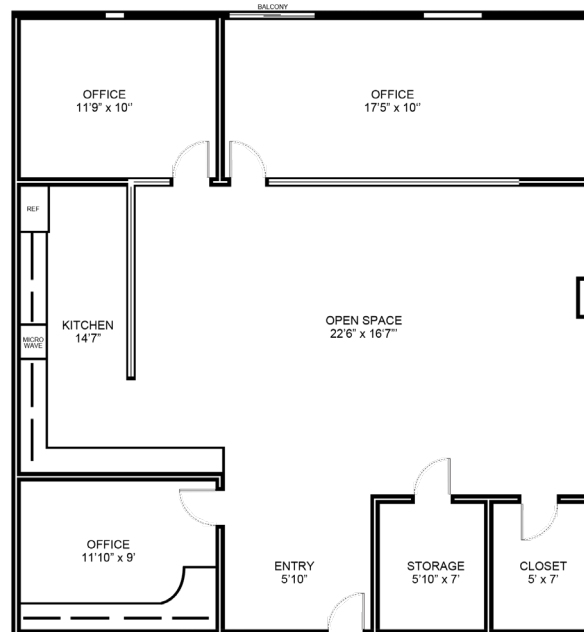
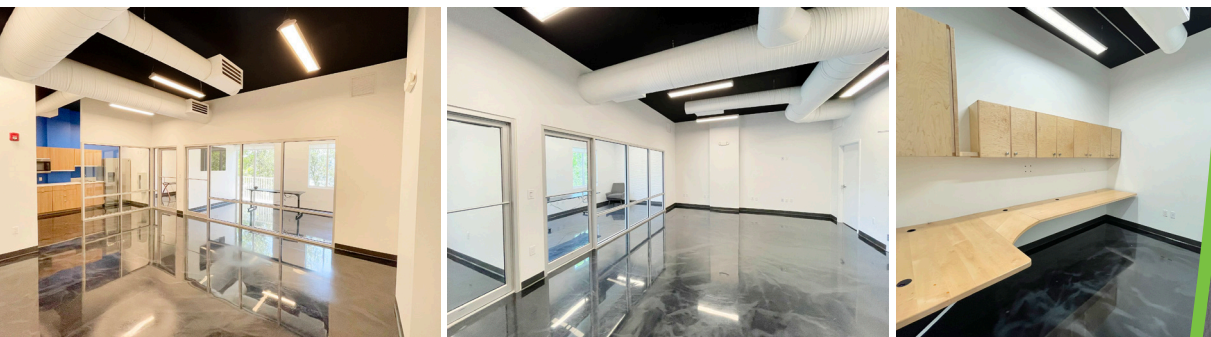
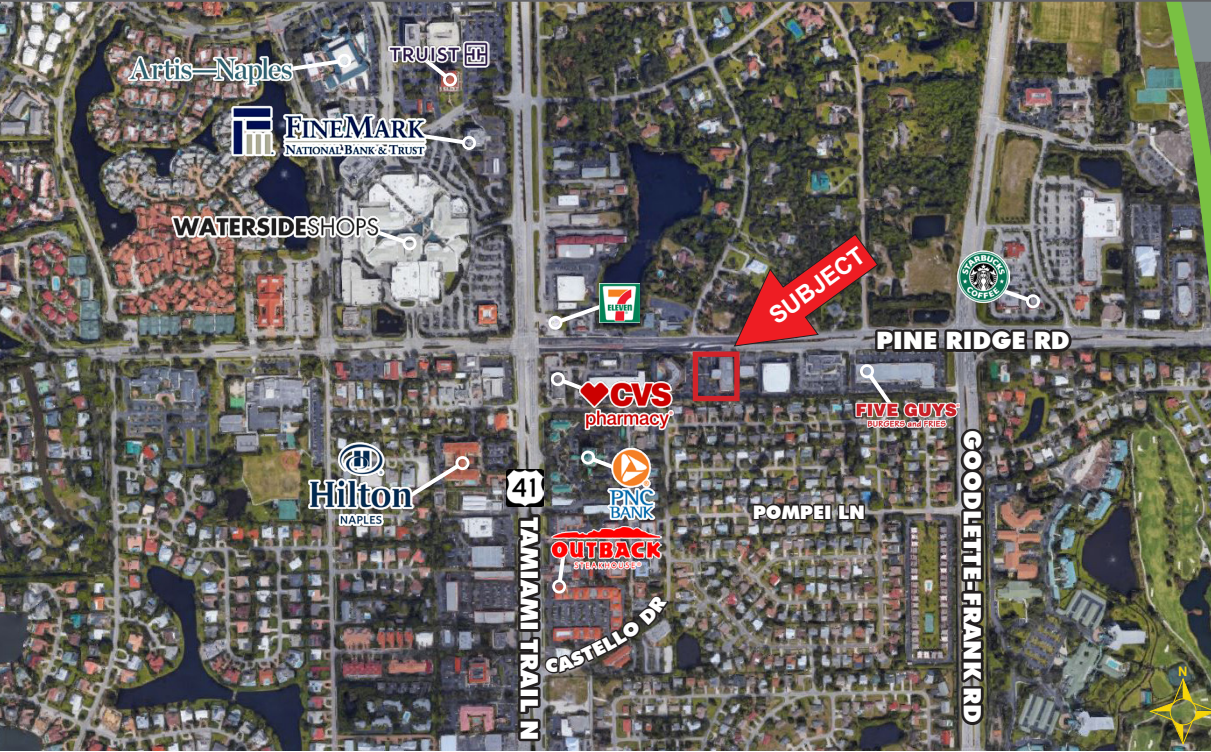
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### HIGHLIGHTS

- Open floor plan
- Reserved covered parking
- Excellent tenant mix
- Premier central location with easy access on Pine Ridge Road



**UNIT 305**  
**1,058± SF**

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07/07/25