

**CLASS "A" OFFICE OR MEDICAL CONDOMINIUM  
LOCATED IN THE CITY CENTER BUILDING  
599 9th Street North, Suite #101  
Naples, FL 34102**

**OFFICE OR MEDICAL**



**PREMISES:** This three-story, Class "A" office/medical building combines an impressive facility with a superb location.

- Well maintained with beautifully manicured common areas
- Direct frontage on US-41
- 2 assigned parking spaces plus common area parking.

**SIZE:** 3,062 SF

**SALE PRICE:** \$915,000

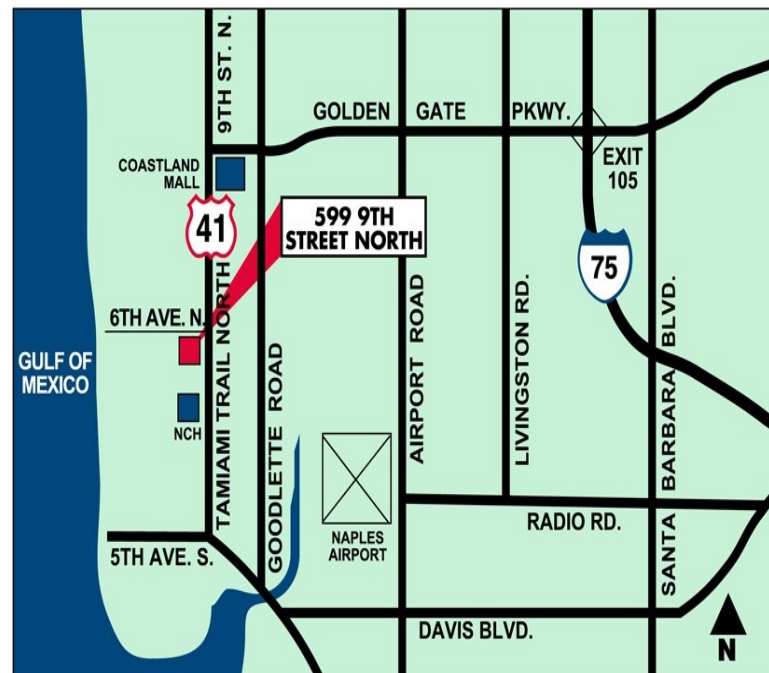
**LEASE RATE:** \$25 PSF + NNN

**POA FEE:** \$6.71 PSF (est.)

**TAXES:** \$6,200/year (est.)

**ZONING:** Office and Medical uses approved

**LOCATION:** Located on the southwest corner of US-41 and 6th Avenue North in downtown Naples, 2 blocks away from NCH and less than 1 mile from 5th Avenue South.



**Andrew DeSalvo, MBA, ALC**  
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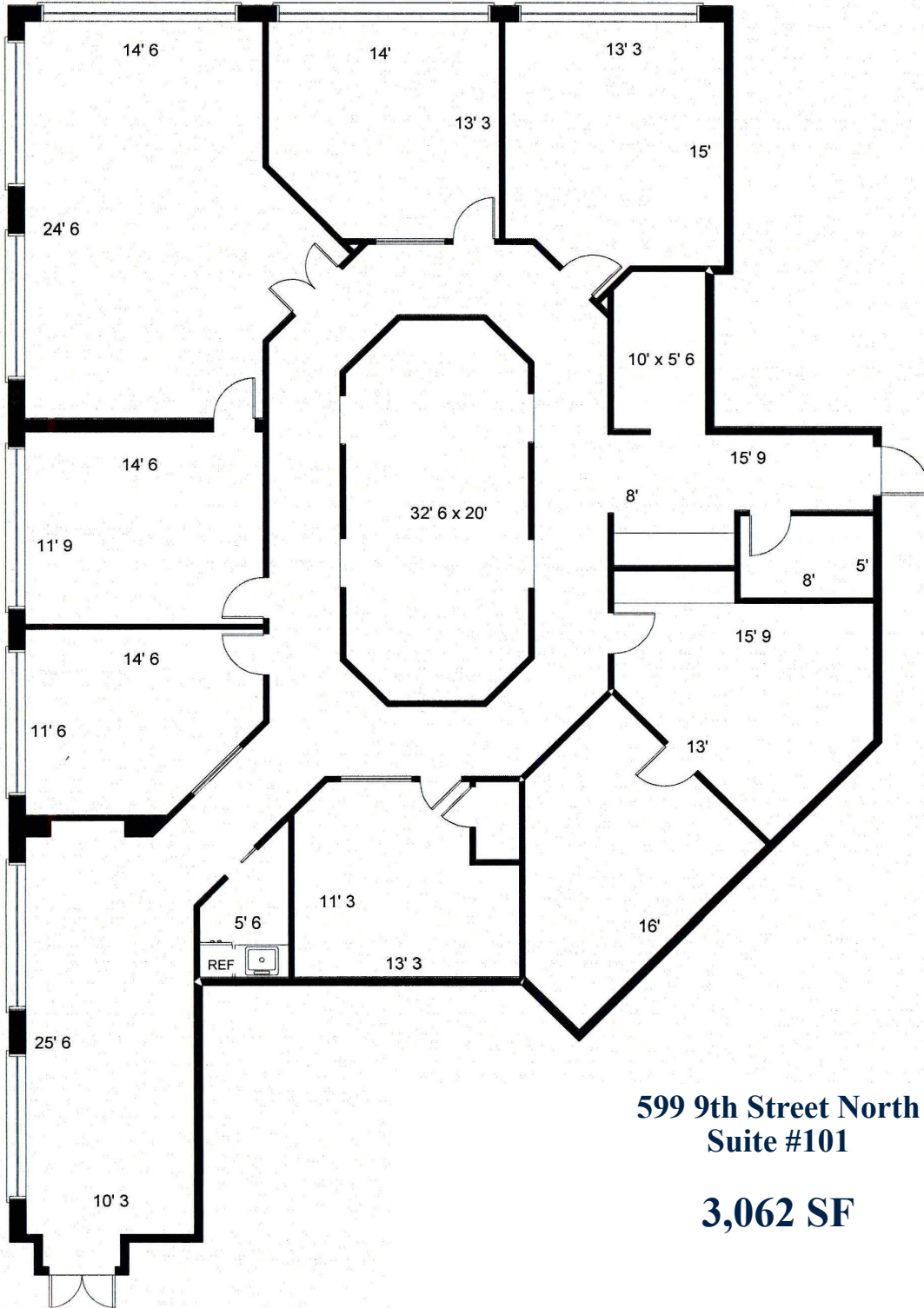




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## FLOOR PLAN



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## INTERIOR PHOTOGRAPHS



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*All information is deemed accurate but not guaranteed. Prices and availability subject to change without notice.*