



## **NORTH COLLIER CORPORATE CENTER**

1004 & 1016 COLLIER CENTER WAY  
NAPLES, FL 34110

# INVESTMENT OPPORTUNITY TWO OFFICE BUILDINGS IN NAPLES, FLORIDA

 OFFERING MEMORANDUM  
CLICK HERE <<<

## CONTACT

**DAVE WALLACE, CCIM, SIOR**

Senior Vice President

239.659.1447 x218

dave.wallace@creconsultants.com

**DAVID WALLACE**

Senior Associate

239.659.1447 x223

david.wallace@creconsultants.com



Commercial Real Estate Consultants, LLC  
Florida Licensed Real Estate Broker

MORE THAN JUST AN OFFICE

[www.CRECONSULTANTS.com](http://www.CRECONSULTANTS.com)



<b>PRICE</b> <b>\$7,619,110</b>	<b>CAP RATE</b> 6.0%	<b>BUILDING SIZE</b> 1004 Building: 19,403± SF 1016 Building: 19,391± SF Total Combined: 38,794± SF	<b>YEAR BUILT</b> 2001	<b>PARCEL ID</b> 64040000802 & 64040000747
<b>OCCUPANCY</b> 100%	<b>NOI</b> \$457,147	<b>LAND SIZE</b> 2.78± Acres Total	<b>PARKING</b> 126 Surface Spaces 3.24/1,000 RSF	<b>ZONING</b> I - Industrial (Collier County)

## HIGHLIGHTS

- 'Best of the Best' office buildings reflecting quality and class
- Beautifully maintained assets
- Staggered rollovers allowing for future rent growth
- Excellent mix of diverse credit tenants
- Easy and convenient ingress and egress to the building
- Perfect location to capitalize on growth of Collier & Lee counties



# PREMIER OFFICE BUILDINGS

## A COMPETITIVE ADVANTAGE

CRE Consultants is pleased to present the opportunity to acquire the North Collier Corporate Center consisting of two 20,000± square foot office buildings in an ideal location in the growing and affluent North Naples area.

These assets present an attractive opportunity for the discerning investor seeking stability with additional upside potential. The ambiance is enhanced with best-in-class features and quality build-outs in these beautifully maintained building.

UNPARALLELED  
LOCATION &  
VISIBILITY

MODERN DESIGN  
IN COMMON  
AREAS

AMPLE  
SURFACE  
PARKING

ADDITIONAL  
UPSIDE  
POTENTIAL



### CONTACT

DAVE WALLACE, CCIM, SIOR

239.659.1447 x218 | dave.wallace@creconsultants.com

DAVID WALLACE

239.659.1447 x223 | david.wallace@creconsultants.com



# PRIME LOCATION

1004 & 1016 COLLIER CENTER WAY, NAPLES, FL 34110

Prominently situated at the southeast corner of Old 41 Road and Collier Center Way, just north of US 41, the area's most significant north-south arterial connecting Lee and Collier Counties. This property offers the unbeatable combination of high-quality office space and easy access to major areas, numerous nearby restaurants and attractions, as well as convenient access to I-75, the airport and more.

**EVERYTHING WITHIN REACH**  
at the heart of a highly-developed hub  
comprised of retail, office and medical uses



## LEASING INFORMATION

VIEW MORE  
INFORMATION ONLINE



**DAVE WALLACE, CCIM, SIOR**  
Senior Vice President  
239.659.1447 x218  
dave.wallace@creconsultants.com



**DAVID WALLACE**  
Senior Associate  
239.659.1447 x223  
david.wallace@creconsultants.com



[www.CRECONSULTANTS.com](http://www.CRECONSULTANTS.com)

12140 Carissa Commerce Ct, Suite 102, Fort Myers, FL 33966 | 1100 Fifth Ave. S, Suite 404, Naples, FL 34102