

NORTH COLLIER CORPORATE CENTER

1004 & 1016 COLLIER CENTER WAY N A P L E S , F L 3 4 1 1 0

INVESTMENT OPPORTUNITY TWO OFFICE BUILDINGS IN NAPLES, FLORIDA



CONTACT

Senior Vice President 239.659.1447 x218

dave.wallace@creconsultants.com

DAVID WALLACE

Senior Associate 239.659.1447 x223 david.wallace@creconsultants.com



MORE THAN JUST AN OFFICE-



PRICE \$7,619,110 CAP RATE

6.0%

NOI

BUILDING SIZE

1004 Building: 19,403± SF 1016 Building: 19,391± SF

Total Combined: 38,794± SF

OCCUPANCY

100%

\$457,147

LAND SIZE

2.78± Acres Total

YEAR BUILT

2001

PARCEL ID

64040000802 & 64040000747

PARKING

126 Surface Spaces 3.24/1,000 RSF

ZONING

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





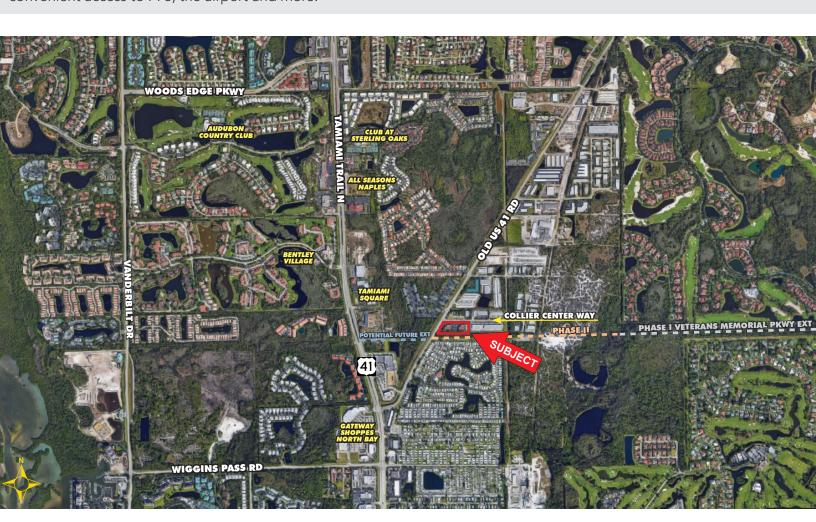
PRIME LOCATION

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



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



