



## Two Ten West

210 9th St S, Naples, FL 34102



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# Two Ten West

\$75.00 /SF/YR

Position your business in the heart of Naples at Two Ten West, a premier mixed-use development blending luxury residential living with curated ground-floor commercial space. Ideally located just steps from 5th Avenue South, the property offers immediate access to one of Southwest Florida's most vibrant shopping, dining, and cultural corridors.

This newly constructed, three-story development spans approximately 48,000 square feet, with upscale residences occupying the upper floors and thoughtfully designed commercial space at street level. The project delivers strong built-in foot traffic from on-site residents, complemented by steady pedestrian and vehicular activity from the surrounding area.

- Prime location in Naples' vibrant downtown district
- Mixed-use design with built-in residential customer base
- Flexible retail layouts with premium street frontage
- High visibility near 5th Avenue South shopping and dining
- Triple Net lease structure with competitive market rates



|                      |                          |
|----------------------|--------------------------|
| Rental Rate:         | \$75.00 /SF/YR           |
| Min. Divisible:      | 1,367 SF                 |
| Property Type:       | Multifamily              |
| Property Subtype:    | Apartment                |
| Apartment Style:     | Low Rise                 |
| Year Built:          | 2026                     |
| Construction Status: | Under Construction       |
| Walk Score @:        | 60 (Moderately friendly) |
| Transit Score @:     | 30 (Somewhat friendly)   |
| Rental Rate Mo:      | \$6.25 /SF/MO            |

## 1st Floor

|                 |                    |
|-----------------|--------------------|
| Space Available | 4,070 SF           |
| Rental Rate     | \$75.00 /SF/YR     |
| Date Available  | September 01, 2026 |
| Service Type    | Triple Net (NNN)   |
| Space Type      | Relet              |
| Space Use       | Office/Retail      |
| Lease Term      | Negotiable         |

±4,000 SF commercial space available within the highly anticipated Two Ten West mixed-use development. Ideal for medical, wellness, retail, or office users, including med spa, aesthetic, or boutique healthcare concepts. Prime ground-floor location offers excellent visibility, easy access for clients and patients, and strong branding opportunities. The space allows for flexible build-out to accommodate a variety of uses. Situated within a luxury residential community with built-in foot traffic and surrounded by a growing, affluent area, providing a strong customer base for service-oriented businesses. Highlights: ±4,000 SF flexible space Medical, wellness, retail, or office use Ground-floor access + high visibility Located in new luxury mixed-use development Built-in residential + neighborhood traffic Customizable layout for tenant needs

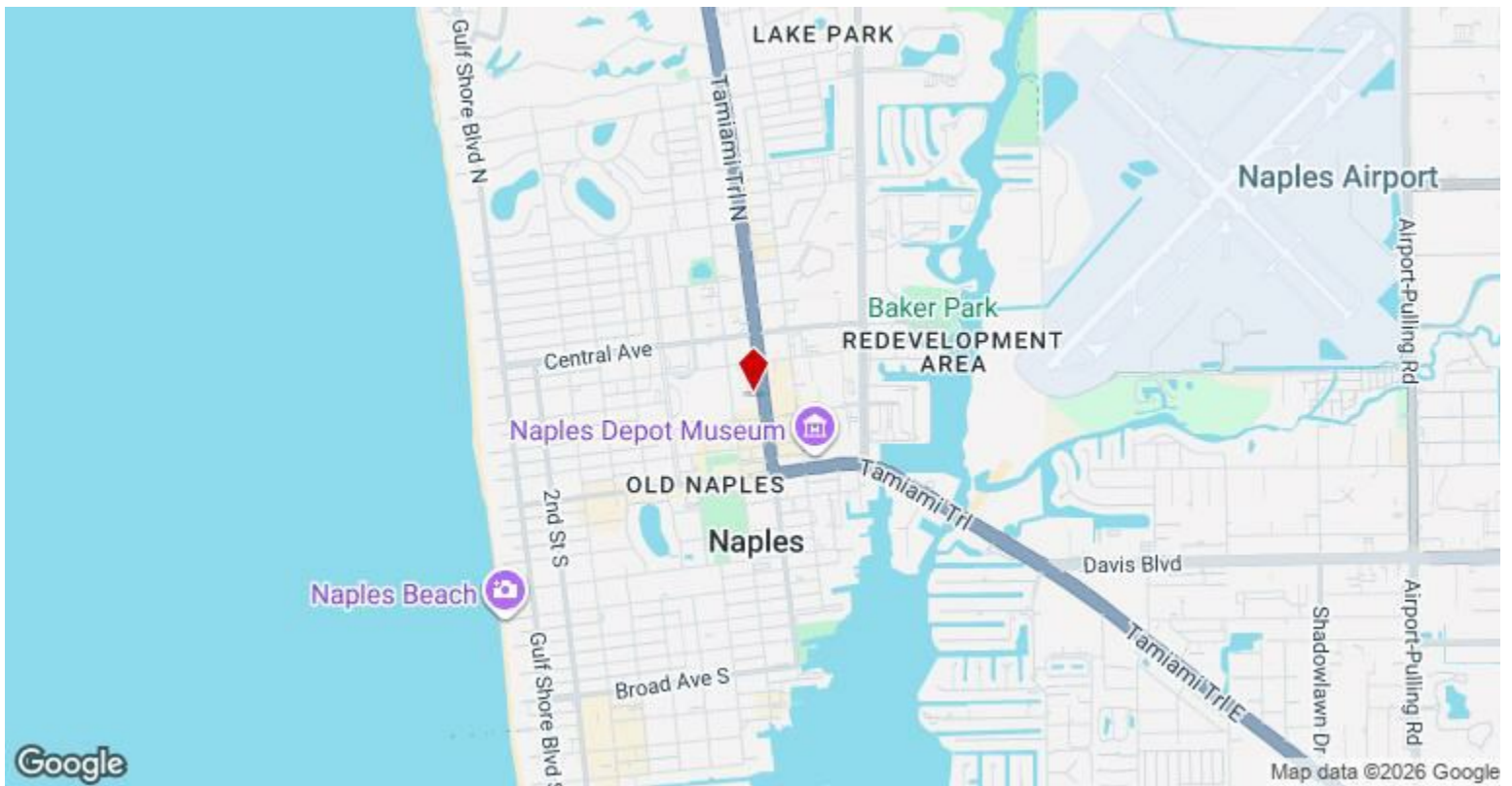
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## 1st Floor Ste 1-3

|                 |                  |
|-----------------|------------------|
| Space Available | 1,367 - 4,938 SF |
| Rental Rate     | \$75.00 /SF/YR   |
| Date Available  | June 01, 2026    |
| Service Type    | Triple Net (NNN) |
| Space Type      | Relet            |
| Space Use       | Retail           |
| Lease Term      | 1 - 10 Years     |

Spaces 1–3 are divisible, starting at 1,367 SF and up to 4,938 SF combined. This property is ideal for boutique shopping, specialty retail, or office concepts. Please note: restaurant uses are not permitted. Tenants will benefit from strong demographics, high foot traffic, and proximity to Naples' thriving downtown corridor, beaches, and affluent neighborhoods.

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This newly constructed, three-story development spans approximately 48,000 square feet, with upscale residences occupying the upper floors and thoughtfully designed commercial space at street level. The project delivers strong built-in foot traffic from on-site residents, complemented by steady pedestrian and vehicular activity from the surrounding area. Designed with a modern coastal aesthetic, Two Ten West offers exceptional visibility, walkability, and branding opportunities for tenants seeking a high-profile presence in an affluent, high-demand market. Flexible ground-floor configurations make the space ideal for boutique retail, professional office, medical, or wellness concepts.

Two Ten West presents a rare opportunity to establish your business within a new, design-forward development in one of Naples' most sought-after locations.

# Property Photos



