

MOORINGS PROFESSIONAL BUILDING

2335 9th Street North
Naples, FL 34103

Presented By
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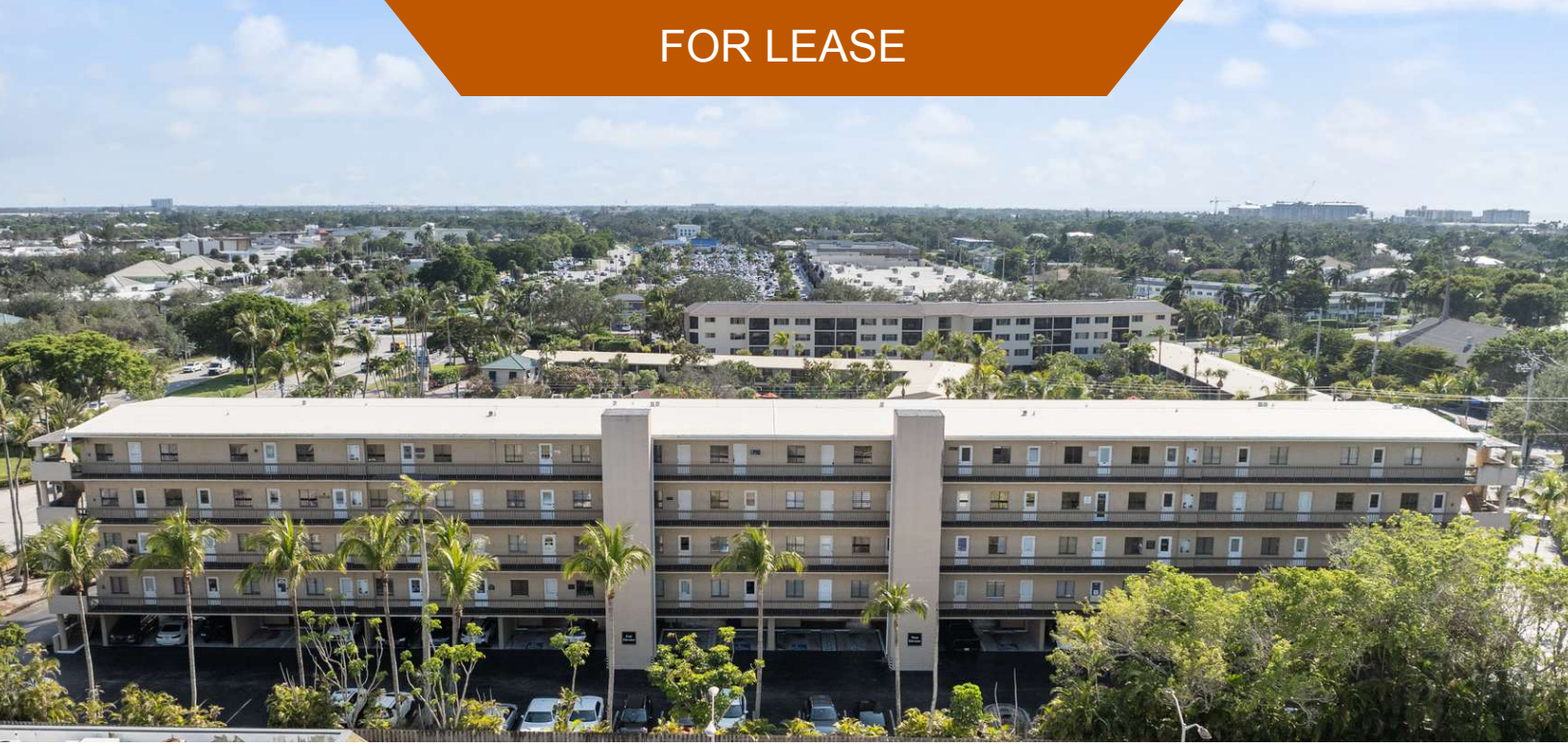
KOVA COMMERCIAL GROUP
9130 Galleria Court, Suite 100
Naples, FL 34109
239.261.2627 | kovacg.com

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FOR LEASE



INFORMATION

Lease Rate:	\$27.00 sf/yr (NNN)
Est. CAM	\$10.50 sf/yr
Available SF:	1,130 sf
Zoning:	Highway Commercial (HC)
Year Built:	1984
AADT:	41,500

OVERVIEW

Available for lease in the prestigious Moorings Professional Building, offering an ideal location for small businesses. Situated on US 41 (Tamiami Trail North), the property provides high visibility and easy access, just minutes from NCH and downtown Naples. The five-story building features generous parking, including one reserved covered space, and is surrounded by major retail and dining options.

Designed for efficiency, this unit includes one bathroom, three large private rooms, and a spacious reception area, making it well-suited for medical practices or professional services. Move-in ready, the third-floor units offer stunning views with abundant natural light from large sliding doors.

HOA fees cover exterior maintenance, trash, and recycling, ensuring a hassle-free ownership experience in one of Naples' most sought-after business locations.

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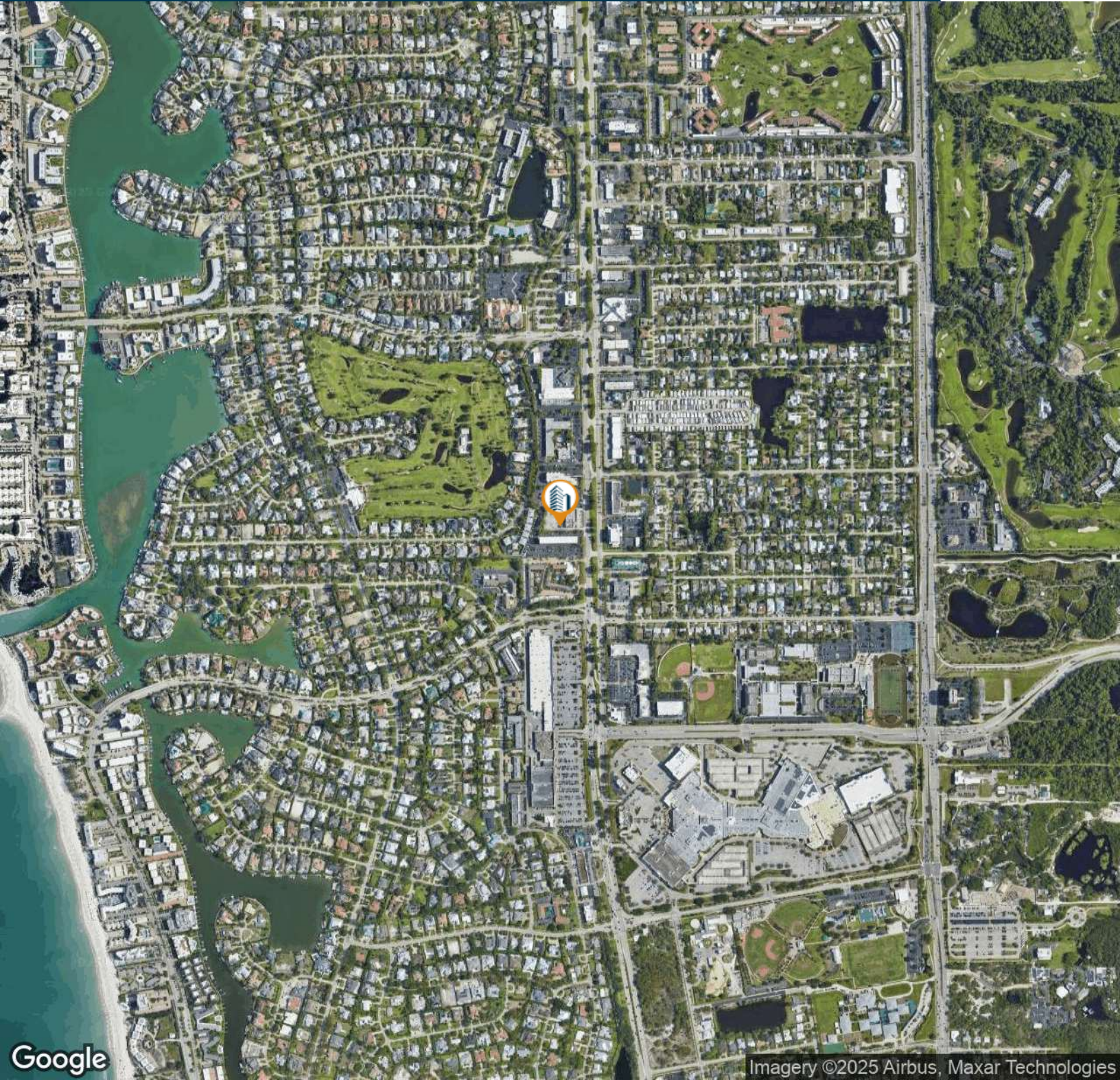
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