



633 9th STREET NORTH SUITE 102 - DOWNTOWN NAPLES

633 9TH Street N Naples, FL 34103

PROPERTY OVERVIEW

Pricing	\$45.00/sf + \$12.50/sf NNN
Rentable SF	#102 -2,762 RSF
Bldg Features	Direct frontage along 9 th St N (US 41), covered parking, monument signage, X Flood Zone
Zoning	City of Naples D – Downtown District
Number of Parking Spaces for the Building	39

AVAILABLE SEPTEMBER 1, 2026



PROPERTY SUMMARY

Award winning designed, Class A mixed-use building fronting 9th Street North (Tamiami Trail) in Downtown Naples, FL. The building is prominently positioned on the west side of 9th Street North (Tamiami Trail) with a visually impressive facade that commands attention. The boutique and dynamic tenant mix includes wealth management, interior design, architectural firm, aesthetic medical office and luxury interior lighting company(vacating).

Unit 102 is on the ground floor with 2,762 rsf, currently occupied by a luxury lighting showroom with a Class A interior build-out. Custom interior improvements of a luxury home along with high ceilings and open floor plan provide a "wow" factor for clients upon entering the space. Ceiling heights are 10'-12' and there are no columns obstructing the entire 1st floor area. The unit has two built-out rooms with large windows facing Tamiami Trail N which can be utilized as a conference room or executive office. Two private bathrooms, kitchenette, small storage area, and four points of ingress/egress create a very functional space for a variety of users. The building is very efficient with a load factor less than 6%, equating to more useable space.

Great ingress and egress from 9th Street N or from the back street to the west of the building. Key fob building access ensures security, privacy and 24hr accessibility for the tenants. The covered entryway provides a benefit to clients and tenants during inclement weather.

Monument signage along 9th Street North (Tamiami Trail) is available.

*Some of the interior improvements are trade fixtures of the current tenant and are being removed, call agent to review in further detail.

INTERIOR PHOTOS



INTERIOR PHOTOS



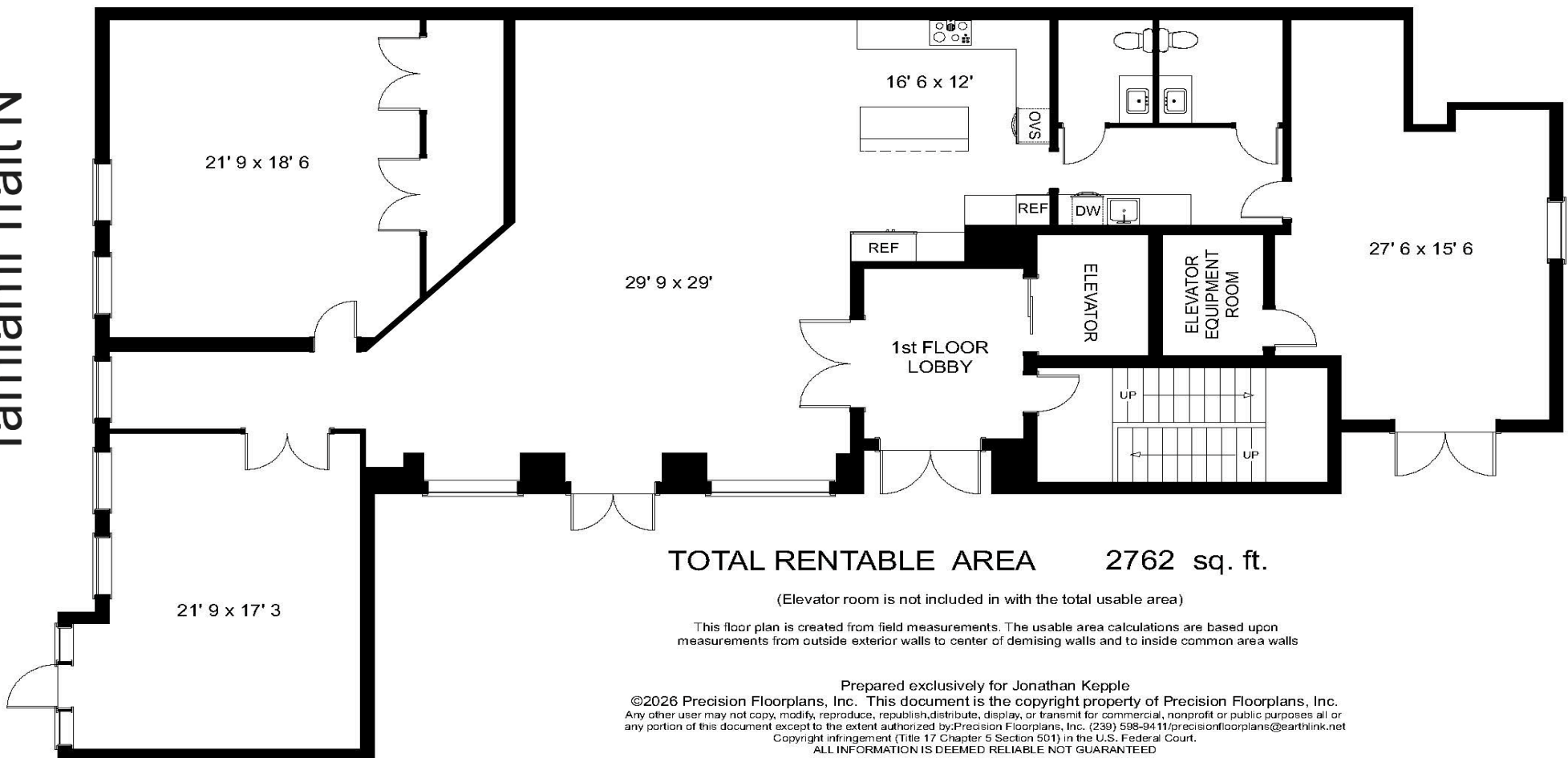
INTERIOR PHOTOS



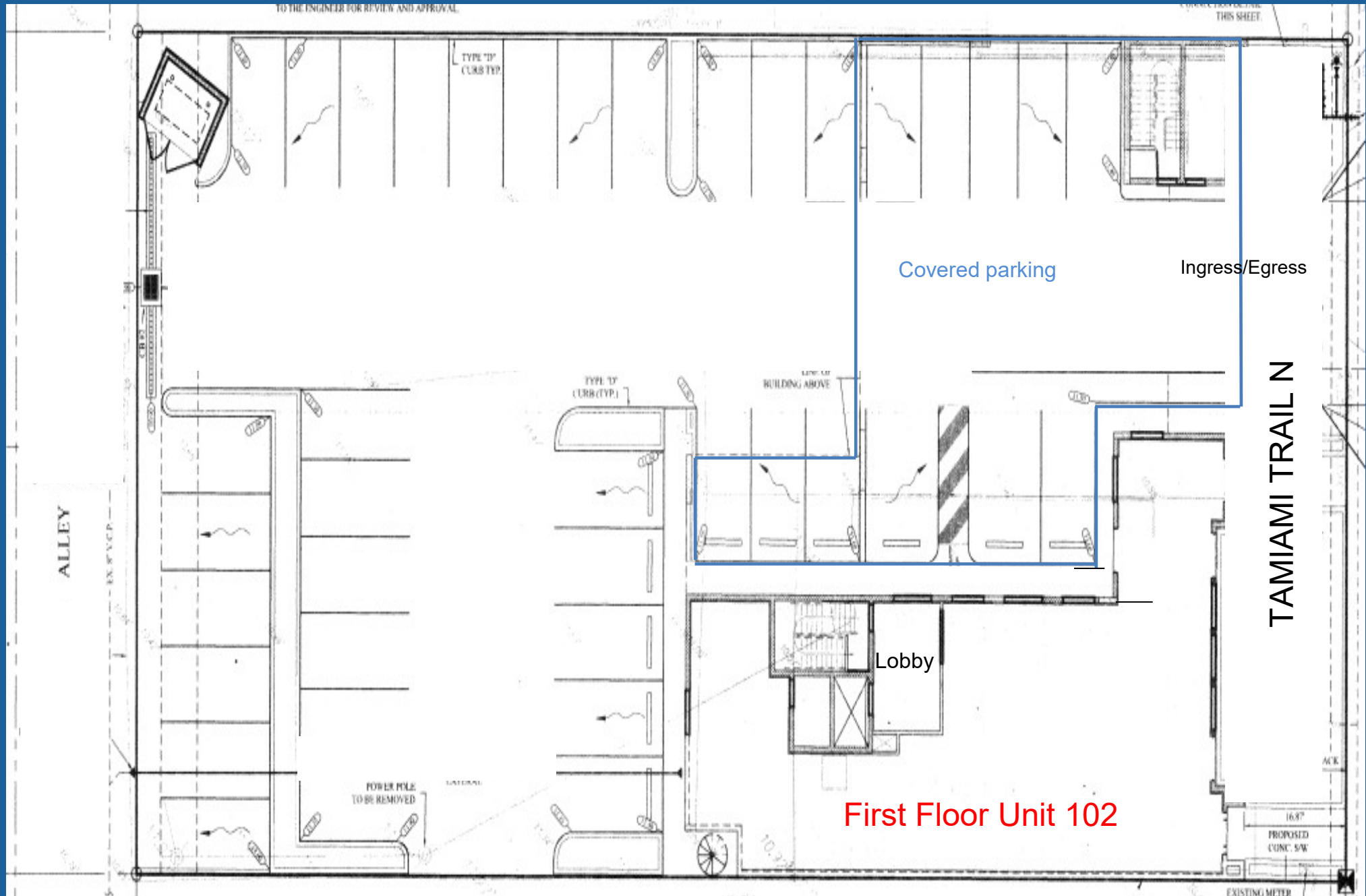
FLOOR PLAN

633 9th STREET NORTH
SUITE 102
NAPLES, FL

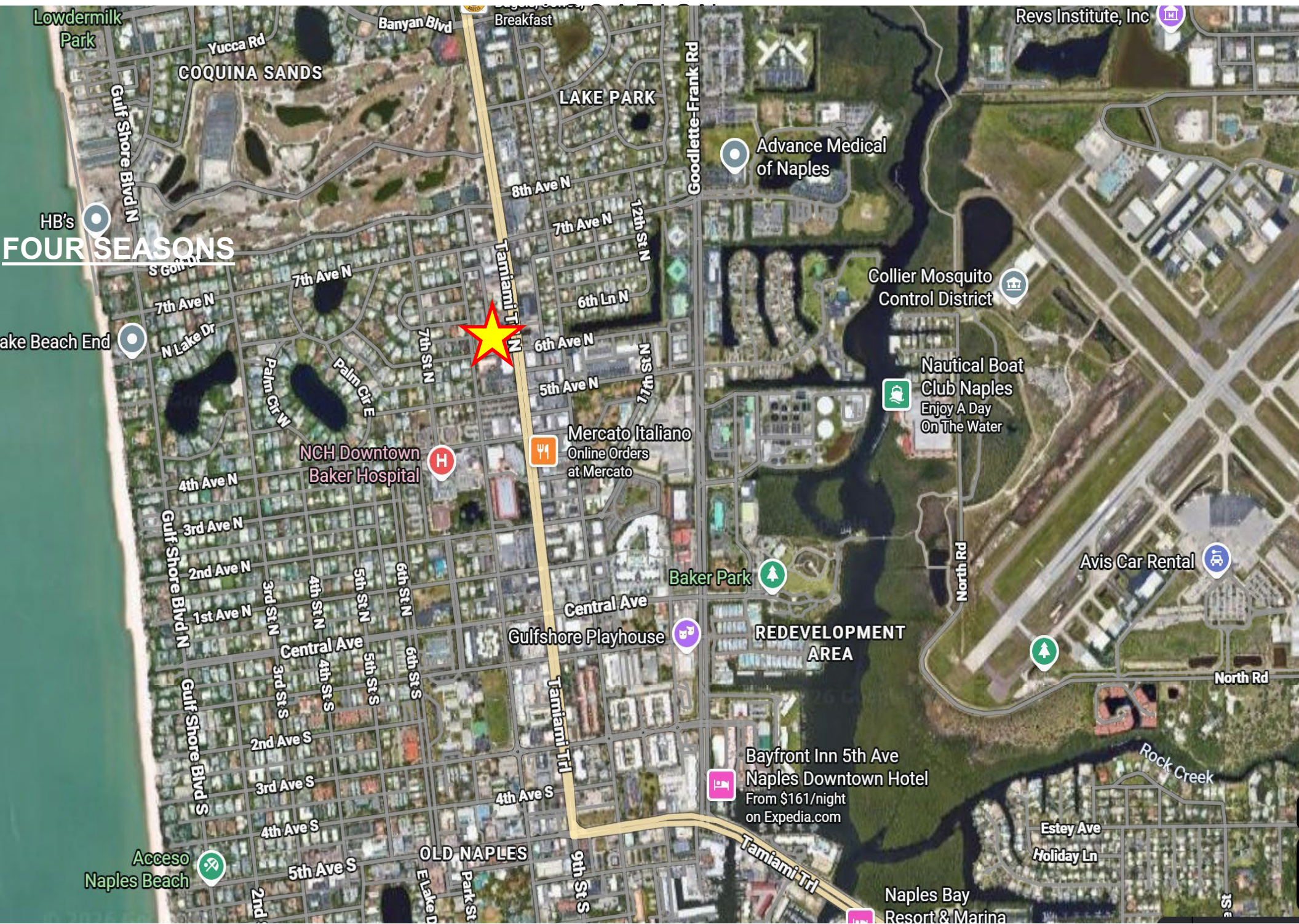
Tamiami Trail N



SITE PLAN



FOUR SEASONS



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FOR MORE DETAILS.

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