



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL PROPERTY
Southwest Florida**

**75 Vineyards Blvd.
Naples, FL 34119**

FOR LEASE

**Class A
Office**



Unit	Size SF	Base Rate SF	Monthly Base Rent	CAM Rate SF	Monthly CAM	Monthly Total
201	4,346	\$19.00	\$6,881.17	\$7.36	\$2665.55	\$9,546.72
203	1,767	\$19.00	\$2,797.75	\$7.36	\$846.69	\$3,881.51
400	8,000	\$19.00	\$12,666.67	\$7.36	\$4,906.67	\$17,573.34

- Elegant Class A Office Building
- Well maintained building
- Security system with controlled 24-hour access
- Close proximity to I-75 (less than 1 mile)
- Waterfront
- Covered parking garage and surface parking available
- Location is close to many amenities
- Located in an area with diverse demographics and rapid population growth

PROPERTY	DETAILS
Building Size	32,000
Parking Ratio	Ratio of 3.5/1,000 SF
Zoning	18 - Office Building
Year Built	2002
Parcel #	80670160002



For more information, please contact:

GARY TASMAN
Principal Broker
239.489.3600
gutasman@cpswfl.com

SHAWN STONEBURNER
Director
239.489.3600
sstoneburner@cpswfl.com

5220 Summerlin Commons Blvd. Ste. 500
Fort Myers, FL 33907
239.489.3600
www.cpswfl.com

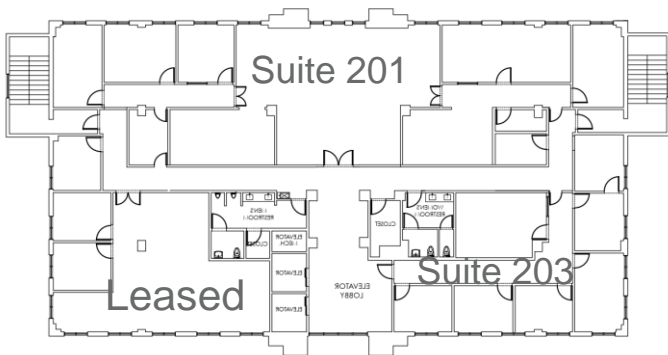
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL PROPERTY
Southwest Florida**

**75 Vineyards Blvd.
Naples, FL 34119**



DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
2019 POPULATION	6,725	53,610	144,550
2024 POPULATION	7,322	57,836	157,719
POP GROWTH 2019-2024	8.88%	7.88%	9.11%
2019 TOTAL HOUSEHOLDS	2,795	20,138	59,492
HH GROWTH 2019-2024	8.16%	7.32%	8.77%
MEDIAN HOME VALUE	\$436,018	\$372,426	\$357,909
MEDIAN YEAR BUILT	2000	1995	1996

