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 +Tax
203	1,767	$20.00	$2,945.00	$7.36	$1,083.76	$4,270.49

- 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 growth0

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:

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SHAWN STONEBURNER
Director
239.489.3600
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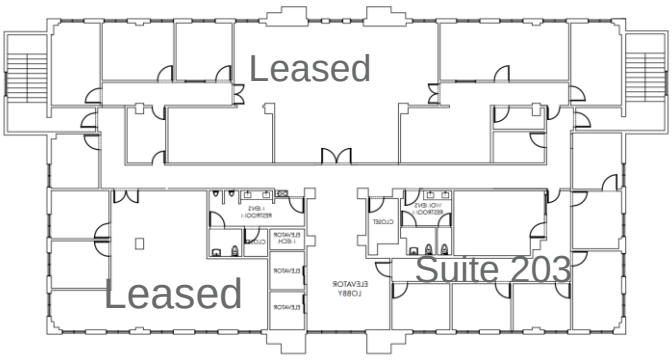
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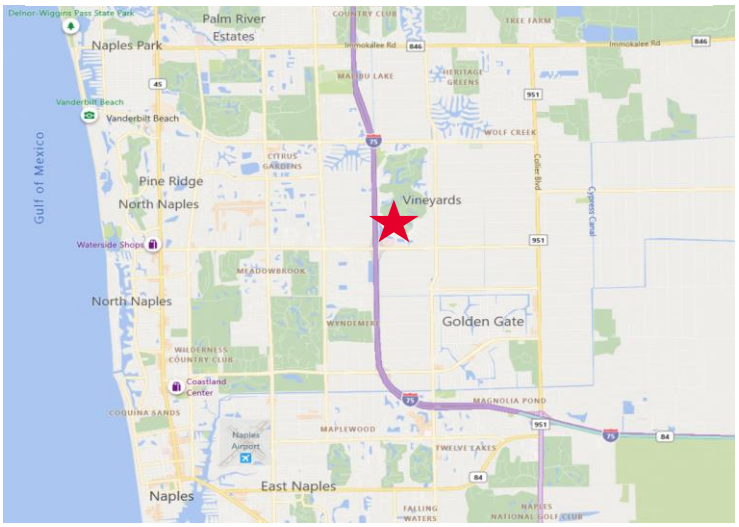
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DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
2019 POPULATION	6,725	53,610	144,550
2024 POPULATION	7,322	57,836	157,719
POP GROWTH 2019-2024	8.88%	7.88%	9.11%
2019 TOTAL HOUSEHOLDS	2,795	20,138	59,492
HH GROWTH 2019-2024	8.16%	7.32%	8.77%
MEDIAN HOME VALUE	$436,018	$372,426	$357,909
MEDIAN YEAR BUILT	2000	1995	1996





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