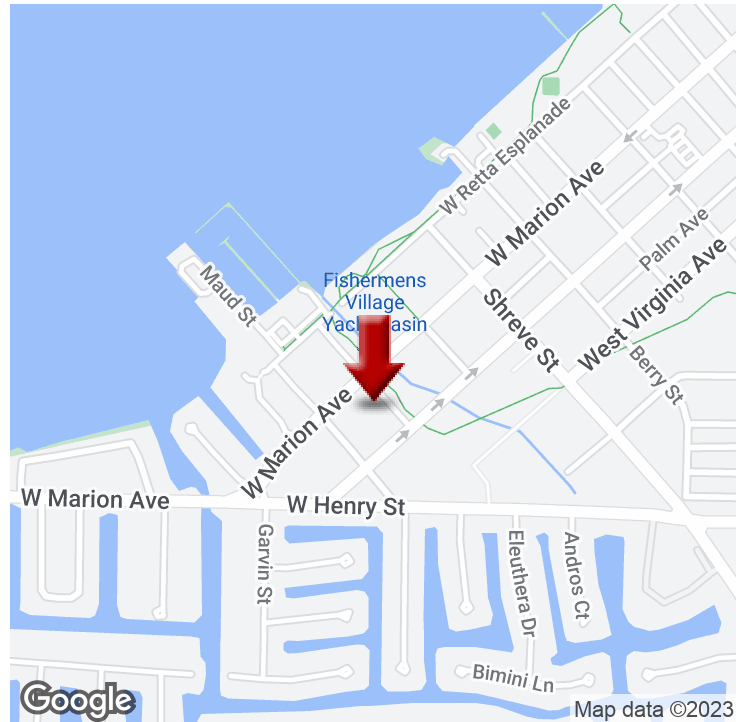


OFFICE SPACE FOR LEASE

HARBOR PLACE PROFESSIONAL CENTER | UNITS 112 & 119

1107 W Marion Ave, Punta Gorda, FL 33950



OFFERING SUMMARY

AVAILABLE SF:	3,225 - 3,779 SF
LEASE RATE:	\$12.00 SF/yr (NNN)
BUILDING SIZE:	19,757 SF

PROPERTY OVERVIEW

Two Professional Office Spaces Available in Harbor Place Professional Center. Unit 119 is a 3,225 SF end unit. This unit features 6 private offices; a conference room; and two 2 ADA restrooms. Unit 112 is 3,779 SF and features a lobby and reception area with built-in desk; 7 private offices; 2 conference rooms; 4 cubicles; and two 2 ADA restrooms. Lease rate for each unit is \$12/SF/YR NNN. NNN pass through & CAM is estimated to be \$4.36.

PROPERTY HIGHLIGHTS

- 3,225-3,779 SF of Professional Office Space
- Great Location Across from Fisherman's Village
- Private Offices
- Conference Room(s)
- Kitchenette
- ADA Restrooms

KW COMMERCIAL
1675 W. Marion Ave.,
Suite 112
Punta Gorda, FL 33950

JIM QUINN
Broker, Operating Principal
O: 941.875.9060
C: 941.457.1380
jquinn@kw.com

Each Keller Williams Realty Office is Independently Owned and Operated

Each Office Independently Owned and Operated kwcommercial.com

OFFICE SPACE FOR LEASE

HARBOR PLACE PROFESSIONAL CENTER | UNITS 112 & 119

1107 W Marion Ave, Punta Gorda, FL 33950



KW COMMERCIAL
1675 W. Marion Ave.,
Suite 112
Punta Gorda, FL 33950

JIM QUINN
Broker, Operating Principal
O: 941.875.9060
C: 941.457.1380
jquinn@kw.com

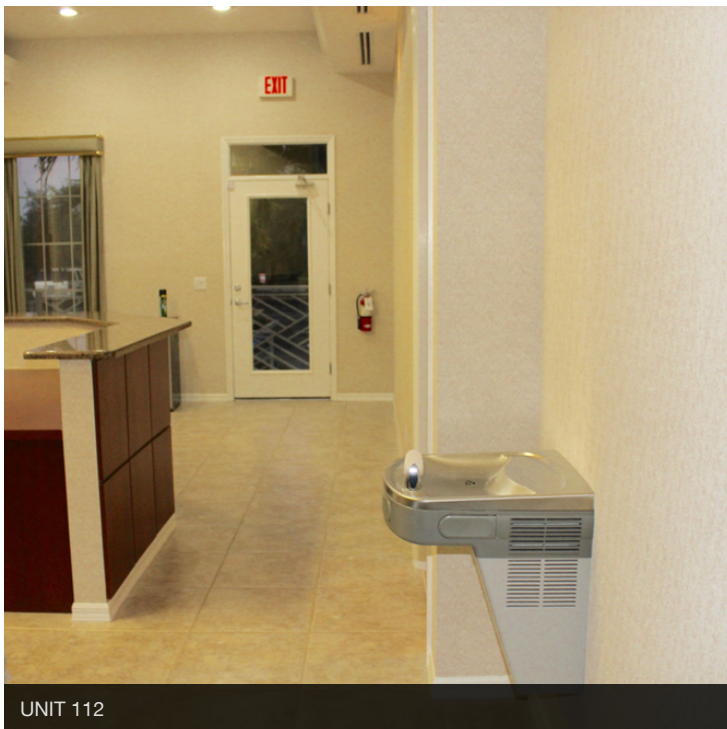
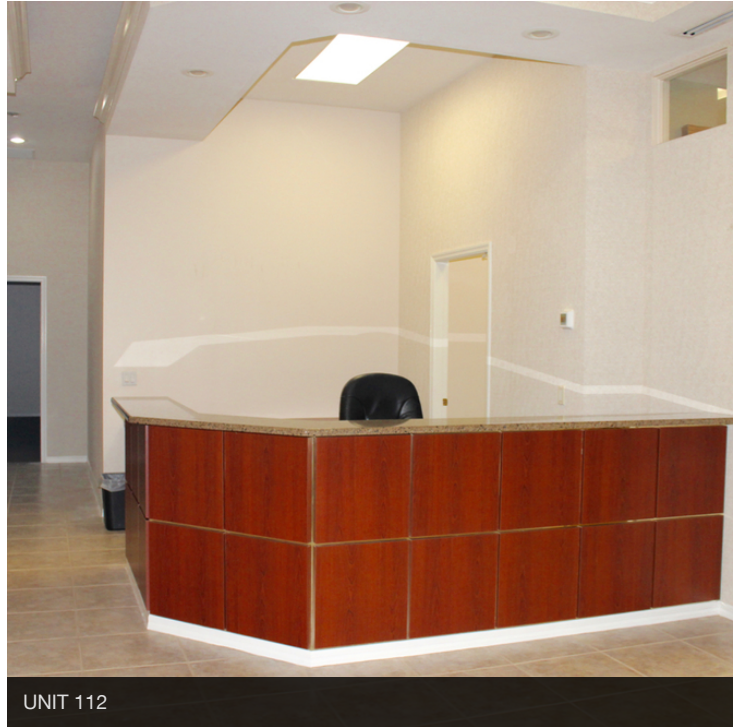
Each Keller Williams Realty Office is Independently Owned and Operated

Each Office Independently Owned and Operated kwcommercial.com

OFFICE SPACE FOR LEASE

HARBOR PLACE PROFESSIONAL CENTER | UNITS 112 & 119

1107 W Marion Ave, Punta Gorda, FL 33950



KW COMMERCIAL
1675 W. Marion Ave.,
Suite 112
Punta Gorda, FL 33950

JIM QUINN
Broker, Operating Principal
O: 941.875.9060
C: 941.457.1380
jquinn@kw.com

Each Keller Williams Realty Office is Independently Owned and Operated

Each Office Independently Owned and Operated kwcommercial.com

OFFICE SPACE FOR LEASE

HARBOR PLACE PROFESSIONAL CENTER | UNITS 112 & 119

1107 W Marion Ave, Punta Gorda, FL 33950



UNIT 112

UNIT 112



UNIT 112

UNIT 112

KW COMMERCIAL
1675 W. Marion Ave.,
Suite 112
Punta Gorda, FL 33950

JIM QUINN
Broker, Operating Principal
O: 941.875.9060
C: 941.457.1380
jquinn@kw.com

Each Keller Williams Realty Office is Independently Owned and Operated

Each Office Independently Owned and Operated kwcommercial.com

OFFICE / RETAIL BUILDING FOR LEASE

HARBOR PLACE PROFESSIONAL CENTER

1107 W Marion Ave, Punta Gorda, FL 33950



KW COMMERCIAL
1675 W. Marion Ave.,
Suite 112
Punta Gorda, FL 33950

JIM QUINN
Broker, Operating Principal
O: 941.875.9060
C: 941.457.1380
jquinn@kw.com

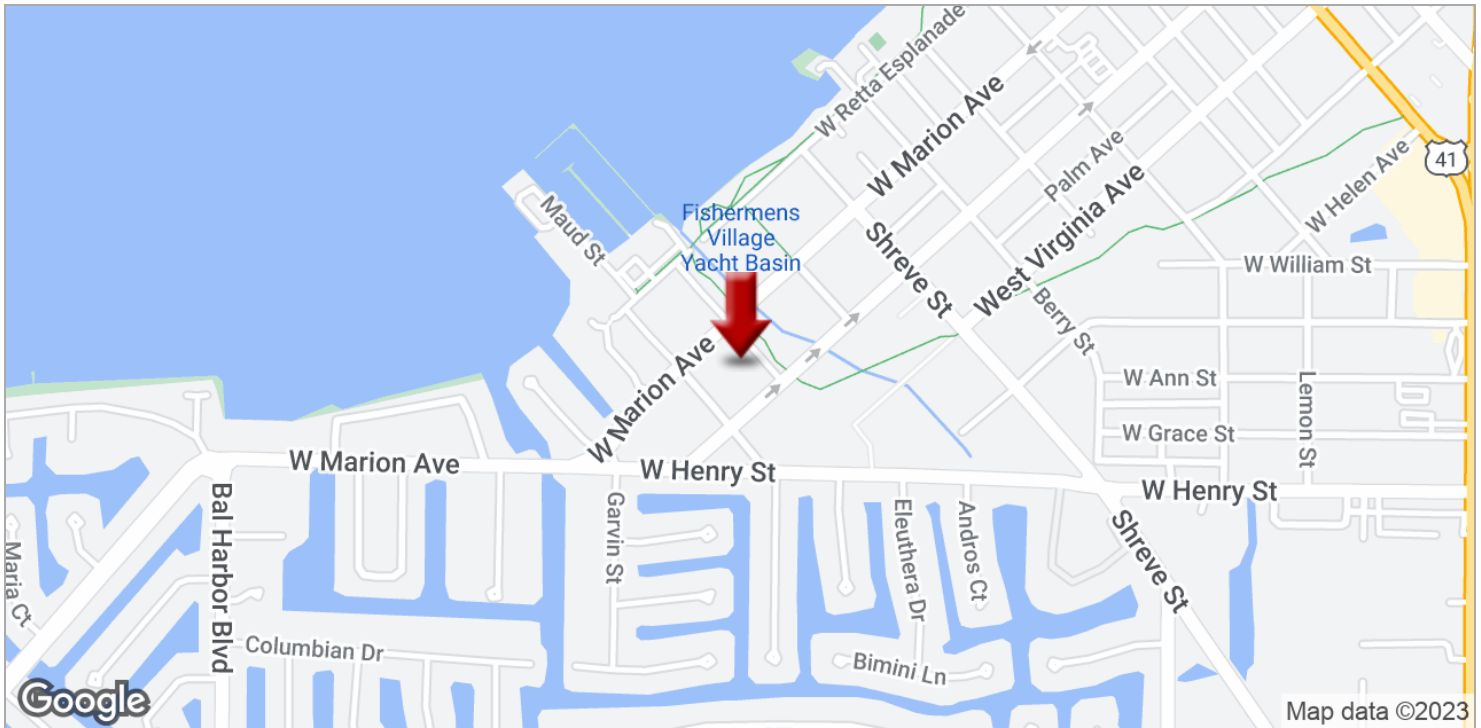
Each Keller Williams Realty Office is Independently Owned and Operated

Each Office Independently Owned and Operated kwcommercial.com

OFFICE / RETAIL BUILDING FOR LEASE

HARBOR PLACE PROFESSIONAL CENTER

1107 W Marion Ave, Punta Gorda, FL 33950



KW COMMERCIAL
1675 W. Marion Ave.,
Suite 112
Punta Gorda, FL 33950

JIM QUINN
Broker, Operating Principal
O: 941.875.9060
C: 941.457.1380
jqunn@kw.com

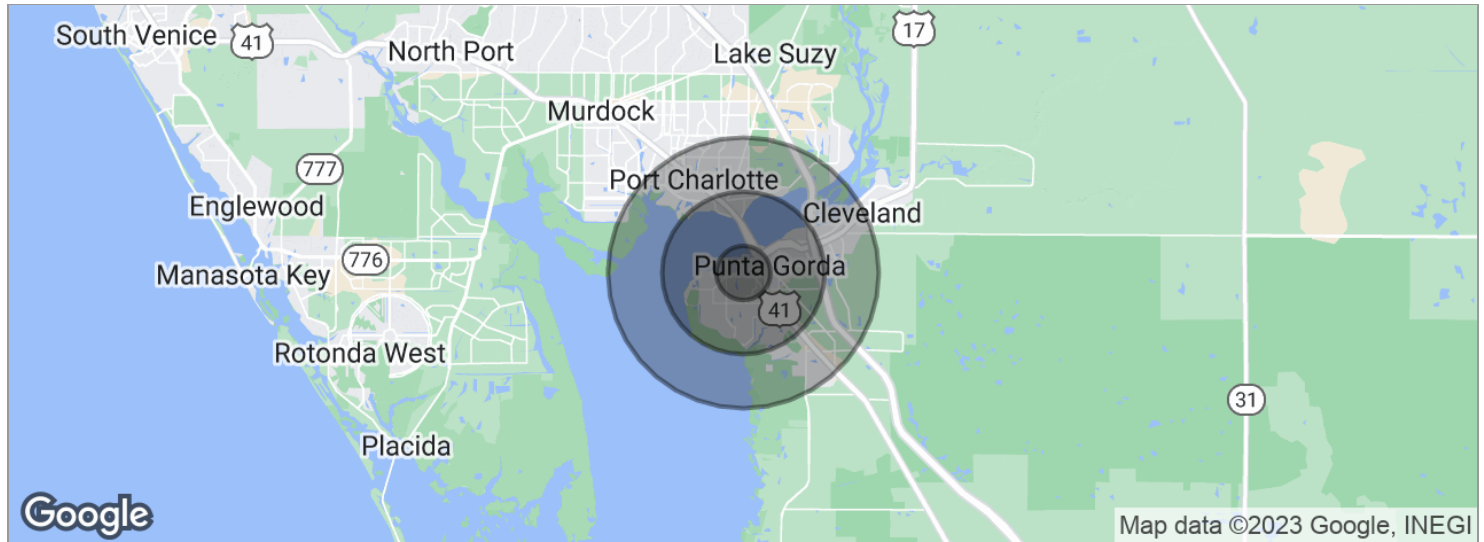
Each Keller Williams Realty Office is Independently Owned and Operated

Each Office Independently Owned and Operated kwcommercial.com

OFFICE / RETAIL BUILDING FOR LEASE

HARBOR PLACE PROFESSIONAL CENTER

1107 W Marion Ave, Punta Gorda, FL 33950



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,937	17,032	40,741
Median age	62.6	59.8	55.4
Median age (male)	62.7	59.2	54.7
Median age (Female)	62.6	60.2	55.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,057	8,391	18,935
# of persons per HH	1.9	2.0	2.2
Average HH income	\$84,942	\$73,574	\$61,350
Average house value	\$336,638	\$378,471	\$348,103

** Demographic data derived from 2020 ACS - US Census*

KW COMMERCIAL
1675 W. Marion Ave.,
Suite 112
Punta Gorda , FL 33950

JIM QUINN
Broker, Operating Principal
O: 941.875.9060
C: 941.457.1380
jquinn@kw.com

Each Keller Williams Realty Office is Independently Owned and Operated

Each Office Independently Owned and Operated [kwcommercial.com](https://www.kwcommercial.com)