

FOR SALE - Fully Leased Class A Office

Galleria Court

9130 Galleria Court, Naples, FL 34109



OFFERING SUMMARY

Sale Price:	\$9,600,000
CAP Rate (1st 12 Mos):	6.91%
Price PSF:	\$318.49
Building Size:	30,142 SF

PROPERTY OVERVIEW

Within the Galleria Plaza is 9130 Galleria Court, a premier class “A” building located in the epicenter of the North Naples office market. The building boasts an entire renovation of the building including the office suites, lobby and common areas complimented with high end finishes. The subject property offers convenient access from all areas of Naples with immediate access to Airport Road N & Vanderbilt Beach Road. Located just east of the bustling Mercato Shops, adjacent to the Shoppes at Vanderbilt, & between two world class Ritz Carlton Resorts. **Argus analysis with assumptions available upon executed Confidentiality Agreement.**

PROPERTY HIGHLIGHTS

Year Built:	2007	<ul style="list-style-type: none">• Below market rents
Zoning:	PUD	<ul style="list-style-type: none">• Entire building renovation including the lobby, tenant suites and common areas (2015-2019)
Market:	Southwest Florida	<ul style="list-style-type: none">• Professionally managed and well-maintained office building located within a professionally managed office park
Submarket:	North Naples	<ul style="list-style-type: none">• Highly desirable and centralized Naples location with immediate access to nearby amenities including Mercato & Shoppes at Vanderbilt• Easy ingress/egress to Airport Pulling Road N and Vanderbilt Beach Road• Minutes from I-75 and US-41

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