

FOR LEASE- Office Space

Hole Montes Building
950 Encore Way, Naples, FL 34110



OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Lot Size: 1.47 Acres

Year Built: 2000

Renovated: 2019

Building Size: 23,759 SF

Zoning: PUD

PROPERTY OVERVIEW

Class "A" office building located just off US-41 in North Naples featuring high ceilings and doorways with floor to ceiling windows. The property location makes it convenient to both Naples and Bonita markets. The available suite features window offices, bull pen area, kitchenette and reception..

PROPERTY HIGHLIGHTS

- Class "A" office space - first-floor unit (Suite 102)
- Large private window offices
- Signage on the building and pylon sign
- High ceilings and doorways with floor to ceiling windows
- Located off US-41 in North Naples
- Renovated common areas

Todd Sabin
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

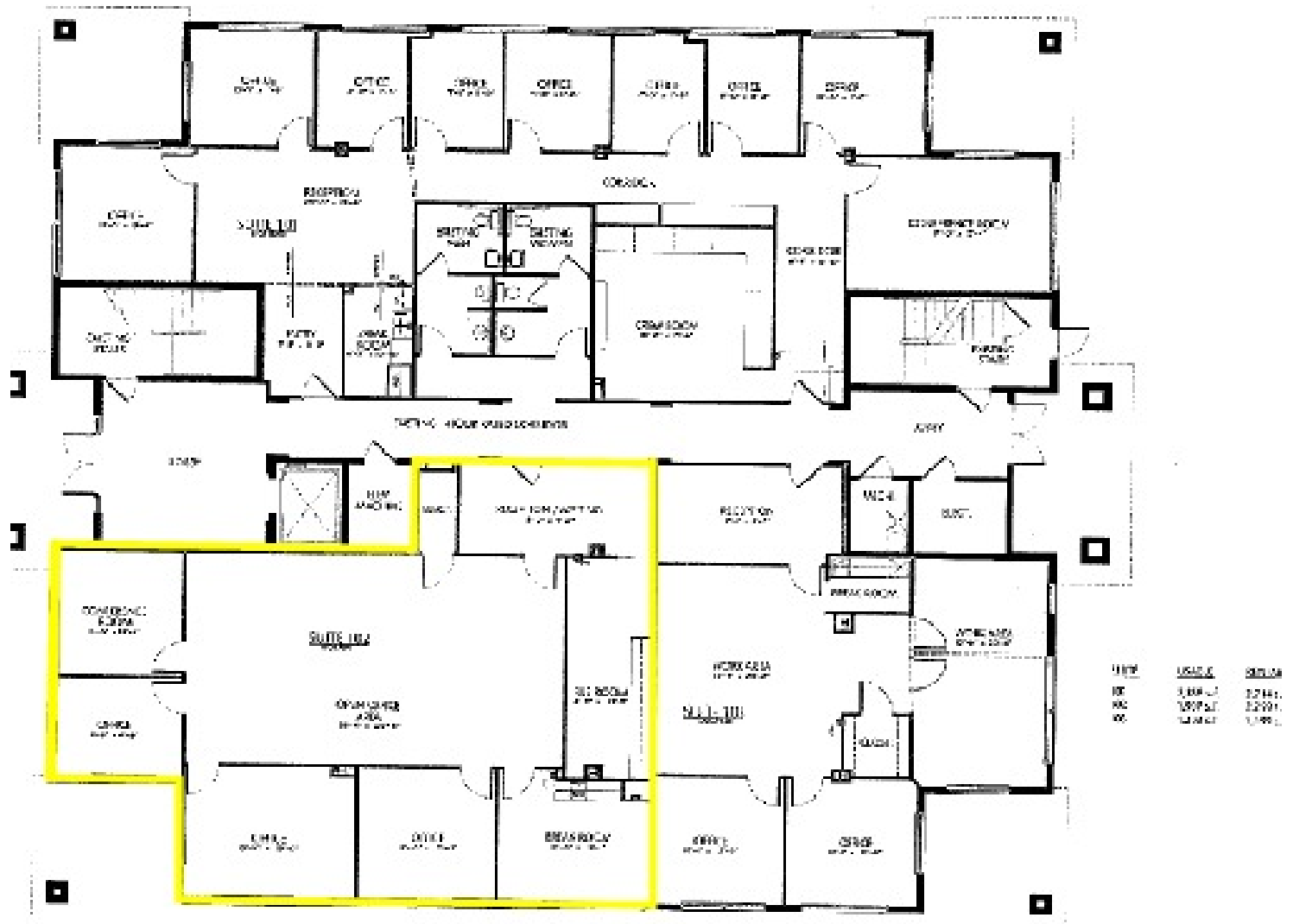
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1 SUITE 102
2,523 SF

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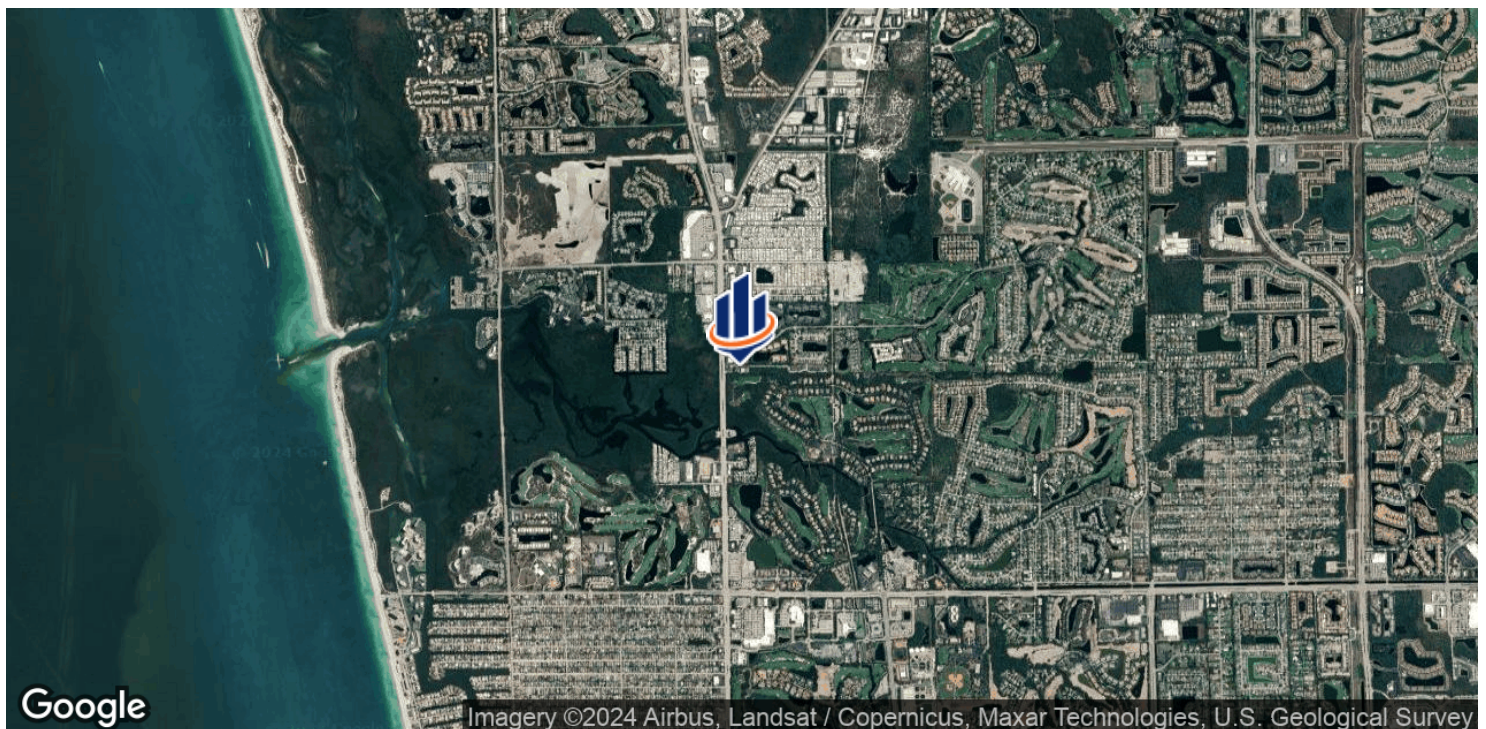
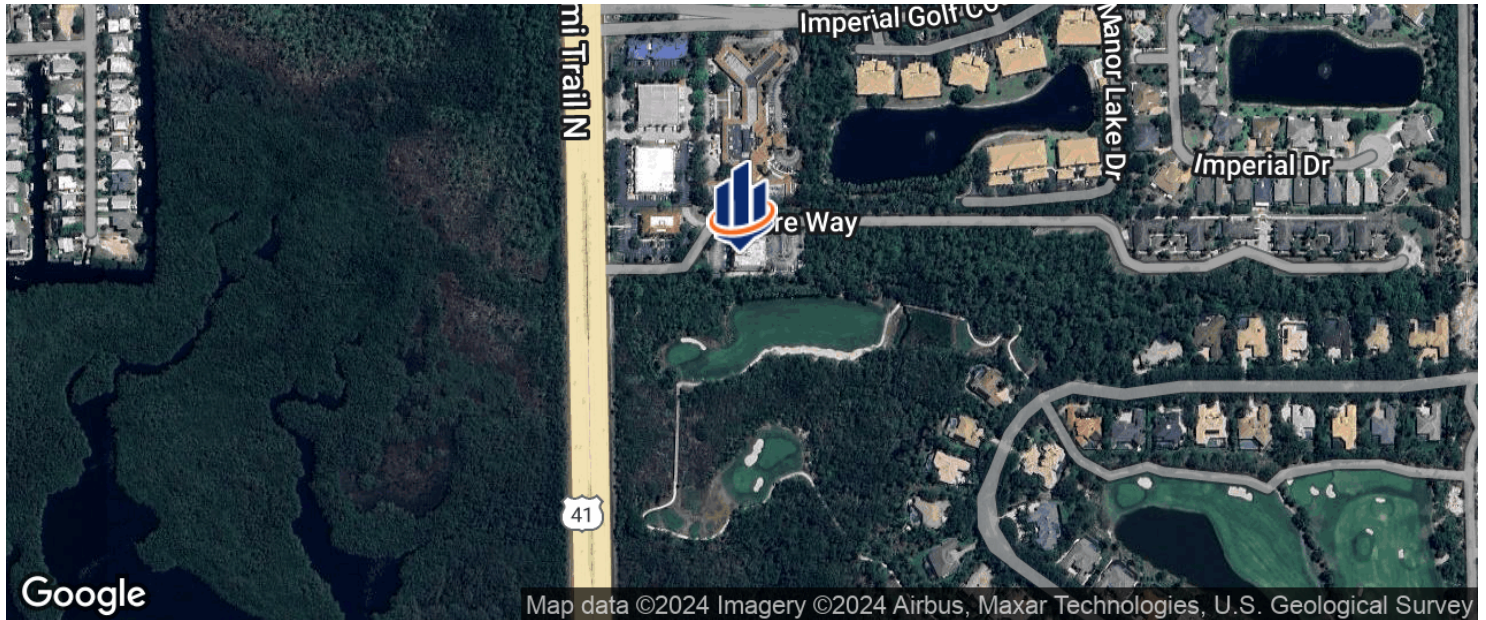


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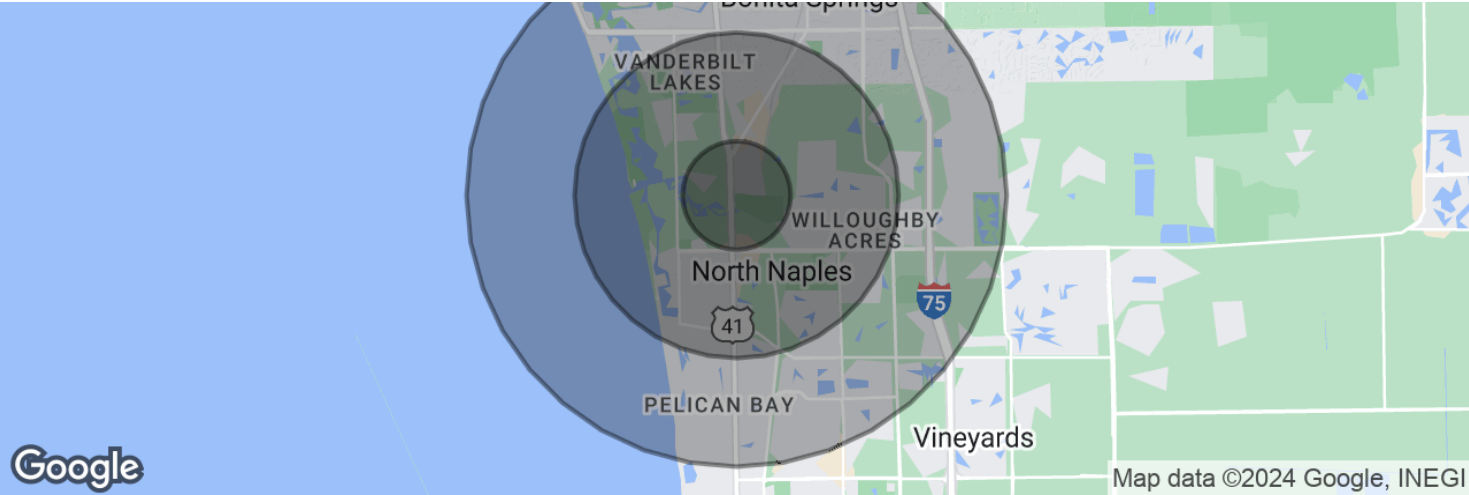
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,711	39,523	87,723
Median age	58.3	54.1	51.3
Median age (Male)	61.6	54.5	51.2
Median age (Female)	58.7	54.3	51.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,638	17,274	37,937
# of persons per HH	2.3	2.3	2.3
Average HH income	\$106,524	\$105,609	\$106,532
Average house value	\$432,768	\$496,528	\$498,507

* Demographic data derived from 2020 ACS - US Census