



CLASS A OFFICE SUITES

MERCATO
NAPLES, FL



MERCATO

AVAILABLE OFFICES AT MERCATO

9105 and 9132 Strada Place, Naples, FL 34108

PROPERTY HIGHLIGHTS

Mercato is Naples' most exciting and vibrant mixed use project. Anchored by Whole Foods, the center features retail, residential, restaurant, and office components. It is an exciting and dynamic environment for any office use.

- Full signalized access on US41 and Vanderbilt Beach Road
- Attractive Contemporary Transitional architecture
- Home to major law firms, banks and wealth management firms including Cohen & Grigsby, Iberia Bank, Merrill Lynch, Porter, Wright, Morris & Arthur, US Bank, Venture X and Wells Fargo Private Bank
- Units 3-205 and 11-400 are built out. Space and 11-210 is in shell condition
- CAM is estimated at \$9.22 p.s.f. (Current estimate for 2017. Sales tax not included)
- Professionally managed by Madison Marquette Retail Services
- 82,500 Annual Average Daily Traffic (AADT) at entrance signals



SUITES AVAILABLE

SUITE NO.	SIZE	BASE RATE PSF
3-205	1,445	\$29.00 NNN
11-210	1,856	\$29.00 NNN
11-400	11,776	\$29.00 NNN

*Pricing and availability subject to change without notice. Rates are for first year only. All rents are subject to sales tax.



Dougall McCorkle Sales Associate
C 239.860.3368 | Dougall@premiermail.net

Darren McCorkle Broker Associate
C 239.207.8668 | Darren@premiermail.net



AMENITIES

- 24-hour on-site security
- After hours building entry secured by key fob
- Covered parking
- Two ATMs
- Walk to 15 restaurants plus coffee, groceries, yoga, salon and spa, movies and shops
- Inclusion on Mercato website, directory signs and brochures
- Employee discounts at select Mercato merchants
- Corporate rate at Inn at Pelican Bay



— J.CREW —
MERCANTILE



Tommy Bahama



NORDSTROM
rack



CAVO



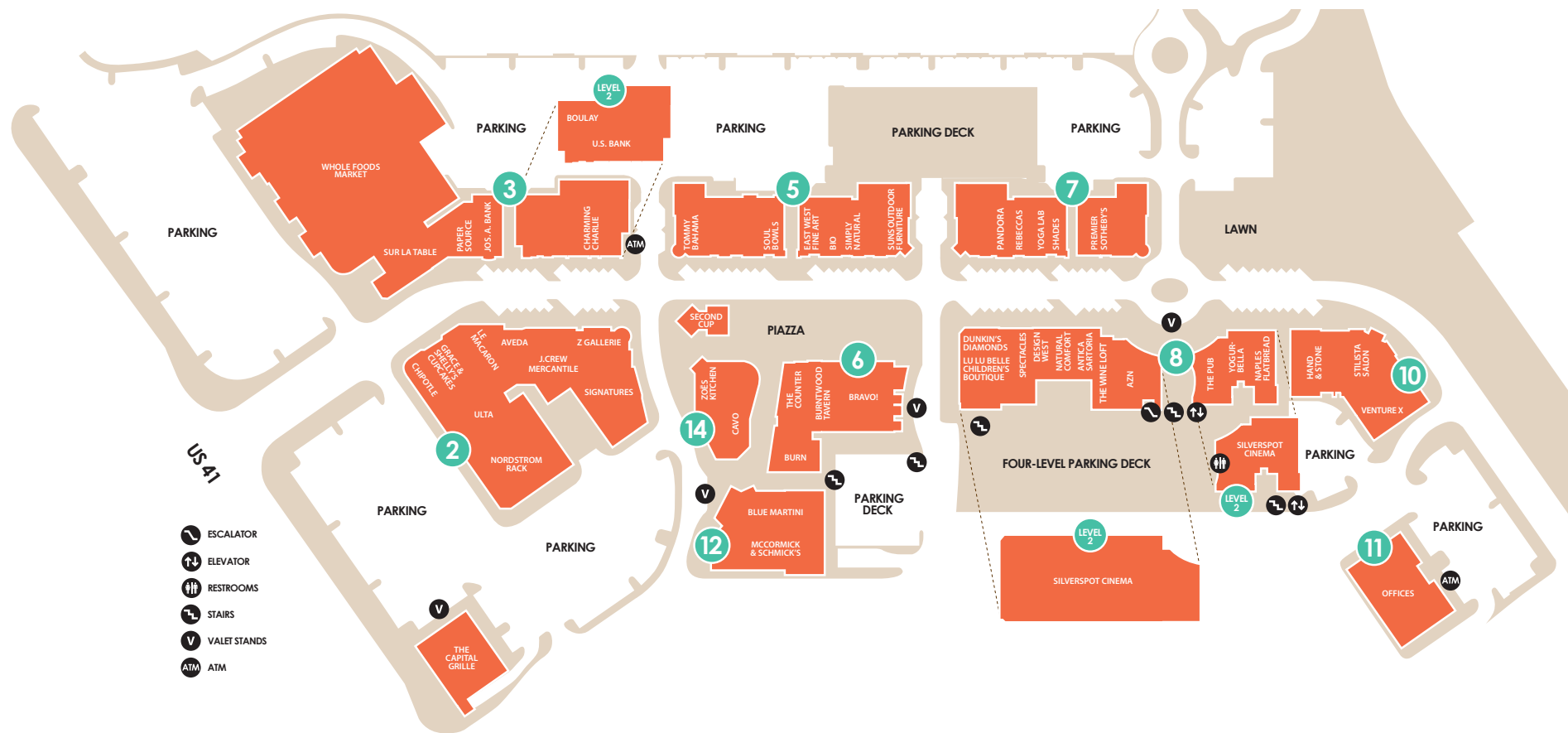
Dougall McCorkle Sales Associate
C 239.860.3368 | Dougall@premiermail.net

Darren McCorkle Broker Associate
C 239.207.8668 | Darren@premiermail.net

LOCATION MAP

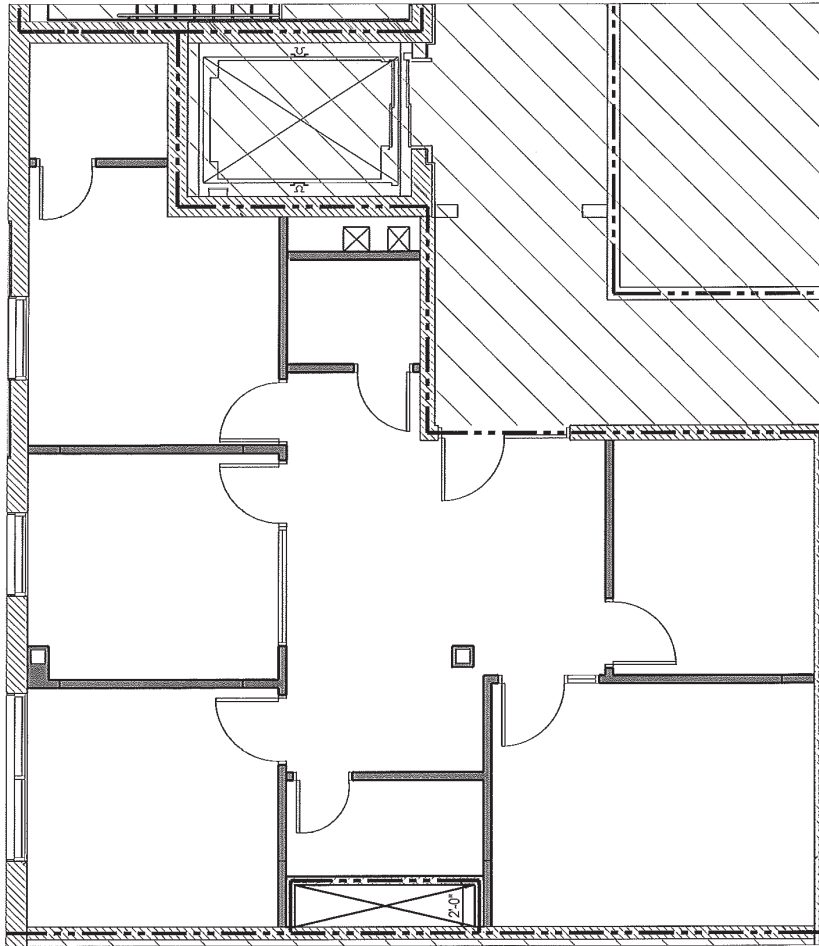


SITE MAP



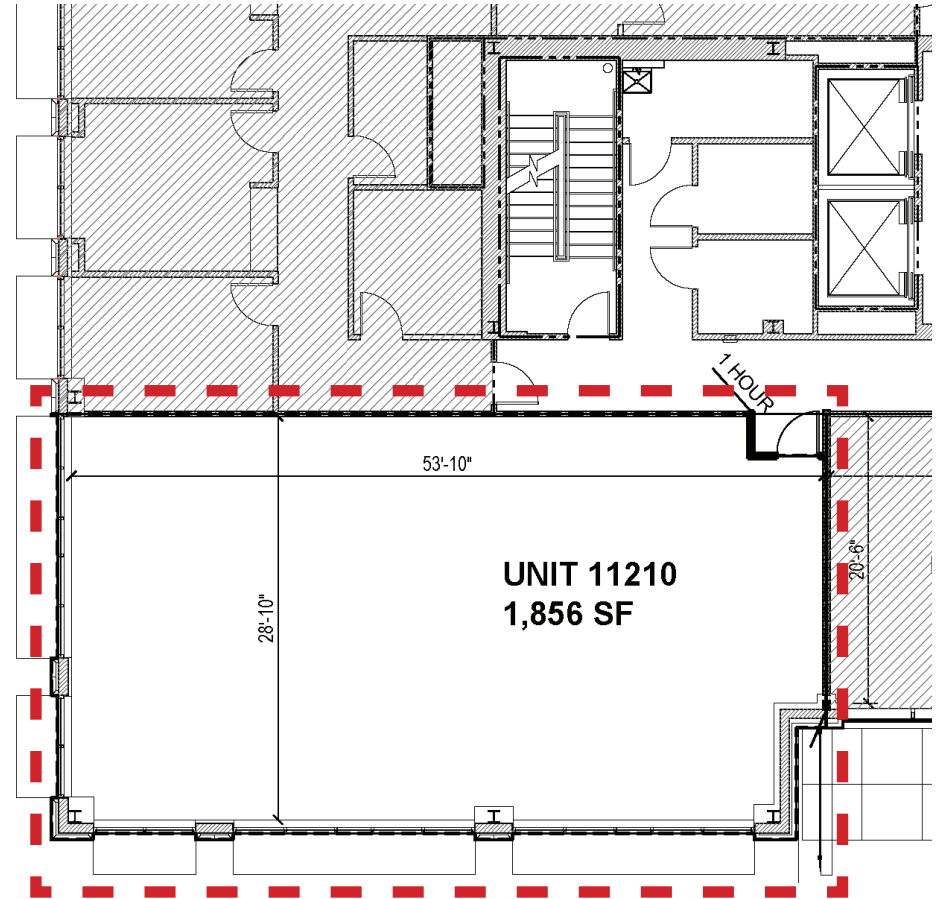
SUITE 3-205

1,445 s.f. | \$29.00/s.f. NNN | Move-in Ready



SUITE 11-210

1,856 s.f. | \$29.00/s.f. NNN | Grey Shell Condition



SUITE 11-400

11,776 s.f. | \$29.00/s.f. NNN | Move-in Ready | Can Be Subdivided

