

# OFFICES AT MAGNOLIA SQUARE

1421 Pine Ridge Road #200 | Naples, FL 34109

Office For Lease



**LQ Commercial**  
REAL ESTATE SERVICES

[LOCRE.COM](http://LOCRE.COM)



**CALL FOR  
RATES**



**9,495  
SF**



**37,000  
RBA**



**\$10.56  
CAM**



**2006  
BUILT**



**5.24/1,000 SF  
PARKING**

- Available for immediate occupancy.
- New ownership recently completed renovations including paint, landscaping and a sculpture install.
- Tesla charging stations coming soon!
- Amenities include wellness opportunities such as yoga, massage, fitness and spa services.
- Adjacent to the new Magnolia Square Apartments, a 290-unit apartment complex and Magnolia Square Shopping Center. Within walking distance to Starbucks, Franklin Social Tavern and much more.
- Abundant parking and frontage on Pine Ridge Road.
- Proximity to other restaurant/retail including the prestigious Waterside Shops, South Street, Five Guys, Sushi One, Paradise Nails, Sport Clips, Naples Wax and many more.
- Pine Ridge Road AADT: 52,000 CCPD



**5-MILE POPULATION**

**109,477**



**5-MILE INCOME**

**\$182,254**



**5-MILE EMPLOYEES**

**91,830**



3555 Kraft Road #260  
Naples, FL 34105

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**Adam Palmer, CCIM, SIOR**  
Managing Principal

D: 239.333.2507

C: 239.898.8686

[apalmer@lqcre.com](mailto:apalmer@lqcre.com)

**Edward Larsen**  
Associate

D: 239.494.3659

C: 239.200.8194

[elarsen@lqcre.com](mailto:elarsen@lqcre.com)

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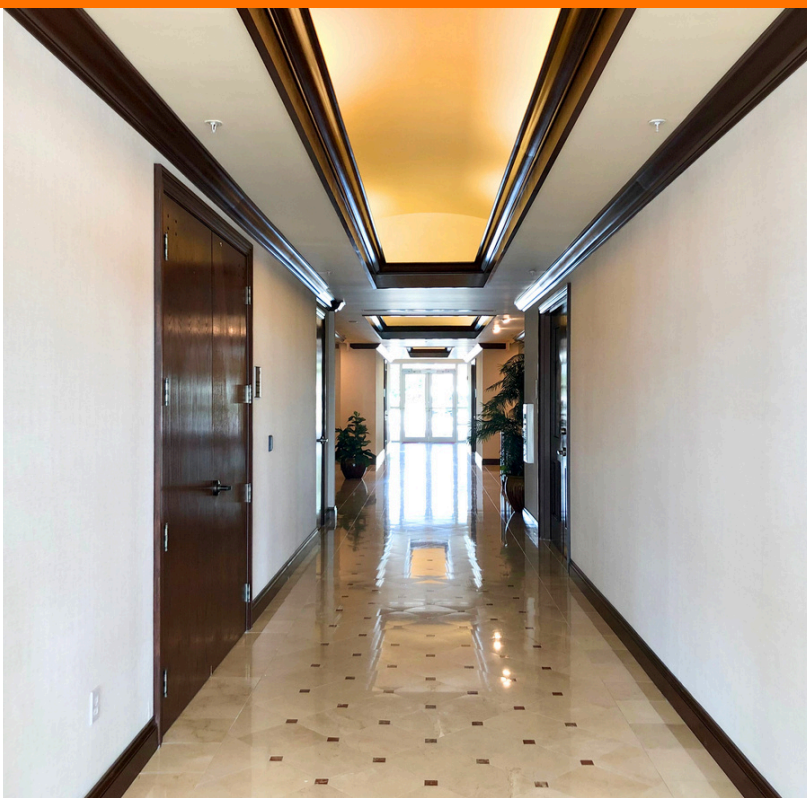
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**AVAILABLE**  
**9,495 SF**  
**24 OFFICES**  
**22 CUBICLES**

**2ND LEVEL  
NEW FLOOR PLAN**

SCALE: 3/16"=1'-0"



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