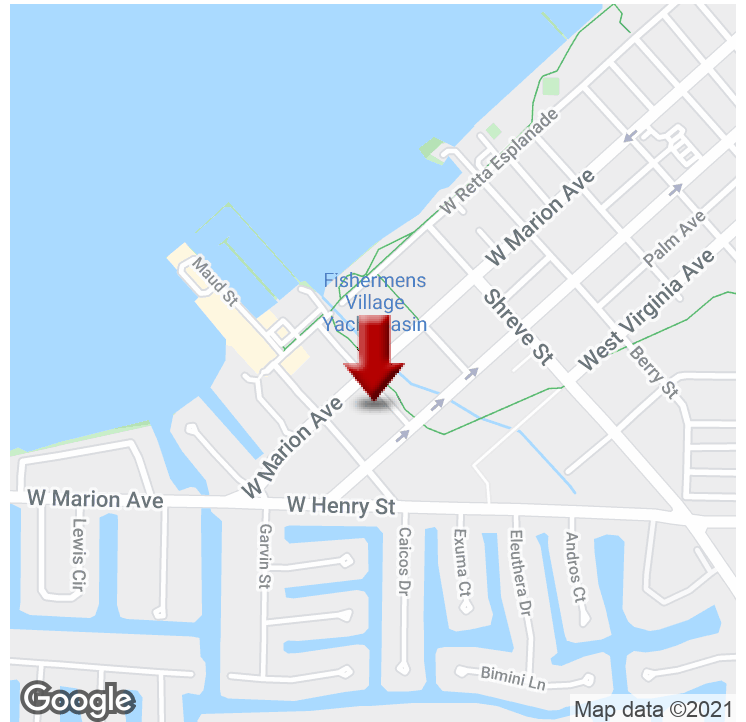


OFFICE SPACE FOR LEASE

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

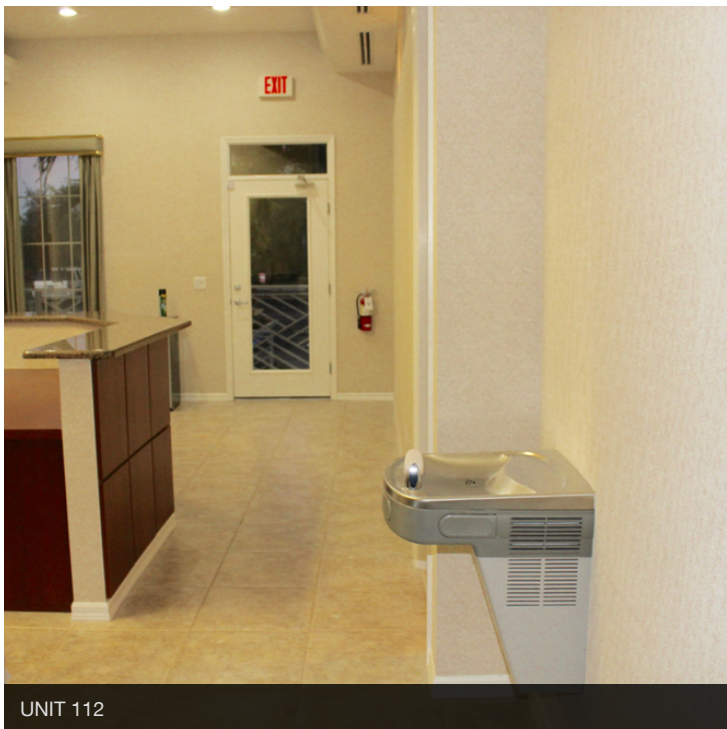
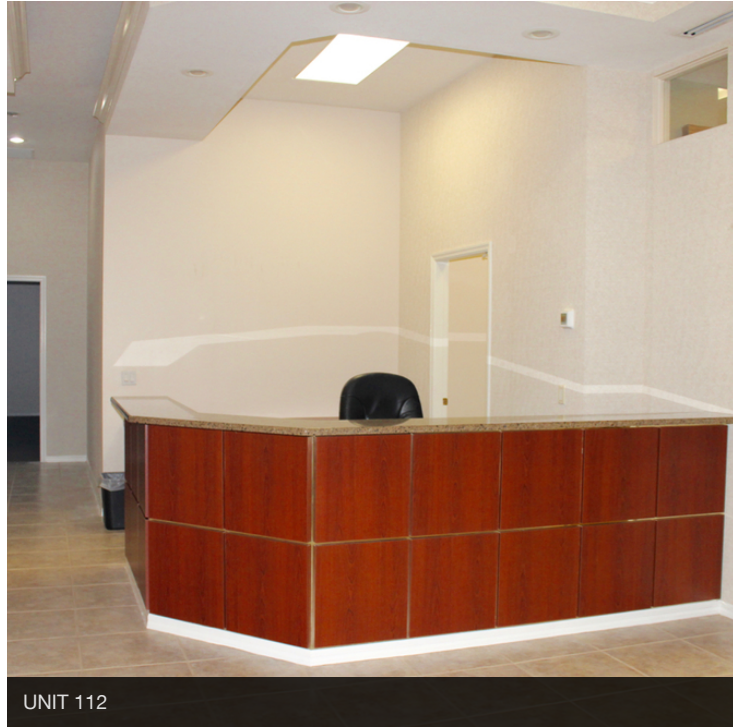
Each Keller Williams Realty Office is Independently Owned and Operated

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

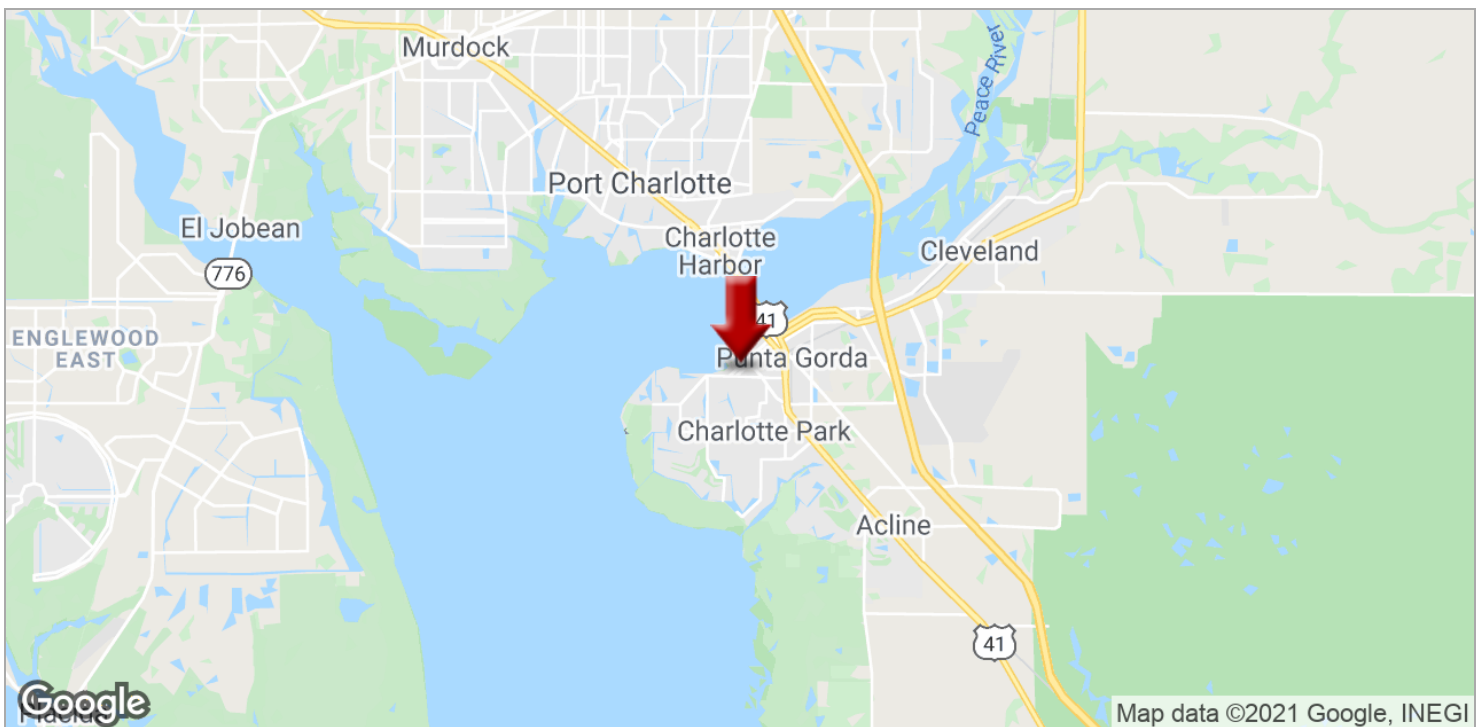
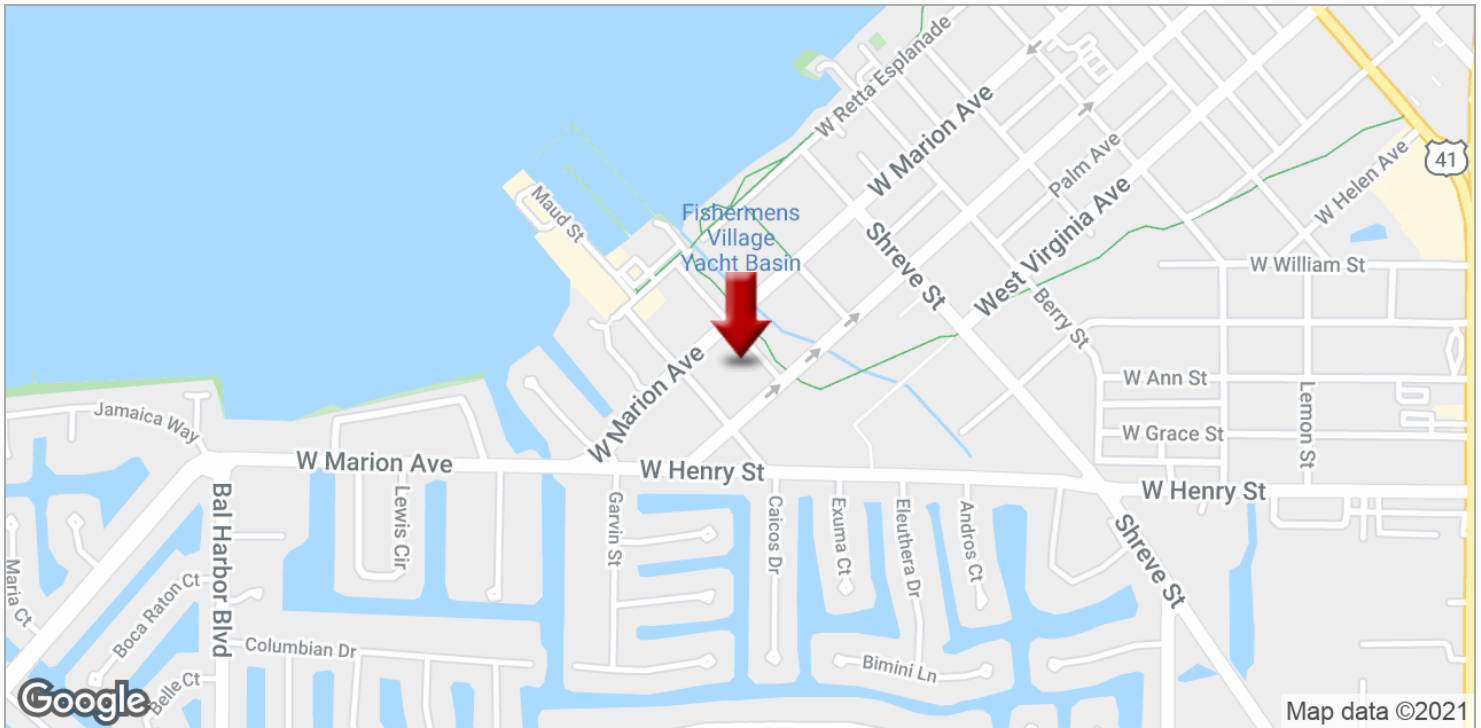
Each Keller Williams Realty Office is Independently Owned and Operated

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

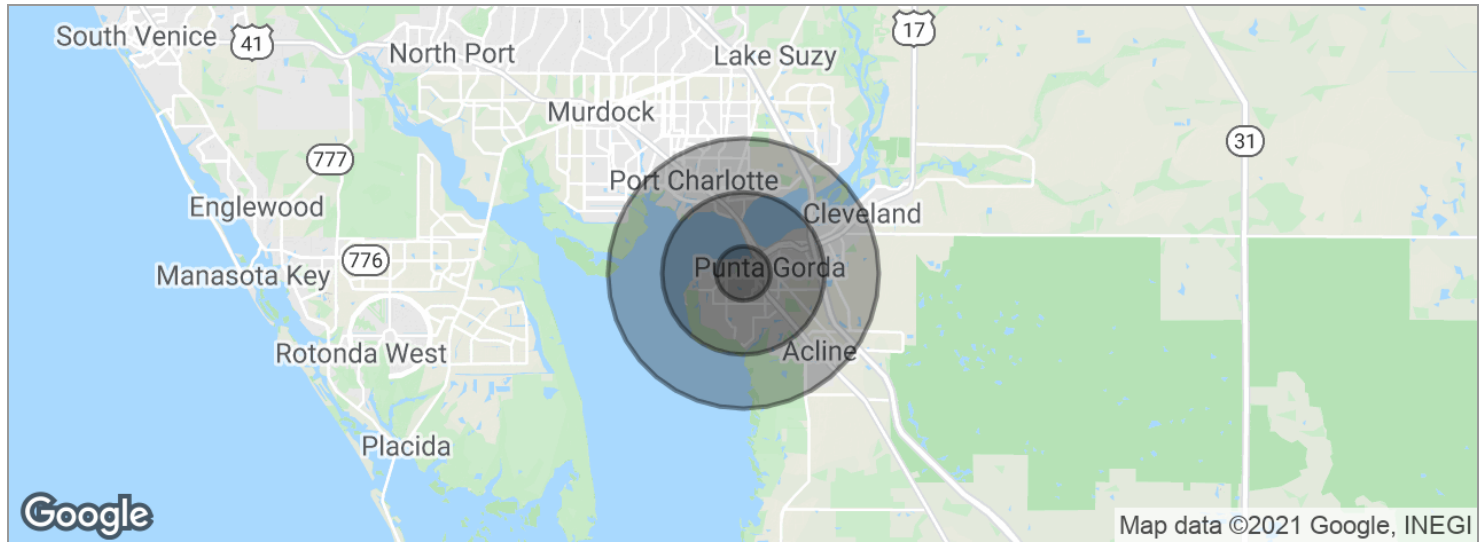
JIM QUINN
Broker, Operating Principal
O: 941.875.9060
C: 941.457.1380
jquinn@kw.com

Each Keller Williams Realty Office is Independently Owned and Operated

Each Office Independently Owned and Operated kwcommercial.com

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 2010 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