



OLYMPIA MEDICAL CONDOS

INVESTMENT OPPORTUNITY

2350 VANDERBILT BEACH ROAD, SUITES 102 & 303 • NAPLES, FL 34109

PROPERTY HIGHLIGHTS

» 5-Year NNN Leaseback
5-Year Renewal Option

» Prime Healthcare Location
Near hospitals and medical services

» Excellent Access & Visibility
Located between US 41 and I-75

OFFERING SUMMARY

LIST PRICE: **\$4,600,000**

CAP RATE: **6%**

KEY DETAILS

» LOCATION: **2350 Vanderbilt Beach Road
Suite 102 & 303
Naples, FL 34109**

» SIZE: **Suite 102: 3,323± SF
Suite 303: 4,648± SF
Total: 7,971± SF**

» ZONING: **PUD - Planned Unit Development
(Collier County)**

» YEAR BUILT: **2008**

» PARKING: **Four reserved covered parking spaces**

THE VASCULAR GROUP OF NAPLES LEASE SUMMARY

TENANT	The Vascular Group of Naples
LEASE TYPE	NNN
LEASE TERM	Five (5) Years with One (1) Five (5) Year Renewal
RENT AMOUNT	Suite 102: \$39.00 RSF NNN Suite 303: \$31.50 RSF NNN

INVESTMENT OVERVIEW

CRE Consultants is pleased to offer the opportunity to acquire two fully leased medical office condos in a beautifully appointed Class A building with covered drop-off/pickup at 2350 Vanderbilt Beach Road, Suite 102 and Suite 303 in Naples, Florida (the "Property" or "Asset"). Suite 102 consists of 3,323± square feet, configured as a Level II Office Surgery Suite or Office-Based Lab (OBL) designed for minimally invasive procedures under fluoroscopy, supporting specialties such as invasive cardiology, vascular surgery, radiology, and interventional pain management. Suite 303 is a 4,648± square foot Class A medical office condo, equipped for medical patient care and administrative offices. Appraisal available upon request.

The Vascular Group of Naples, P.L., the current owner, will retain ownership of all furniture, fixtures, and equipment (FF&E). They will enter into a 5-year NNN leaseback agreement, with rent commencing on the closing date. The lease includes one 5-year renewal option under the same terms, at 95% of the prevailing fair market rental rate at the time of renewal.

This is a highly sought-after North Naples location with access from Vanderbilt Beach Road and Airport-Pulling Road N, near Hospitals, Ritz-Carlton and Tiburón Golf Courses and adjacent to Starbucks, Walgreens, CVS and more.

The property's location and design make it an excellent fit for a wide range of medical uses, including Cardiology, Vascular, Radiology, Neurosurgery, and Pain Management, further increasing its flexibility and long-term appeal.

HIGH CALIBER TENANT



**THE VASCULAR
GROUP OF NAPLES**
QUALITY OF LIFE

INVESTMENT OVERVIEW

The Vascular Group of Naples P.L. clinics provide specialized treatment of vascular diseases. This location specializes in various services including Vascular Surgery, Endovascular Surgery, Renal Artery Stenosis, Peripheral Vascular Disease, Endovascular Laser Treatment (EVLT), Sclerotherapy, Phlebectomies, Radiofrequency Ablation (RFA), Hemodialysis Catheter Insertion, Exchange & Removal, Venograms, Aortograms, Fistulograms, Vascular Ultrasound Laboratory, and IVC Filter Removals

The Assets are located in close proximity to supportive and complimentary facilities such as NCH North Naples Hospital and ProScan NCH Imaging. This corridor is the premier medical office location servicing Naples, the most affluent area of Southwest Florida.

Positioned in a core Naples location with immediate proximity to I-75 and US 41, the Assets are surrounded by a hub of world class medical research and healthcare providers. The immediate area consists of almost 300,000 square foot of medical office, assisted living, skilled nursing, rehabilitation, and continuing care retirement, and senior housing facilities. Within a 1-mile radius of the property in the healthcare sector, there is minimal space available for lease. Additionally, situated between two Ritz-Carlton Resorts, the area is rich in amenities including entertainment, hotels, restaurants, and shopping destinations.

Other Tenants/Owners in the building include:

- Regenerative Institute of Medicine
- Millennium Physicians Group
- Shahla Medical Group

INCOME & EXPENSES

SUITE	SIZE (SF)	1 ST YEAR LEASE RATE	MONTHLY BASE RENT	ANNUAL BASE RENT	2024 RE TAXES	PARCEL ID
102	3,323	\$39.00 RSF	\$10,799.75	\$129,597.00	\$8,142.72	64629000045
303	4,648	\$31.50 RSF	\$12,201.00	\$146,412.00	\$10,756.09	64629000184
TOTAL	7,971		\$22,854.63	\$276,009.00	\$18,898.81	

2024 EXPENSES

	ANNUAL	PER RSF
CAM	\$38,058.78	\$4.77
INSURANCE	\$1,973.51	\$0.25
RE TAXES	\$17,589.67	\$2.21
TOTAL	\$57,621.96	\$7.23



SECURE STREAM OF INCOME

- Tenant will sign a 5-year NNN leaseback commencing at closing, with a 5-year renewal option at 95% of the prevailing fair market rental rate, showing their commitment to this location
- Tax Free State - Florida is one of the seven states with no income tax, creating opportunity for additional cash flow.
- Naples has received numerous awards and recognition such as one of the Best Business Climates in the U.S., 7th Best Place to Live in the U.S., and 9th Best Small Town of America.



RECEPTION/WAITING AREA



PRE-OP & RECOVERY



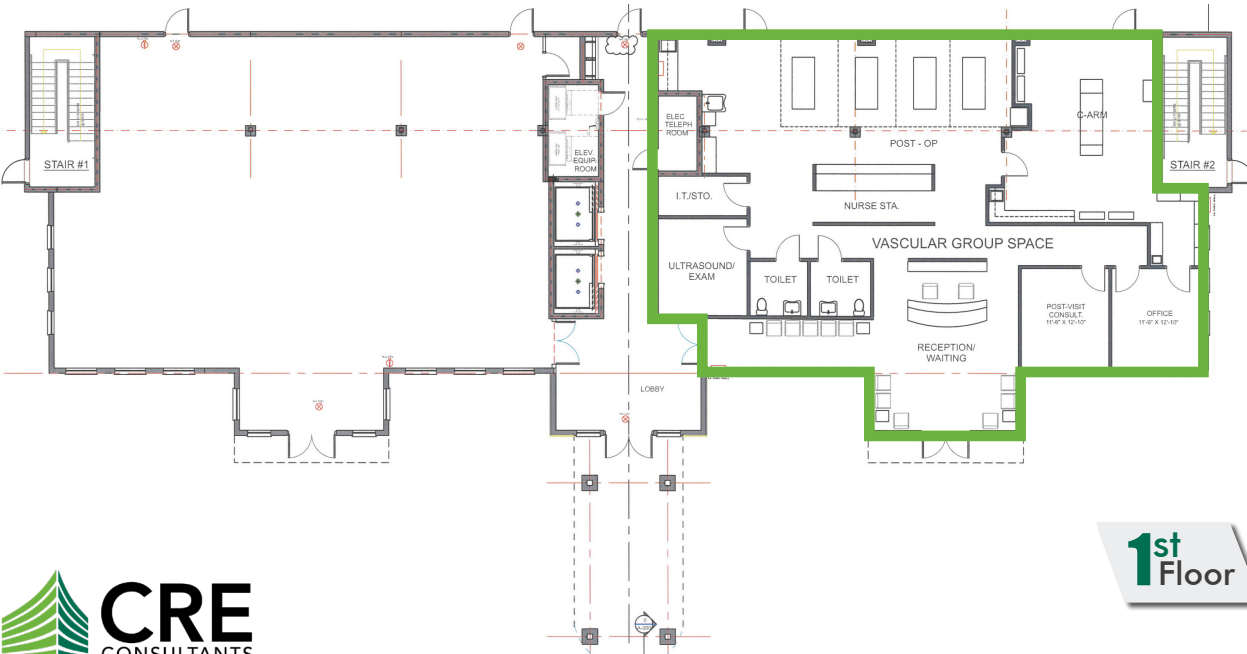
OFFICE BASED LAB/OFFICE SURGERY SUITE LEVEL II

Suite 102 is configured as a Level II Office Surgery Suite or Office-Based Lab (OBL), specifically designed for minimally invasive procedures under fluoroscopy. This turnkey facility supports specialties such as invasive cardiology, vascular surgery, radiology, and interventional pain management. With significant leasehold improvements, the suite meets Department of Health Office Surgery Registration guidelines and has passed eight consecutive years of safety and efficacy inspections. OBLs like Suite 102 are increasingly recognized as cost-effective, patient-focused alternatives to hospital outpatient settings, offering streamlined efficiency and high patient and provider satisfaction while maintaining rigorous safety and procedural standards.

- Two (2) Private Offices
- Lead Lined Operating Room
- Four (4) Pre-Op and Recovery Spaces
- Nurse's Station
- Ultrasound/Exam Room
- Medical Prep and Sterilization
- Beautiful Reception / Waiting Area
- Private rear entrance for Physicians & Staff



SUITE 102 | 3,323 ± SF



1st Floor

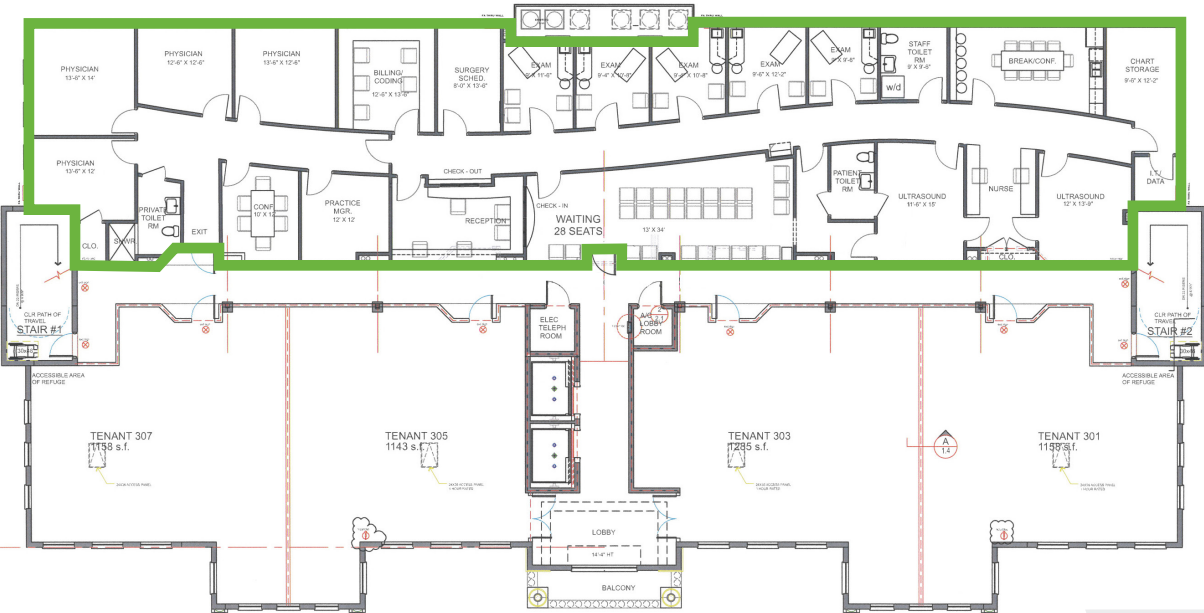
PATIENT CARE & ADMINISTRATIVE OFFICES

This third floor condo is set up for medical patient care and for the administration offices.

- Five (5) Exam Rooms
- Two (2) Ultrasound Rooms
- Six (6) Private Offices
- Two (2) Conference Rooms
- Medical Prep and Sterilization
- Lab Space
- Nurse's Station
- Chart Storage Room
- Large Reception Area and Waiting Room

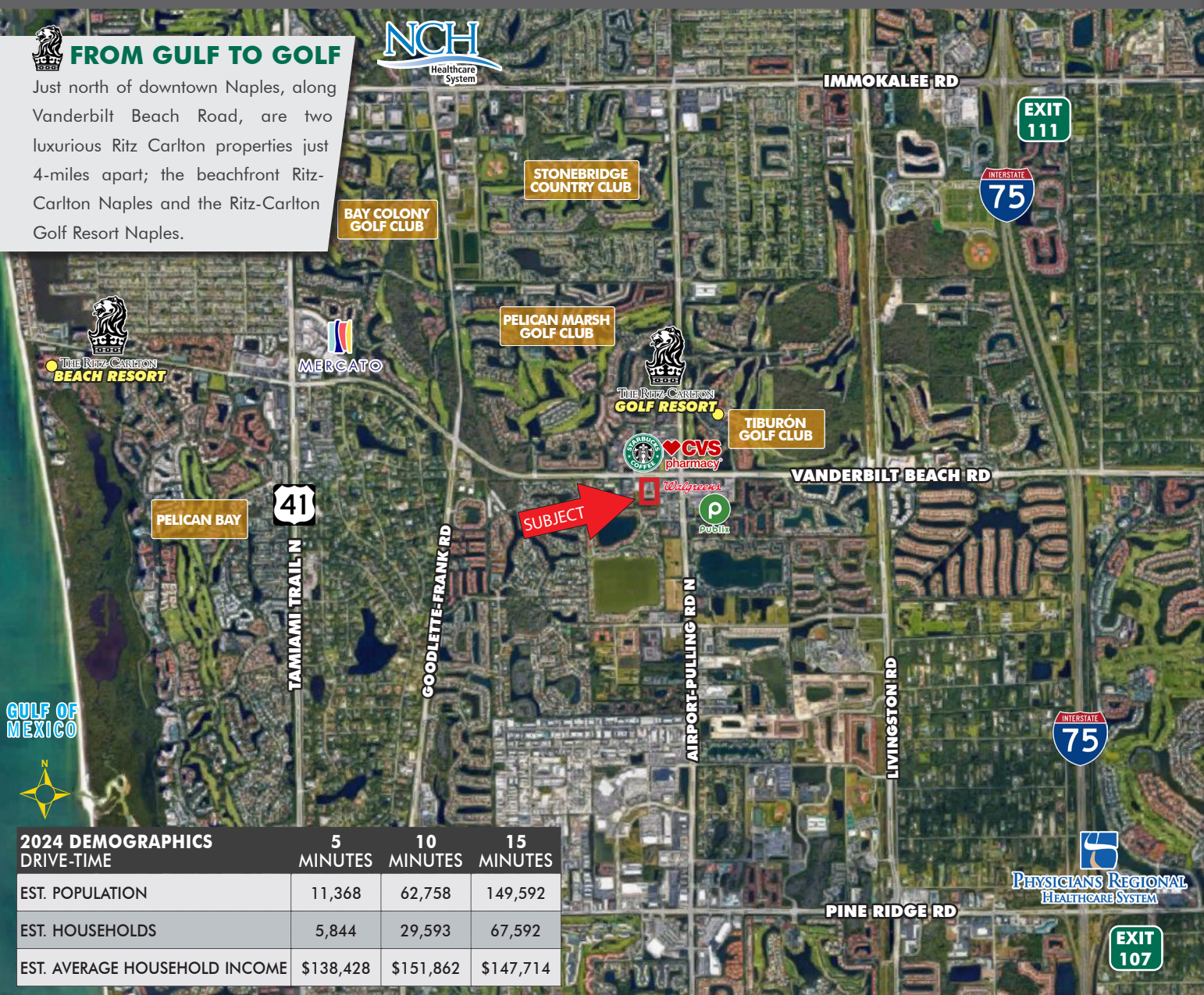


SUITE 303 | 4,648 ± SF



3rd Floor

FROM GULF TO GOLF
 Just north of downtown Naples, along Vanderbilt Beach Road, are two luxurious Ritz Carlton properties just 4-miles apart; the beachfront Ritz-Carlton Naples and the Ritz-Carlton Golf Resort Naples.



CONTACT

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2024 DEMOGRAPHICS DRIVE-TIME	5 MINUTES	10 MINUTES	15 MINUTES
EST. POPULATION	11,368	62,758	149,592
EST. HOUSEHOLDS	5,844	29,593	67,592
EST. AVERAGE HOUSEHOLD INCOME	\$138,428	\$151,862	\$147,714

PROXIMITY
 DRIVE DISTANCE

- US 41
2.2± Miles
- I-75
3.8± Miles
- NCH Baker Downtown Hospital
8.7± Miles
- NCH North Hospital
3.4± Miles
- Physicians Regional
5.1± Miles
- Downtown Naples
8.8± Miles