



2350 VANDERBILT BCH RD.  
SUITE 203  
NAPLES, FL 34109



**Suite Information:** Second floor, 2,147 RSF suite delivered in grey shell with immediate availability. A must-see property for any physician looking for Class A office space in a beautifully designed 3-story medical office building with covered drop off/pick up, private rear access for physicians/staff, one assigned/covered parking space. Current medical practices include Internal Medicine, Vascular Surgery, Pulmonary, Podiatry, Dermatology, and Pain Management.

**Property information:** Located in the highly sought after North Naples area with access from both Vanderbilt Beach Road and Airport-Pulling Road. Close proximity to four Naples hospitals. AADT (2019): 32,500.

**Note:** Seller will build to suit for \$805,125 (\$375.00/SF - Basic Medical build out).

Sale Price: **\$536,750**

(\$250.00/SF - Grey Shell)

Property Taxes \$1,915.53 (2019)

Condo Dues: \$2,147.00/qtr.

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