

## BAYFRONT PROFESSIONAL CENTER

1333 3rd Avenue South, Unit #506, Naples, FL 34102

**HURRY - LAST UNIT!!**  
PROFESSIONAL OR MEDICAL OFFICE  
UNIT #506 FOR SALE OR LEASE  
NICELY BUILT-OUT WITH VIEWS OF THE GORDON RIVER



**LOCATION:** This newly remodeled professional and medical office building offers superb access to all downtown venues and activities. Enjoy views of the Gordon River from this unit.

**AVAILABILITY:** Unit #506 1,670.164 SF (Leasable)  
Unit is Nicely Built-out 1,367.295 SF (Useable)

**SALE PRICE:** \$617,803.00 Built-out

**LEASE RATE:** \$3,479.51 base rent per month (@\$25.00 per leasable SF)  
plus CAM @ \$8.05 (includes real estate tax) plus sales tax @ 6.5%  
\$ 4,898.90 TOTAL RENT PER MONTH (also includes electric)

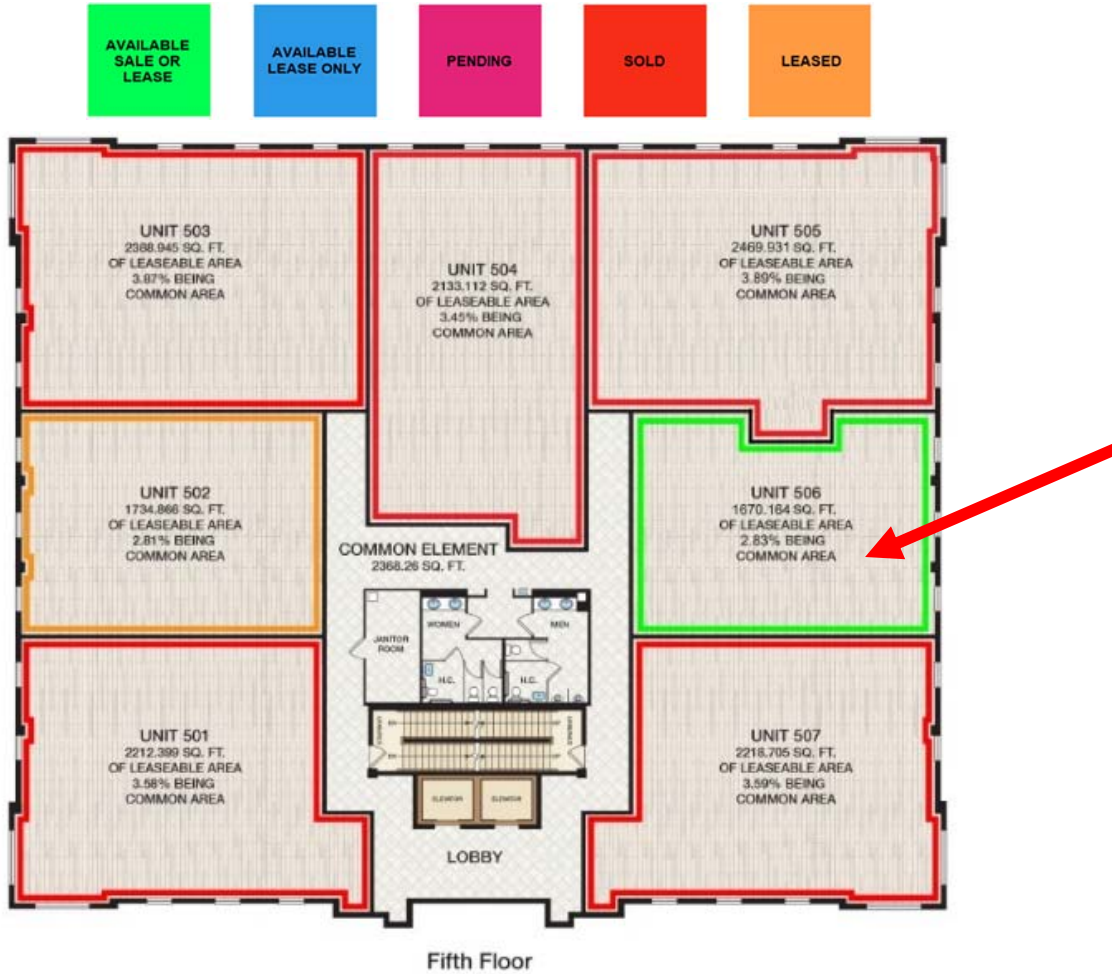
**CAM FEES:** Owners: \$5.39 per leasable SF per month (excludes R.E. taxes)  
Tenants: \$8.05 per leasable SF per month (includes R.E. taxes)  
(Both include electric.)

**COMMENTS:** Tenants include LabCorp, Keys Claims Consultants, Aesthetic Dentistry, A Better Vue Eye Physicians, Kirsch Dermatology, Jet 1 and More...

- New lobbies and common areas
- Coastal contemporary interior design
- New twin elevators
- New HVAC chiller system
- New landscaping
- New paving
- New building and monument signage
- New reflective roof coating w/10 yr no leak warranty
- New retail awnings to match other Bayfront spaces
- New Maglock security system with call box
- 500 kw generator
- Traffic signal at Goodlette Road
- 24 under building parking spaces
- 176 open parking spaces
- Post tension concrete construction

## BAYFRONT PROFESSIONAL CENTER

1333 3rd Avenue South, Unit #506, Naples, FL 34102



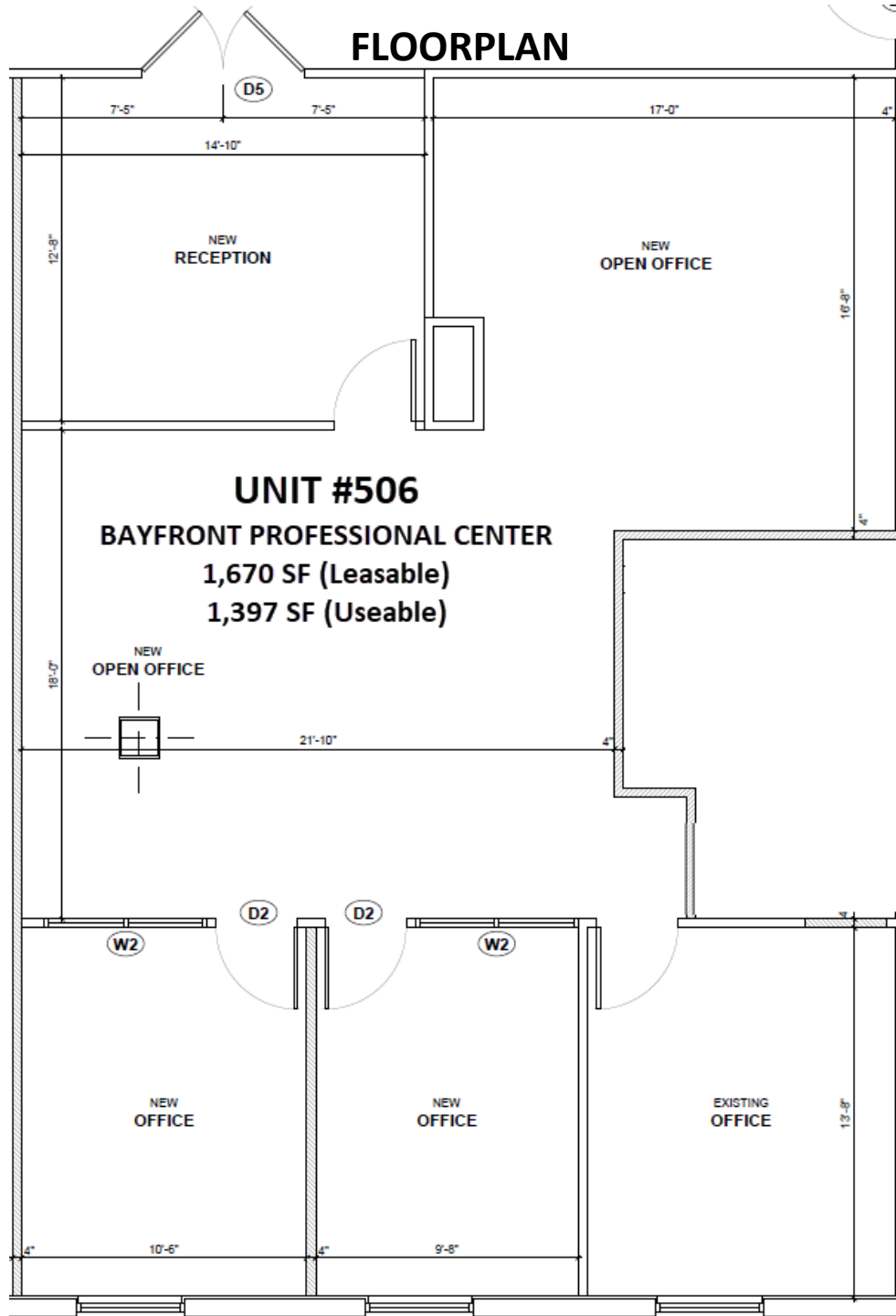
Bayfront Realty  
1333 3<sup>rd</sup> Ave S #101, Naples, FL 34102

Bill Klohn (239) 571-9524 [bklohn@me.com](mailto:bklohn@me.com)  
Licensed Real Estate Broker

THE STATEMENTS AND FIGURES PRESENTED HEREIN, WHILE NOT GUARANTEED, ARE SECURED FROM SOURCES WE CONSIDER AUTHORITATIVE. SUBJECT TO PRIOR SALE, LEASE, WITHDRAWAL AND PRICE CHANGE WITHOUT NOTICE. ALTHOUGH THE INFORMATION IS BELIEVED TO BE ACCURATE, IT IS NOT WARRANTED AND YOU SHOULD NOT RELY UPON IT WITHOUT PERSONAL VERIFICATION

## BAYFRONT PROFESSIONAL CENTER

1333 3rd Avenue South, Unit #506, Naples, FL 34102



## BAYFRONT PROFESSIONAL CENTER

1333 3rd Avenue South, Unit #506, Naples, FL 34102



Bayfront Realty  
1333 3<sup>rd</sup> Ave S #101, Naples, FL 34102

Bill Klohn (239) 571-9524 [bklohn@me.com](mailto:bklohn@me.com)  
Licensed Real Estate Broker

THE STATEMENTS AND FIGURES PRESENTED HEREIN, WHILE NOT GUARANTEED, ARE SECURED FROM SOURCES WE CONSIDER AUTHORITATIVE. SUBJECT TO PRIOR SALE, LEASE, WITHDRAWAL AND PRICE CHANGE WITHOUT NOTICE. ALTHOUGH THE INFORMATION IS BELIEVED TO BE ACCURATE, IT IS NOT WARRANTED AND YOU SHOULD NOT RELY UPON IT WITHOUT PERSONAL VERIFICATION

## BAYFRONT PROFESSIONAL CENTER

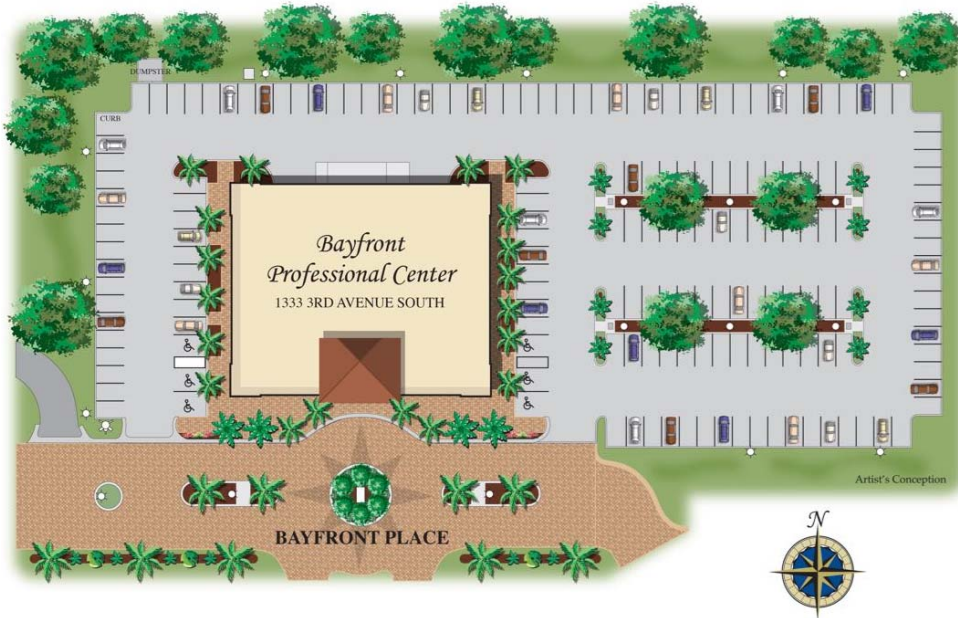
1333 3rd Avenue South, Unit #506, Naples, FL 34102



## BAYFRONT PROFESSIONAL CENTER

1333 3rd Avenue South, Unit #506, Naples, FL 34102

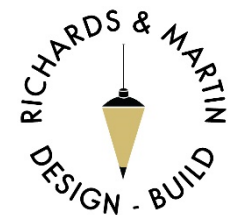
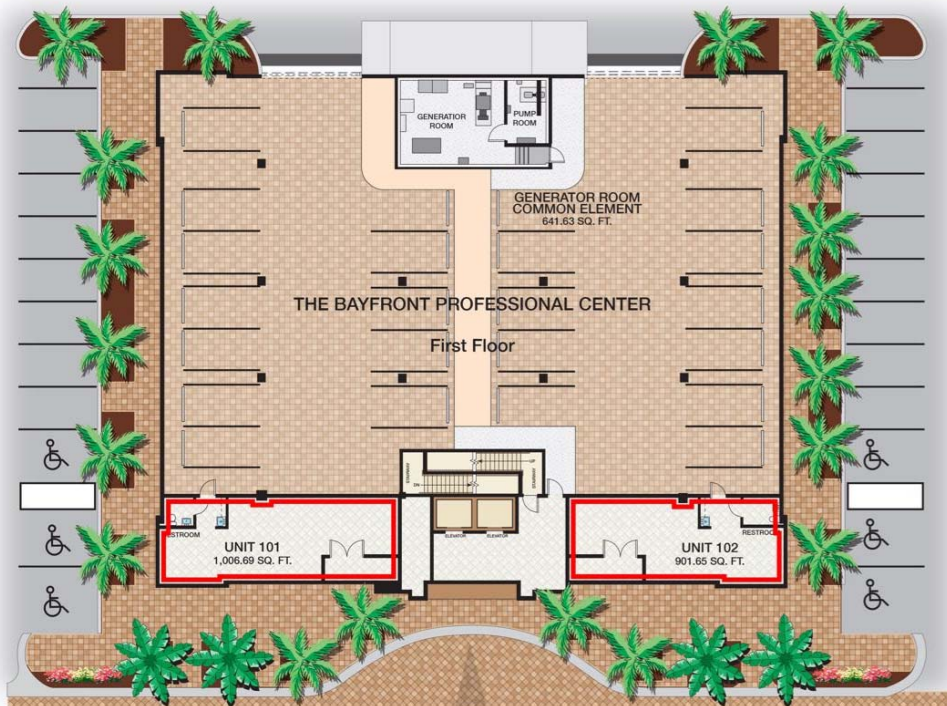
### PARKING LOT CONFIGURATION



### TENANTS INCLUDE:



### UNDER BUILDING PARKING – 1 SPACE PER UNIT



Bayfront Realty  
1333 3<sup>rd</sup> Ave S #101, Naples, FL 34102

Bill Klohn (239) 571-9524 bklohn@me.com  
Licensed Real Estate Broker

## BAYFRONT PROFESSIONAL CENTER

1333 3rd Avenue South, Unit #506, Naples, FL 34102

### COMMON AREAS



Bayfront Realty  
1333 3<sup>rd</sup> Ave S #101, Naples, FL 34102

Bill Klohn (239) 571-9524 bklohn@me.com  
Licensed Real Estate Broker

THE STATEMENTS AND FIGURES PRESENTED HEREIN, WHILE NOT GUARANTEED, ARE SECURED FROM SOURCES WE CONSIDER AUTHORITATIVE.  
SUBJECT TO PRIOR SALE, LEASE, WITHDRAWAL AND PRICE CHANGE WITHOUT NOTICE. ALTHOUGH THE INFORMATION IS BELIEVED TO BE ACCURATE,  
IT IS NOT WARRANTED AND YOU SHOULD NOT RELY UPON IT WITHOUT PERSONAL VERIFICATION

## BAYFRONT PROFESSIONAL CENTER

1333 3rd Avenue South, Unit #506, Naples, FL 34102



## BAYFRONT PROFESSIONAL CENTER

1333 3rd Avenue South, Unit #506, Naples, FL 34102



Bayfront Realty  
1333 3<sup>rd</sup> Ave S #101, Naples, FL 34102

Bill Klohn (239) 571-9524 [bklohn@me.com](mailto:bklohn@me.com)  
Licensed Real Estate Broker

THE STATEMENTS AND FIGURES PRESENTED HEREIN, WHILE NOT GUARANTEED, ARE SECURED FROM SOURCES WE CONSIDER AUTHORITATIVE. SUBJECT TO PRIOR SALE, LEASE, WITHDRAWAL AND PRICE CHANGE WITHOUT NOTICE. ALTHOUGH THE INFORMATION IS BELIEVED TO BE ACCURATE, IT IS NOT WARRANTED AND YOU SHOULD NOT RELY UPON IT WITHOUT PERSONAL VERIFICATION