

VANDERBILT PROFESSIONAL CENTER

2340 Vanderbilt Beach Road, Naples, FL 34109

PROFESSIONAL OR MEDICAL OFFICE FOR LEASE



LOCATION: Dynamic location on Vanderbilt Beach Road just west of Airport Road next to the Alamo Gun Range.

AVAILABILITY: Four (4) floors with eight (8) units available

01 Units (left side of building)	3,193.347 SF (leasable) 2,551.111 SF (useable)
02 Units (right side of building)	2,810.592 SF (leasable) 2,295.333 SF (useable)

LEASE RATE: Floor 1 \$28.00 per SF, plus CAM, NNN
Floors 2, 3 & 4 \$25.00 per SF, plus CAM, NNN
Co-Star Lease Only
Generous TI Allowance Commensurate with Lease Term

CAM FEES: \$5.36 Per Leasable SF per month
(Excludes real estate taxes)

- **NEW CONSTRUCTION** - New contemporary medical building in the heart of North Naples growth.
- Medical / Office Zoning and Parking
- Enjoy covered patios at the front and rear of the 2nd floor.
- Convenient to restaurants, shops and banking.
- Medical impact fees paid.
- Only two suites per floor.
- Customize your floor plan and build-out today.
- On-staff architect and construction services available.

BAYFRONT REALTY, LLC
1333 3rd Ave S #101, Naples, FL 34102

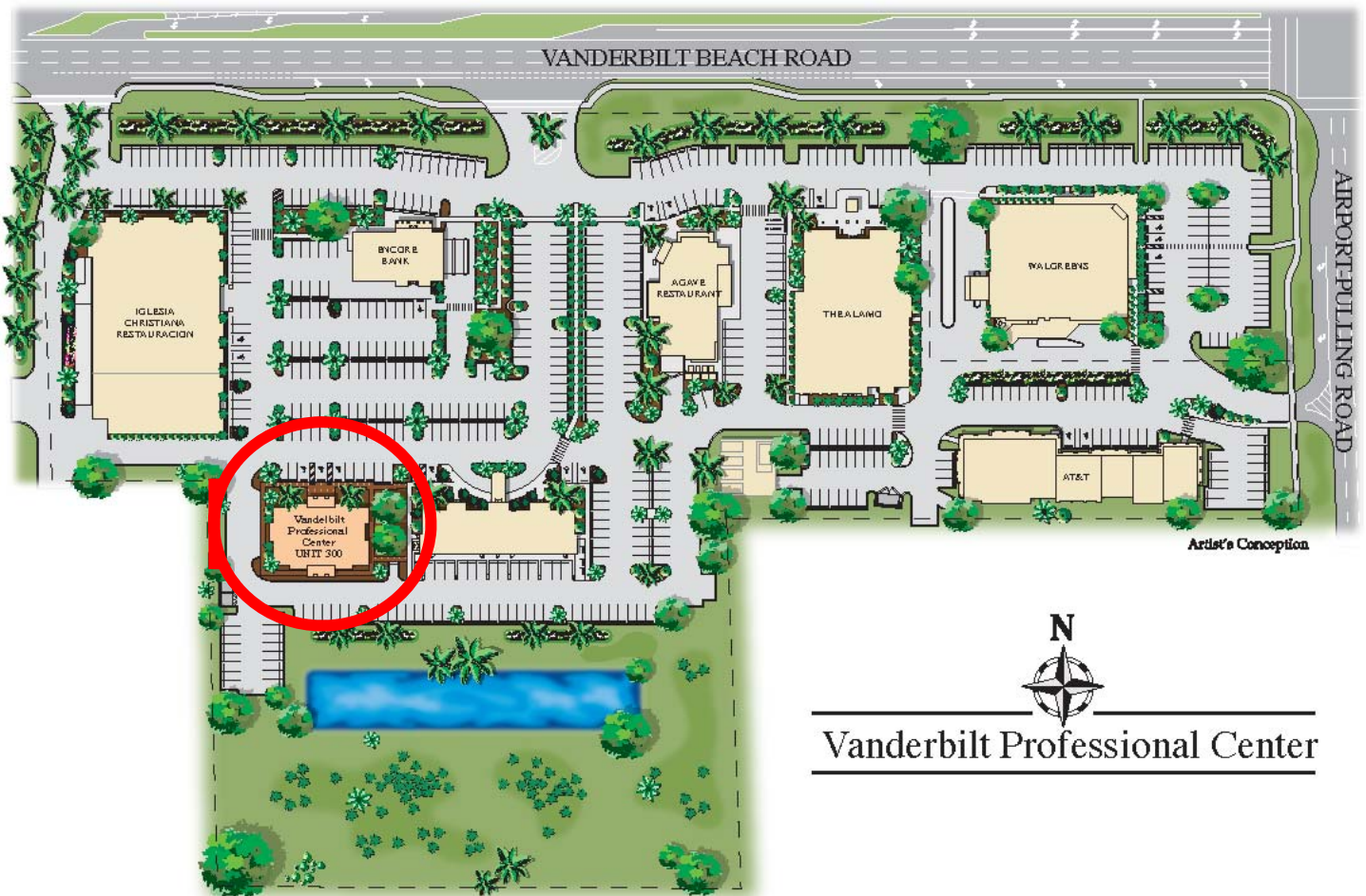
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Floor	Suite #	Unit Size (SF) (Leaseable)	\$ Per SF NNN	Annual Rent SubTotal	CAM \$5.36 Per SF	6.5% Tax 5.5% State 1% County	Rent Per Year	Rent Per Month
1	101	3193.347	28.00	89,413.72	17,116.34	6,924.45	113,454.51	\$ 9,454.54
1	102	2810.592	28.00	78,696.58	15,064.77	6,094.49	99,855.84	\$ 8,321.32
2	201	3193.347	25.00	79,833.68	17,116.34	6,301.75	103,251.77	\$ 8,604.31
2	202	2810.592	25.00	70,264.80	15,064.77	5,546.42	90,876.00	\$ 7,573.00
3	301	3193.347	25.00	79,833.68	17,116.34	6,301.75	103,251.77	\$ 8,604.31
3	302	2810.592	25.00	70,264.80	15,064.77	5,546.42	90,876.00	\$ 7,573.00
4	401	3193.347	25.00	79,833.68	17,116.34	6,301.75	103,251.77	\$ 8,604.31
4	402	2810.592	25.00	70,264.80	15,064.77	5,546.42	90,876.00	\$ 7,573.00



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1ST LEVEL FLOOR PLAN



VANDERBILT PROFESSIONAL CENTER
MEDICAL BUILDING
1ST LEVEL FLOOR PLAN

2ND LEVEL FLOOR PLAN



3RD AND 4TH LEVEL FLOOR PLAN



MODERN INTERIOR DESIGN

