

## BAYFRONT PROFESSIONAL CENTER

1333 3<sup>RD</sup> AVENUE SOUTH, NAPLES, FL 34102



**The opportunity to purchase leased medical properties are in high demand in Naples. We are releasing for sale two recently completed medical build-outs in Bayfront Professional Center with tenants including LabCorp.**

**Call for lease and cap rates.**

- LOCATION:** This newly remodeled professional and medical office building in Bayfront offers superb access to all downtown venues and activities.
- AVAILABILITY:**
- |                             |                            |              |                           |
|-----------------------------|----------------------------|--------------|---------------------------|
| 3 <sup>rd</sup> Floor Space | 2,133.418 SQ FT (Leasable) | \$853,200.00 | Tenant in place           |
| 4 <sup>th</sup> Floor Space | 1,733.630 SQ FT (Leasable) | \$693,440.00 | Tenant in place (LabCorp) |
- 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...

**BAYFRONT REALTY, LLC**  
1333 3<sup>rd</sup> Ave S #101, Naples, FL 34102

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

THE STATEMENTS AND FIGURES PRESENTED HEREIN, WHILE NOT GUARANTEED, ARE SECURED FROM SOURCES WE CONSIDER AUTHORITATIVE.  
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- New lobbies and common areas
- Coastal contemporary interior design
- New twin elevators
- New HVAC chiller system
- New landscaping and 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



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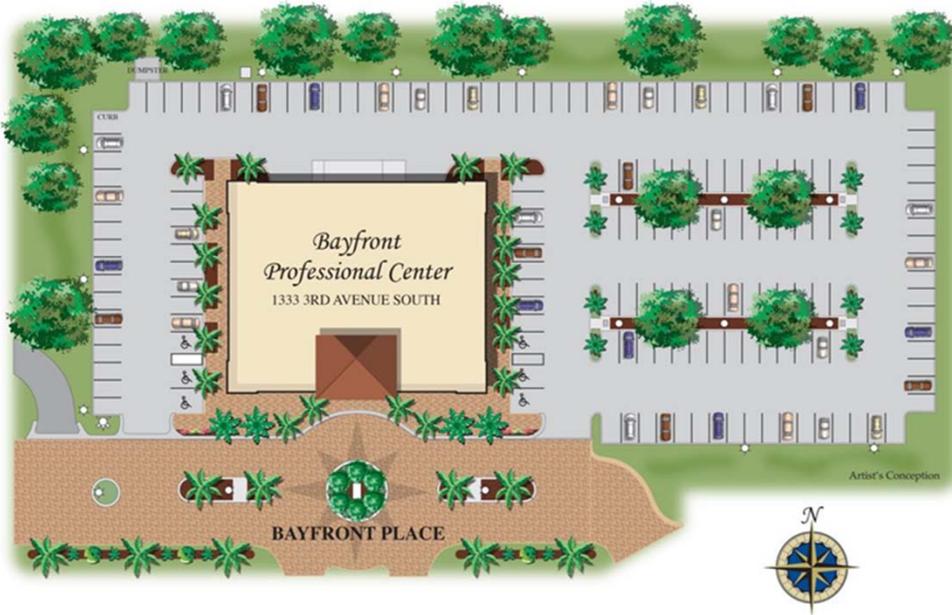
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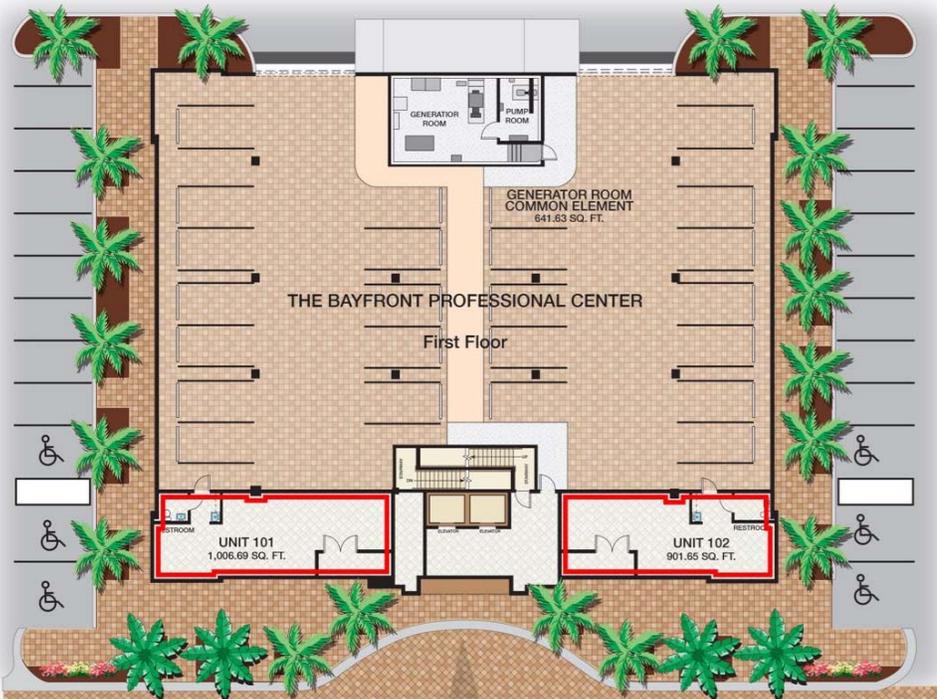
### AMPLE PARKING SPACE AVAILABLE



### TENANTS INCLUDE:



### UNDER BUILDING PARKING – 1 SPACE PER UNIT



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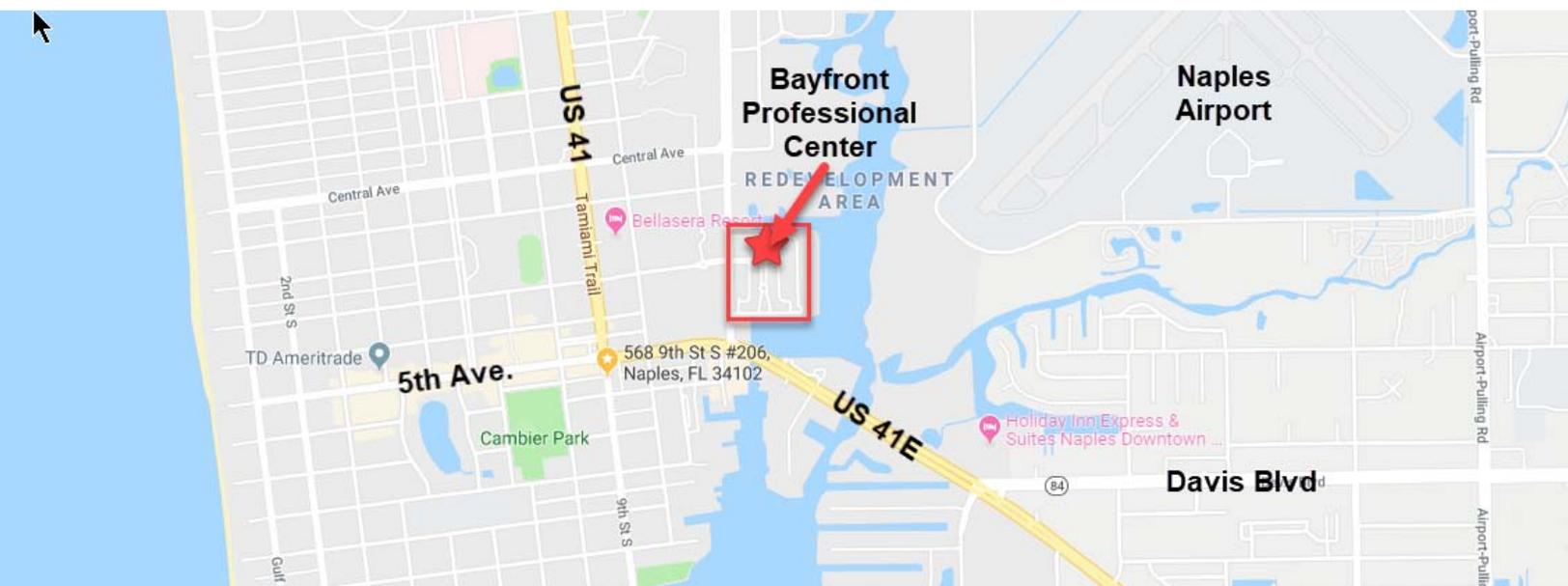
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# BAYFRONT REALTY

Real Estate Acquisition, Financing, Tenant Lease Negotiations, Construction Management & Property Management for Medical Professionals



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