

## 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.

<b>LOCATION:</b>	This newly remodeled professional and medical office building in Bayfront offers superb access to all downtown venues and activities.				
<b>AVAILABILITY:</b>	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)
<b>CAM FEES:</b>	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.)				
<b>COMMENTS:</b>	Tenants include LabCorp, Keys Claims Consultants, Aesthetic Dentistry, A Better Vue Eye Physicians, Kirsch Dermatology, Jet 1 and More...				



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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



**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)

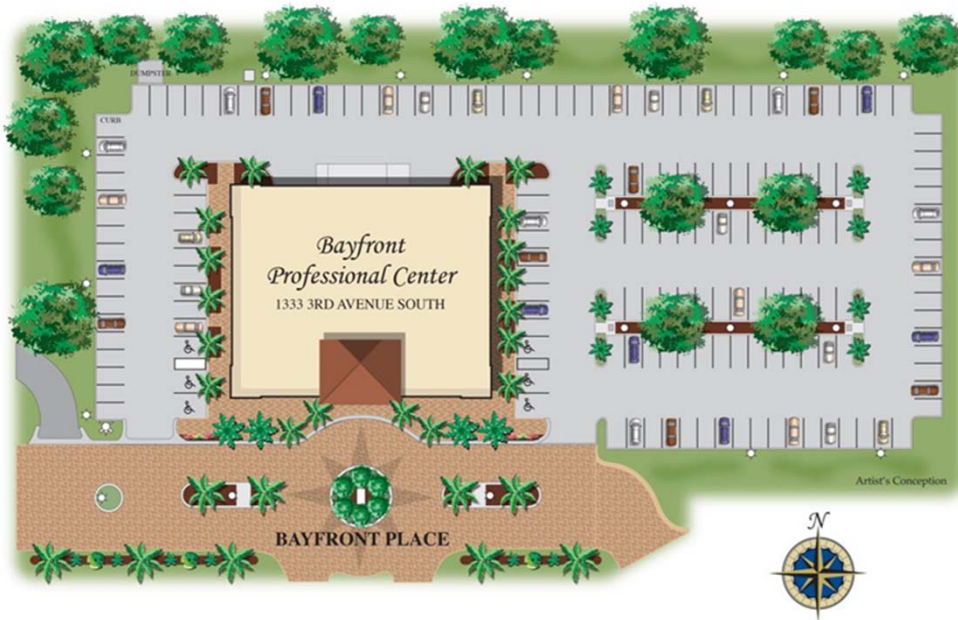
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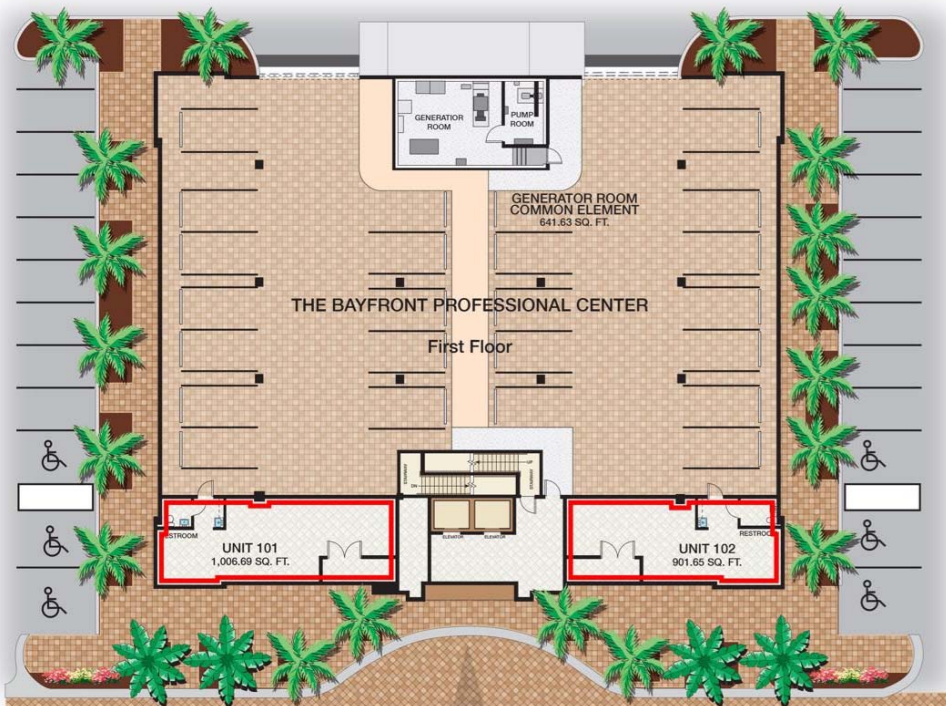
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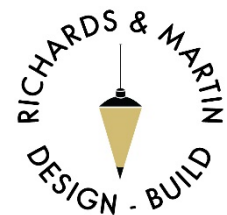
### AMPLE PARKING SPACE AVAILABLE



### UNDER BUILDING PARKING – 1 SPACE PER UNIT



### TENANTS INCLUDE:



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# BAYFRONT REALTY

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

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